

Grantee: Territory of Guam

Grant: B-08-SN-66-0001

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:
B-08-SN-66-0001

Obligation Date:

Grantee Name:
Territory of Guam

Award Date:

Grant Amount:
\$100,674.00

Contract End Date:

Grant Status:
Active

Review by HUD:
Reviewed and Approved

QPR Contact:
No QPR Contact Found

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

Guam's Consolidated Plan for 2005-2009 and Guam's Program Year 2008 Annual Action Plan outline housing-and community activities for which RUD funds have been approved. Guam will use NSP funds to expand access to affordable housing for low-income persons. Guam's Consolidated Plan identifies affordable housing as an objective outcome to address the lack of affordable housing for purchase by low-income populations and especially to the extremely low-income. The ConPlan is a detailed assessment of the areas of greatest need to Guam's community to support housing and the sustainability of communities. The highest concentration of population and housing is in northern Guam within the villages of Dededo, Yigo, and Tamuning. This tri-village region constitutes 52.48% of Guam's total population and 55.41 % of the island's low/mod income population. Village Total Low/Mod % Population Population Low/Mod Dededo 42,635 25,642 60.143 Tamuning 17,619 10,288 58.392 Yigo 18,947 11,453 60.448 Tri- Village Total 79,201 47,383 59.826 Guam Population Total 150,928 85,511 * Source Data: Guam Census 2000, U.S. Census Bureau Dededo/Yigo In October 2008, GHURA conducted a physical survey of abandoned and vacant housing units located within five well-established GHURA housing areas. Collectively, the areas are commonly referred to as GHURA 500 housing and constitute 500 units of housing developed in the 1980s and sold to qualified low/mod income buyers in the years that followed. Twenty-two of the 500 units were found to be vacant and abandoned. Tamuning: Preliminary analysis of the judicial foreclosure data obtained from the Guam Courts points to a number of the recent foreclosures having occurred in the village of Tamuning.

Distribution and and Uses of Funds:

Housing in all forms is a recognized need across all regions of the island. Whether for rental or ownership, to house the disabled, elderly, homeless, or other special needs populations, appropriate and adequate housing is in short supply. Housing problems include cost burden, substandard housing and overcrowding. These housing problems, however, are particularly profound for renters. According to the U.S. Census 2000, extremely-low to moderate-income households are twice as likely to be renters as they are to be homeowners. Of the 38,390 households in Guam in 2000, 55% or 21,170 households were extremely-low to low-income. Of the 38,790 households on Guam in 2000, 55% of households qualify as extremely-low income to moderate-income. Renters continue to outpace homeowners by a ratio of 13 to seven. Extremely-low to moderate-income households are twice as likely to be comprised of renters as they are to be homeowners.

Thirty-eight percent of extremely-low to moderate-income homeowners struggle with a high cost burden in which a household expends in excess of 30% of their income for housing related costs. Fifty-five percent of extremely-low to moderate-income homeowners experience some type of housing problem (e.g., overcrowding, inadequate kitchen facilities, inadequate plumbing facilities). Further, 30% of extremely low-income homeowners experience both a high housing cost burden and some type of housing problem. By group, households most affected by both conditions are families (small and large), followed by elderly households, disabled households, and other unrelated households.

Distribution and Uses of funds

Areas with the greatest percentage of home foreclosures - The full impact of foreclosure activity on Guam's housing market is not known. A consolidated database of foreclosure information is not available for Guam. Ideally, the Dept. of Land Management (DLM) would provide the best data source for recorded property transactions, though there is a six-month lag in transaction postings at present.

Areas with the highest percentage of homes financed by subprime related mortgage loans - Guam's housing market cycle does not mirror that of communities nationally, but rather those of the neighboring Asian markets. It is likely that the pre-existent slow growth in Guam's housing market, coupled with the intervening issues of distance and timezone challenges have impacted the ability of subprime market lenders to make in-roads into Guam's housing market. Guam's subprime lending exposure has been further limited and minimal due in large part to the conservative nature of the island's banking community.

Areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures - Guam intends to purchase foreclosed properties for use as affordable housing, to be sold to income-eligible persons. Guam will prioritize efforts near the island's employment centers. Despite the general decline in oil prices nationwide, fuel costs on Guam continue to be an issue of concern to island residents. Gas prices on Guam are still nearly \$1.00 per gallon higher than the national average. The lack of a comprehensive public transportation system compounds the need to site activities nearest to the island's employment centers.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$100,674.00
Total CDBG Program Funds Budgeted	N/A	\$100,674.00
Program Funds Drawdown	\$2,785.32	\$100,674.00
Obligated CDBG DR Funds	\$0.00	\$100,674.00
Expended CDBG DR Funds	\$2,785.32	\$100,674.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$15,101.10	\$0.00
Limit on Admin/Planning	\$10,067.40	\$9,674.00
Limit on State Admin	\$0.00	\$9,674.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$25,168.50	\$91,000.00

Overall Progress Narrative:

The acquisition of the home was consummated July 28, 2010. The invitation for bid on the renovation was issued June 30, 2010 and a contract was awarded July 6, 2010 in the amount of \$37,145.00. The renovation was completed on August 20, 2010. Guam is considering selling the home at no more than \$100,000.00 (USD). Guam has established a list of potential candidates for the program. The list consists of referrals from the Section 8 Housing Choice Voucher Program, USDA, Guam Housing Corporation and Micronesian Self Help Housing Corporation. One of the challenges faced is finding a lender that will allow 100% financing. Guam is considering providing owner financing for no more than 12 months and identifying a family who will have the capacity and the credit to refinance to a conventional loan. Guam has reviewed applicants from the list of referrals. Most reviews are resulting in over-income or over-extended families. Currently 2 applicants have been identified and are pending credit report for final review. Guam expects to have the family identified within the next 30 days.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, Acquisition and/or rehabilitation of foreclosed unit	\$0.00	\$91,000.00	\$91,000.00
NSP-02, Administration of the Neighborhood Stabilization Program	\$2,785.32	\$9,674.00	\$9,674.00

Activities

Grantee Activity Number: NSP -GU-01
Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP-02

Project Title:

Administration of the Neighborhood Stabilization Program

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2012

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

GHURA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$9,674.00
Total CDBG Program Funds Budgeted	N/A	\$9,674.00
Program Funds Drawdown	\$2,785.32	\$9,674.00
Obligated CDBG DR Funds	\$0.00	\$9,674.00
Expended CDBG DR Funds	\$2,785.32	\$9,674.00
GHURA	\$2,785.32	\$9,674.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP administration. Administration of the activities funded by the NSP grant is an assumed benefit to the target low/mod/middle income group under CDBG regulations.

Location Description:

117 Bien Venida Avenue, Sinajana, GU 96910 and 414 West Soledad Avenue, GCIC Building, Suite 306, Hagatna, GU 96910

Activity Progress Narrative:

Guam has exhausted NSP funding in the amount of \$100,674.00. A total of \$61,145.00 of CDBG reprogrammed funds to NSP has been expended. Total project cost was \$152,145.00.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
