

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Government of Guam remains the designated recipient of the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) grant funds for the Territory of Guam. The Governor of Guam, in his capacity as Chief Officer of the Government of Guam, has delegated the Guam Housing and Urban Renewal Authority (GHURA), a local government of Guam agency, to administer HUD CPD funds to ensure compliance with grant regulations.

This Annual Action Plan documents Guam's proposed use of the HUD CPD funds for the Program Year 2017 (October 1, 2017-September 30, 2018), and addresses the priority needs and goals of the community for housing, services, and community facilities serving low and moderate income populations. Guam's approved 5-year plan, the Consolidated Plan PY 2015-19 (the ConPlan), has identified the needs of the community to be decent housing, sustainable communities and economic development. PY17 represents the third year of the current ConPlan.

Guam is an annual recipient of three entitlement grants. These entitlement grants include the Community Development Block Grant (CDBG), Home Investment Partnerships Grant (HOME), and the Emergency Solutions Grant (ESG). Guam is also eligible to compete nationally for the use of a competitive grant, the Continuum of Care (CoC) Program. The CoC Program provides HUD funds for various homeless assistance programs.

GHURA is responsible for providing the public with a strategic plan on the use of CPD grant funds and reports on the accomplishments through the Consolidated Annual Performance and Evaluation Report (CAPER). GHURA also serves as the Collaborative Application on behalf of Guam's Continuum of Care Program, the Guam Homeless Coalition. As the designated Collaborative Applicant, GHURA is responsible for collecting and submitting the required CoC application for all projects the CoC has selected for renewal funding as well as applying for planning grant funds.

Guam will not participate in the Housing Trust Fund this Program Year.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objective of this Plan is to inform the community of Guam of the intended use of CPD funds. These funds will improve the lives of low- and moderate-income persons through various activities that include the rehabilitation of recreational facilities, acquisition and rehab for a community wellness facility, ongoing support of activities providing services to eligible low and moderate income persons and homeless persons, and the support of new homebuyers through acquisition or new construction of affordable housing. For this Action Plan year, Guam has identified several projects to achieve these objectives and outcomes. The list of projects can be found in section AP-35 of this Plan. Section AP-35 includes details on the specific activities paid for through CPD funds; the estimated number of low- and moderate-income persons benefiting from the projects; the amount of CPD funds allocated for the projects; project descriptions; and the location of the projects.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Past performance is evaluated by a performance measurement system that gauges the goals, objectives, outputs and outcomes. At the end of the program year, Guam completes a report reflecting the output data of the projects, which is compiled with other projects in the CAPER (Consolidated Annual Performance and Evaluation Report) and entered into HUD's IDIS system. Guam through its programs/activities are on track to achieving its stated goals and objectives for the Program Year, and funds are being used for their intended purposes.

Guam is a recognized area of higher housing costs. Guam's does not lack in housing stock, however it does lack in *affordable* housing stock. Over years, GHURA has engaged in activities to support the development of new affordable housing communities. The HOME Program has been the main resource to fund these efforts on behalf of new homebuyers. GHURA has also successfully overseen the rehabilitation of older homes requiring improvements to return them to standard occupancy condition or to be rehabilitated to address the needs of disabled homeowners. More recent activities (over the past five years) have seen GHURA focus its efforts to keep units in the current housing inventory viable. Guam has used its HOME funds to acquire individual homes in need of rehabilitation in neighborhoods across the island and especially in neighborhoods challenged by physical or economic instability and in villages growing more financially unaffordable to low/mod families. As such, results have been positive albeit slow in building momentum.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Guam is required by the U.S. Department of Housing and Urban Development (HUD) to have a detailed Citizen Participation Plan which incorporates the island's policies and procedures for public involvement in the Consolidated Plan process and the use of CDBG, HOME and ESG funds. Regulation requires that this plan both provide for and encourage public participation, emphasizing involvement by low-and moderate-income people, especially those living in low-and moderate-income neighborhoods. According to Guam's Citizen Participation Plan, all Annual Action Plans must be made available for a total of 45 days for the public to provide comment. After 30 days of its availability to the community, Guam must hold a public hearing for those interested in providing oral comment. Fifteen days follows until final deadline of the comment period. Oral comments via the public hearing and written comments received are recorded in the final Annual Action Plan. The Plan is then submitted to HUD for review and approval. However, due to the timing of the enactment for the FY2017 appropriations, HUD has issued a waiver of the regulatory 30-day citizen participation public comment period in favor of a 14-day comment period. This waiver applies to all CPD grantees and is in effect only until August 16, 2017.

For this Action Plan, Guam's citizen participation process began with the publication of the Notice of Funding Availability on January 31, 2017, February 14, 2017 and March 13, 2017. An application briefing was held on February 15, 2017 at the Sinajana Mayor's Office. Applicants were briefed on the eligible and ineligible activities of the CDBG, HOME, and ESG programs. Interested applicants were also briefed on the priority needs as specified in the Five-Year Consolidated Plan. Applicants were advised of the deadline to submit applications and the availability of CPD staff to provide technical assistance as needed. The deadline to submit applications was on March 30, 2017 no later than 4:00PM.

The Notice of the Proposed Use of CPD funds was made available beginning July 10, 2017. The public was given 14 days to review the proposed Annual Action Plan for Program Year 2017. Written comments were accepted at GHURA's Main Office. Oral comments were accepted during the scheduled public hearing. The deadline for public comments was on July 24, 2017.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

#### **7. Summary**



**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GUAM	
CDBG Administrator	GUAM	Community Planning and Development Division
HOPWA Administrator		
HOME Administrator	GUAM	Community Planning and Development Division
ESG Administrator	GUAM	Community Planning and Development Division
HOPWA-C Administrator	GUAM	Research, Planning, and Evaluation Division

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This Plan includes the planning efforts of several community stakeholders, including government agencies, nonprofit organizations and village mayors. Information gathered through Guam’s participation in the Guam Homeless Coalition, in special committees such as the Governor’s Task Force on Safe Neighborhoods, and conferences such as the Summit to End Veteran Homelessness, have also helped inform this Plan.

Through public engagement, Guam continues to seek new partner agencies and organizations to meet the needs of low-and-moderate-income and special needs populations. Prior to the development of this Plan, GHURA held an application briefing on February 15, 2017 to open dialogue with the community on the proposed use of CDBG, HOME and ESG funds. GHURA staff continues to avail themselves of providing technical assistance to interested applicants.

During the announcement of CPD funds, Guam provided an opportunity for the community to learn about the CDBG, HOME, and ESG program through the application briefing held on February 15, 2017. Participants were also given the opportunity to discuss their project proposals and identify how their programs qualify under the funding program they were seeking. A total of four Government of Guam agencies, four nonprofit organizations, and one individual attended the application briefing. The following participated in the briefing:

#### *Information Session Attendees:*

##### Government Agencies

Department of Corrections  
Guam Fire Department  
Inarajan Municipal Planning Council  
Sinajana Mayor’s Office

##### Nonprofit Organizations

Government of Guam Association of Retired Persons  
Guam National Tennis Federation  
Mayors Council of Guam  
The Salvation Army – Lighthouse Recovery Center

## Individuals

Holly Rustick

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

GHURA manages over 750 public housing units, of which 82 are for the elderly. In addition to the 750 public housing units, GHURA manages 49 project-based units for the elderly and adults with disabilities. GHURA is also responsible for preparing Guam's PHA 5-Year Plan and Annual Plan and the Capital Fund 5-Year Plan. The PHA/Annual Plan and Capital Fund Plan identify the goals and objectives that will enable GHURA to serve the needs of low-income, very- and extremely- low income families for the next five years to include the rehabilitation needs of the island's public housing units through the use of Capital Funds.

Guam submits a renewal funding request for the HUD Family Self-Sufficiency (FSS) Program each year. Every three years, a renewal grant is submitted for the HUD Resident Opportunity Self-Sufficiency (ROSS) Program. The FSS program serves residents of public housing and the Section 8 Housing Choice Voucher Program. The ROSS program serves elderly and disabled residents of public housing. Both programs work closely with various health, mental health, and service agencies to make available support services aimed at improving the lives of public housing residents and Section 8 participants. Participants are linked to such services like employment opportunities and job training to achieve economic independence and self-sufficiency. Guam currently has 117 participants in the FSS program and approximately 50 participants in the ROSS program. Of the FSS participants, 42 are currently earning escrows toward home ownership. Because of the population served through the ROSS program, the primary goal is to link elderly and disabled participants to services that will assist them in aging in place without having to move to more expensive assisted-care environments.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

GHURA is designated by the island's Continuum of Care, the Guam Homeless Coalition, to serve as the Collaborative Applicant (CA). As the CA, GHURA is responsible for collecting and submitting the required information for the funding renewal of projects selected by the CoC and the application of planning grant funds. As the CA, GHURA is also responsible for monitoring programs, managing the projects, ensuring payment requests are submitted in a timely manner, eligible expenses are reimbursed and funds are drawn down quarterly, and that persons served qualify under HUD's definition of homeless or chronically homeless.

The CoC-funded program, the Y Jahame Permanent Supportive Housing Program, is designated to serve chronically homeless individuals and families. Although the Y Jahame program experienced a cut in funding, they will fund five out of the program's eight (8) two- bedroom units. The remaining two units will be made available as affordable rental housing with one unit serving as an on- site office space for case management staff to provide support to chronic homeless individuals and families being served. This 8- unit project-based facility was purchased with HOME funds approximately 15 years ago. The project sponsor, the Catholic Social Services, rehabilitated the 8- unit apartment complex with their private funds to make it available for chronically homeless persons.

GHURA coordinates with the U.S. Veteran Affairs office to manage 45 HUD Veterans Affairs Supportive Housing (HUD-VASH) tenant-based vouchers for homeless veterans. The U.S. VA office refers eligible participants for the HUDVASH vouchers managed by GHURA and also provides the supportive services to assist homeless veterans in maintaining their housing stability. In 2017, Guam added 5 permanent housing units to assist homeless veterans. The nonprofit organization, Sanctuary Inc., is the sole provider of services to unaccompanied youth on Guam. Sanctuary Inc. offers permanent housing for homeless youth. GHURA built the facility used for this program using CDBG funds over 15 years ago.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The CoC is leveraged through local and private funds made available through member organizations. Guam's only emergency shelter programs are funded through the Dept. of Public Health and Social Services who subcontracts the Catholic Social Services to operate the program. Guam allocates ESG funds for rapid re-housing and homeless prevention resources. Currently, there is no other program besides the ESG program that provides rental and utility assistance for homeless persons or those at-risk. Keeping in line with the island's goal of ending homelessness, at least 60% of ESG funds are allocated for rapid re-housing services. These services aim to quickly house people living on the streets or those in the Category 1 or Category 4 homeless definition.

Guam utilizes the Homeless Management Information Services reporting system to assess program performance. Reports such as the Annual Performance Report (APR) and other customized reports are utilized to review program accomplishments such as number of persons served, services provided, and duration of assistance.

The Salvation Army is the lead agency for the operation and administration of the HMIS. The HMIS is currently funded through the CoC. The HMIS is a mandated database that collects and stores client level information for persons who are homeless or at-risk. The HMIS is also responsible for producing reports that are used to assess program performance and meeting goals and objectives established by HUD. These reports are also utilized during the CoC competition for projects requesting renewal for



continued funding. Guam leverages the HMIS program by providing CDBG funding for the 25% match requirement under the CoC Program.

Guam's governance charter identifies the roles and responsibilities of the CoC and the HMIS. The HMIS has a Memorandum of Understanding with participating agencies and organizations utilizing the HMIS for their data collection and reporting. The HMIS has secured other programs not funded through the CoC such as SAMHSA's PATH program, the U.S. VA's Supportive Services for Veterans and their Families (SSVF), and the ESG program of the Commonwealth of Northern Mariana Islands.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Guam Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	GHURA coordinates with the Guam Homeless Coalition on matters regarding the homeless population. GHURA has been designated by the Continuum of Care, the Guam Homeless Coalition, as the Collaborative Applicant (CA). As the CA, GHURA is responsible for submitting the island's Continuum of Care Program grant application on behalf of all the CoC-funded programs. GHURA has also been designated by the Governor of Guam as the recipient of all HUD funding. As administrator of such funds, GHURA takes on the responsibility of monitoring all programs receiving HUD funding ensuring compliance on all federal regulations. Monitoring and technical assistance provided ensures the effective delivery of services to the island's homeless and low/moderate income population. Other than the CoC funds that are received, GHURA consults with the GHC on how ESG funds should be utilized based on the current needs of the community. Such consultations have allowed for continued services of homeless prevention and rapid re-housing activities. These activities allow for homeless persons to be quickly re-housed and for the prevention of persons who are the verge of becoming homeless.
2	<b>Agency/Group/Organization</b>	Guam Housing and Urban Renewal Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Guam Housing & Urban Renewal Authority's Public Housing Division was consulted on the plan to address the needs to public housing. The Authority recently updated their PHA 5-Year Plan and Annual Plan & Capital Fund 5-Year Plan. This Plan outlines how low, very-low, and extremely low income families will benefit from the Authority's efforts to sustain or improve the physical condition of existing affordable housing stock and engagements to improve the socio-economic conditions of the defined population.
3	<b>Agency/Group/Organization</b>	Guam National Tennis Federation
	<b>Agency/Group/Organization Type</b>	Services - Sports and Recreation
	<b>What section of the Plan was addressed by Consultation?</b>	Sports and Recreation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Guam National Tennis Federation has requested CDBG funds to construct a tennis facility on property they acquired. The property is located adjacent to the Dededo Sports Complex, where other GHURA-constructed projects are located. GNTF sought clarification on eligibility requirements for their project, which aims to serve low-and-moderate income families.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Guam affords all entities the opportunity to participate.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Guam Homeless Coalition	Guam's Consolidated Plan PY2015-2019 identifies several goals that support the Continuum of Care's Plan of addressing and ending homelessness on Guam. Activities will focus on providing public facilities, housing, and services that aim to reduce and end homelessness.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Guam maintains a Citizen Participation Plan which contains the island's policies and procedures for public involvement in the Annual Action Plan (AAP). This plan is made available to the public. Guam publishes the proposed AAP in summary form that describes the content and purpose of the plan in the newspaper of general circulation, and by making copies of the proposed plan available at GHURA's main office. Notices of Public Comment indicate a deadline for the public to make any comments, whether orally through public hearings, or in writing via submittals to GHURA's main office. GHURA provides 14 days for public comment on the proposed Annual Action Plan. Oral comments via the public hearing and written comments received are recorded in the final AAP. The plan is then submitted to HUD for review and approval.

Guam announced the availability of CPD funds on January 31, 2017. Guam published three advertisements on January 31, 2017, February 14, 2017, and March 13, 2017. An application briefing was held on February 15, 2017 at 10am to 12pm at the Sinajana Mayor's Office. The deadline to submit applications was on March 30, 2017 no later than 4:00 p.m.

Guam received a total of 17 applications: 14 were submitted under the CDBG program with a total request of \$12,060,876.50; 1 for the Emergency Solutions Grant program with a total request of \$234,000; and 2 for the HOME program with a total request of \$1,028,500. Guam announced a total of \$4,034,786.00 of the Community Planning and Development funds.

The Notice of the Proposed Use of CPD funds was made available from July 10, 2017 to July 24, 2017. Advertisements on the proposed use of funds were published on July 10, 2017 and July 17, 2017. Guam held a public hearing on July 18, 2017 for persons interested in providing oral commentary. \_\_\_\_\_ individuals who represented \_\_\_\_\_ entities attended the hearing to provide oral commentary in support of the proposed use of funds. Guam received \_\_\_\_\_ written comments.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	<p>NOFA Announcement - Guam announced the availability of CPD funds on January 31, 2017. Guam published three advertisements on January 31, 2017, February 14, 2017 and March 13, 2017. An application briefing was held on February 15, 2017 at the Sinajana Mayor's Office. The deadline to submit applications was on March 30, 2017 no later than 4:00PM. Notice of Proposed Use of CPD Funds: This plan was made available beginning July 10, 2017.</p>	<p>NOFA Announcement - Guam received a total of 17 applications: 14 were submitted under the CDBG program with a total request of \$12,060,876.50; 1 for the Emergency Solutions Grant program with a total request of \$234,000; and 2 for the HOME program with a total request of \$1,028,500. HUD announced the FY2017 budget for CPD funds which reflected an allocation of \$4,034,786.00 for Guam.</p>	<p>NOFA Announcement - Guam did not reject any comments during the NOFA announcement.</p>	<p>www.ghura.org</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Non-targeted/broad community	NOFA Announcement -Guam made the NOFA announcement available via GHURA's website. GHURA provided technical assistance to persons inquiring about CPD funds via email or in person. Notice of Proposed Use of Funds - This Plan was made available via GHURA's website from July 10, 2017-July 24, 2017.	NOFA Announcement - Guam received ____ inquiries made via email regarding the NOFA.	NOFA Announcement - Guam did not reject any comments during the NOFA announcement.	www.ghura.org
3	Public Hearing	Non-targeted/broad community	GHURA scheduled a public hearing on July 18, 2017 at 10AM.		Guam did not reject any comments during the public hearing.	www.ghura.org

**Table 4 – Citizen Participation Outreach**





## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

This Action Plan year, Guam will receive \$4,034,786 in CPD funds. Of that, \$3,051,244 are CDBG funds, \$ 748,722 are HOME funds, and \$234,820 are ESG funds. Guam will use the available CPD funds as follows: The Action Plan year, Guam will receive \$ 4,034,786 in CPD funds. Guam will use the available CPD funds as follows:

#### Community Development Block Grant - \$3,051,244

Public Services (11%)

Public Facilities and Improvement (69%)

Planning and Administration (20%)

#### Home Investment Partnerships Program - \$748,72

Homeownership (85%)

Planning and Administration (15%)

#### Emergency Solutions Grant - \$234,820

Rapid Re-Housing Services/Homeless Prevention Services (92.5%)

Administration (7.5%)

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,051,244	500	0	3,051,744	0	This Action Plan year, Guam will use CDBG funds for public facilities and improvement activities, public service activities, and administration and planning
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	748,722	150,000	0	898,722	0	This Action Plan year, Guam will use HOME funds for acquisition, homebuyer assistance and administration and planning

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	243,233	0	0	243,233	0	This Action Plan year, Guam will use ESG funds to continue providing rapid re-housing, homeless prevention, housing relocation and stabilization services, and administration

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In addition to the CPD allocation, Guam will administer \$1,121,767 in Continuum of Care Program funds for the operation of various permanent supportive housing programs, a planning grant and the homeless database.

Recipients of FY2018 funding also received funding from the following sources:

- District Court of Guam
- FEMA – Emergency Food and Shelter Program

- Guam Behavioral Health & Wellness Center
- U.S. Department of Interior
- U.S. Probation Office

Other – Charitable donations and foundation grants

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Improvement	2015	2019	Non-Housing Community Development		Non-housing Community Development	CDBG: \$2,105,858	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 58355 Persons Assisted
2	Sustain Affordable Housing Stock	2015	2019	Affordable Housing		Affordable Housing	HOME: \$898,722	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Community Enhancement	2015	2019	Homeless Non-Homeless Special Needs		Homelessness Non-homeless Special Needs	CDBG: \$335,636 ESG: \$234,820	Public service activities other than Low/Moderate Income Housing Benefit: 1610 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 55 Households Assisted

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Public Facilities and Improvement
	<b>Goal Description</b>	This Action Plan year, Guam will utilize \$2,105,358 of program year 2017 entitlement funds and \$500 of program income for the following public facilities projects: 1) Dept. of Parks and Recreation - Baseball Park Enhancements, 2) Construction of the Inarajan Basketball Court, 3) Ongoing Rehabilitation of the Umatac Baseball Field, and 4) Ongoing Rehabilitation of the Sinajana Recreation Center. These projects will serve areas where at least 51% of the persons served are low-and moderate-income. In total, these projects will assist 58,355 low-and moderate-income persons. The priority need addressed for all four projects is Non-Housing Community Development.
2	<b>Goal Name</b>	Sustain Affordable Housing Stock
	<b>Goal Description</b>	This Action Plan year, Guam will utilize \$898,722 in HOME funds, which includes \$150,000 of program income, to construct homes for low-and-moderate income individuals who have property, but not the resources to build. Guam is proposing to acquire 3 units.
3	<b>Goal Name</b>	Community Enhancement
	<b>Goal Description</b>	This Action Plan year, Guam will utilize CDBG and ESG funds to enhance the lives of homeless persons, special needs persons, and low-and moderate-income persons on island. The following projects will meet the goal of Community Enhancement: <ul style="list-style-type: none"> <li>· Lighthouse Recovery Center</li> <li>· Family Services Center</li> <li>· The Opportunity Initiative</li> <li>· Homeless Management Information System</li> <li>· Homeless Prevention &amp; Rapid Re-Housing Services</li> </ul>



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This Action Plan Year, Guam proposes to fund two Public Facilities and Improvement projects, four Public Services activities, and administrative and planning activities under the CDBG program. Under the Home Investment Partnerships Program (HOME), funds will be used to add to Guam’s affordable housing inventory. HOME funds will also be used for administrative and planning costs. The Emergency Solutions Grant program funds will be used to fund homeless prevention and rapid re-housing services to homeless and at-risk households, as well as administrative activities.

#### Projects

#	Project Name
1	Dept. of Parks and Recreation - Baseball Park Enhancements
2	Inarajan Basketball Court, new construction
3	Additional Funds for ongoing Umatac Baseball Field Rehabilitation Project
4	Additional Funds for ongoing Sinajana Recreation Center Rehabilitation Project
5	Family Services Center/ One-Stop Homeless Assistance Center
6	Lighthouse Recovery Center
7	The Opportunity Initiative 2017
8	Homeless Management Information System Match
9	CDBG Administration
10	CDBG Planning
11	GHURA Homebuyer Acquisition/ New Construction
12	HOME Administration
13	Family Services Center/ One-Stop Homeless Assistance Center
14	ESG Administration

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Guam selected these projects based on the capacity to serve low-and-moderate-income persons on Guam. The construction project of the Guam Sports Complex will serve multiple low-income villages that include Dededo, Yigo and Tamuning. Similarly, the proposed construction of the Inarajan basketball court will serve village residents, of which 51% are low-to-moderate income individuals. Although CPD funds are available for the development of community facilities or affordable housing, the lack of resources to sustain the operations of a program, for example, prevent some projects from moving

forward. Sub-recipients, therefore, must demonstrate the ability to sustain operations of their respective programs. Another deciding factor is the ability to complete a project in one funding cycle.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Dept. of Parks and Recreation - Baseball Park Enhancements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Improvement
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$839,179
	<b>Description</b>	The construction project will improve the Department of Parks and Recreation's Guam Sports Complex with the addition of bathroom facilities, a community kiosk area and observation deck. The activities proposed under this project address the following ConPlan priority need: a) Make Suitable Living Environments Available and Accessible - Acquire, construct or rehabilitate facilities to serve low-and moderate-income communities and b) Special needs populations: Sports and Recreational Facilities.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve low-and-moderate income individuals residing in the villages of Dededo, Yigo and Tamuning. It is estimated that this project will serve 51,359 individuals.
	<b>Location Description</b>	The proposed construction is located at the Department of Parks and Recreation Guam Sports Complex, 27 Harmon Loop Road, Dededo, Guam 96929.
<b>Planned Activities</b>	CDBG funds will be used in the construction of public facilities to include restroom facilities, community kiosks areas, observation deck, and light fixtures. An estimated \$500 from program income will be used toward this project. The project meets the eligible activities under 24 CFR Part 570.207(a)(1).	
<b>2</b>	<b>Project Name</b>	Inarajan Basketball Court, new construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Improvement
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$838,679

	<b>Description</b>	This project will include the construction of a basketball court with covered canopy and restroom facilities, and installation of light fixtures. The facility designed with the cover will increase usage of the facilities during the hottest times of the day and during inclement weather. This project will address the following ConPlan priority need: Construct or rehabilitate facilities to serve low-and-moderate income communities and special needs populations: Community centers, sports and recreational facilities.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 5130 of which 2,273 individuals are low-and-moderate income individuals will benefit from the proposed activity.
	<b>Location Description</b>	The project is located on municipal property, Tract 3620 Lot 15 in Inarajan, Guam.
	<b>Planned Activities</b>	CDBG funds will be used to construct a new recreational facility, a covered open-air basketball court. The new court will be equipped with lighting and restrooms, and ADA parking stalls. The activities proposed under this project meet CDBG's eligible activities under 24 CFR Part 570.207(a). This project qualifies under CDBG's national objective of LMA or area benefit, 24 CFR Part 570.208(a)(1)(i).
<b>3</b>	<b>Project Name</b>	Additional Funds for ongoing Umatac Baseball Field Rehabilitation Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Improvement
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Additional funding will be used to complete the rehabilitation of the Umatac Baseball Field. The Umatac baseball field project will include the installation of field poles, LED lights, fencing, dugouts; field surfacing; construction of ADA restrooms and sidewalks; and utility and sewer connection.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve the residents of Umatac and neighboring villages. Of the 782 individuals who live in Umatac, 56% or 434 are low-and-moderate income individuals. The project will also serve the adjacent village of Agat that has a low-and-moderate income population of 2,914.

	<b>Location Description</b>	The project location will be on Lot 1NEW-R6, Block 5-A, Tract 3241A, Umatac, Guam 96918.
	<b>Planned Activities</b>	CDBG funds will be used to rehab the baseball field to include dugouts, resurfacing of the field, lighting, and construction of a new restroom. These activities are eligible under 24 CFR §570.201(c).
<b>4</b>	<b>Project Name</b>	Additional Funds for ongoing Sinajana Recreation Center Rehabilitation Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Improvement
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$128,000
	<b>Description</b>	Guam is proposing to allocate additional CDBG funds for the completion of the rehab of the Sinajana Community Recreational Facility. Additional funds will be used to upgrade the field lighting and infield improvements for the existing baseball field.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Of the 2,592 residents residing in the village of Sinajana, 1,375 are low-and-moderate income persons. According to the 2010 Census, 53% of the Sinajana village residents are low-and moderate-income.
	<b>Location Description</b>	The project is located on Lot 27, Block 10, Tract 232, Sinajana, Guam.
	<b>Planned Activities</b>	Additional funds will be used to complete the existing rehabilitation of the Sinajana Community Recreational Facilities. CDBG funds will be used to upgrade the field lighting and infield improvements for the existing baseball field
<b>5</b>	<b>Project Name</b>	Family Services Center/ One-Stop Homeless Assistance Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Enhancement
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$29,000

	<b>Description</b>	This project will focus on preventing individuals and families from becoming homeless and will rapidly rehouse individual and families who are living in emergency/transitional shelters or in a place not meant for human habitation. Persons assisted through this project must meet the Emergency Solutions Grant (ESG) income guidelines which state that a household's income must not be more than 30% of the Area Median Income (AMI).
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve 59 households whose members qualify as low-and-moderate individuals.
	<b>Location Description</b>	The Family Services Center is located at 155003 Corsair Avenue, Tiyan Guam, 96913.
	<b>Planned Activities</b>	Funds will support the Family Services Center's operational costs to administer services under the Emergency Solutions Grant. Services such as financial assistance and housing relocation and stabilization services will be provided to individuals and families who are homeless or at-risk of becoming homeless. This project meets CDBG's regulatory requirements for Public Services defined under 24 CFR §570.201(e).
<b>6</b>	<b>Project Name</b>	Lighthouse Recovery Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Enhancement
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$211,292
	<b>Description</b>	Funds will be used to provide operational support of the Salvation Army's Lighthouse Recovery Center. The center provides transitional and supportive housing for low-and-moderate income men suffering from substance use disorder. Additional services include family support groups, and housing and employment services. This project meets the proposed ConPlan priorities: a) Support the work of organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations and b) Support the work of organizations that aim to reduce and end homelessness.
	<b>Target Date</b>	9/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Lighthouse Recovery Center estimates that it will serve 175 low-to-moderate income individuals.
	<b>Location Description</b>	Activities will take place at the Lighthouse Recovery Center located at 155003 Corsair Ave., Tiyan, Guam.
	<b>Planned Activities</b>	Funds will be used to provide operational support of the Salvation Army's Lighthouse Recovery Center. The center provides transitional and supportive housing for low-and-moderate income men suffering from substance use disorder. The proposed activities meet the national objectives under public services, identified under 24 CFR §507.201(e).
<b>7</b>	<b>Project Name</b>	The Opportunity Initiative 2017
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Enhancement
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$67,555
	<b>Description</b>	Big Brothers Big Sisters of Guam will provide workforce development training, jobs assistance and youth and family empowerment activities in neighborhoods with predominantly low-and moderate income families.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 households who qualify as low-and-moderate income families will participate in the proposed activities.
	<b>Location Description</b>	Services will take place in community facilities around the island to include Guam Facilities Foundation (Yigo, Dededo, Tamuning); Dept. of Youth Affairs Centers – Haya, Kattan; and GHURA AMP sites in southern and central Guam.



	<b>Planned Activities</b>	The Opportunity Initiative 2017 will target low and moderate-income families and provide services to increase economic and educational opportunities through mentoring, onsite enrichment activities, and curriculum-based programs to enhance work readiness of adults and youth. These activities will include Workplace Readiness Workshops for adults and youth through the Skills to Pay the Bills program; financial literacy for youth and adults through the MoneySmart curriculum; and Jobs Placement Assistance. Adult participants will be provided personalized support, career counseling and case management that will address the barriers to employment with the goal of employing 10 individuals within the program year. The activities proposed for this project meets CDBG's regulatory requirements as stated in 24 CFR §570.201(e).
8	<b>Project Name</b>	Homeless Management Information System Match
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Enhancement
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$28,000
	<b>Description</b>	Funds will pay for the cash match requirement for its Continuum of Care Program grant. The CoC grant allows for the operation of the island's comprehensive data collection system, HMIS, which captures client-level information and services provided to homeless and at-risk for homeless persons who are served through the continuum. The HMIS is a mandated program for all the CoC-funded programs and is responsible for collecting data that is reflected on mandated reports such as the Annual Progress Report and other customized reports requested by service providers. The project meets the following ConPlan Priority Need: Support the work of organizations providing assistance to very-low and low-income individuals, and special needs population.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The HMIS database tool utilized by homeless service providers. 1887 individuals and 1251 families will benefit from the proposed activities.
	<b>Location Description</b>	The HMIS database tool will be managed from the Salvation Army office located at 155003 Corsair Ave., Tiyan, Guam. The database is accessible online by other service providers.

	<b>Planned Activities</b>	Funds will pay for the cash match requirement for its Continuum of Care Program grant. The proposed activities meet the CDBG's regulatory requirement for public services under 24 CFR Part 570.201(e).
9	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$305,124
	<b>Description</b>	Funds will pay for general administration and planning costs. GHURA administers the Consolidated Plan under the general direction of the Governor of Guam. As grants manager, GHURA monitors projects through reports, site visits, and payment requests. GHURA sees to it that activities are in compliance with CDBG requirements. The activities proposed for this project meet CDBG's regulatory requirements as stipulated in 24 CFR Part 570.206 -Program Administrative Costs.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This section does not apply as funds are for administrative activities and are not utilized for direct services to persons.
	<b>Location Description</b>	General administrative and planning activities will be conducted out of GHURA's Community Planning and Development office located at 117 Bien Venida Avenue, Sinajana, Guam 96910.
<b>Planned Activities</b>	Guam will administer the activities of CDBG-funded projects. GHURA will assess the feasibility of housing, public services, economic development and other development activities. The Authority will conduct environment reviews, housing studies, and historic preservation studies to determine the feasibility of land use proposals. GHURA implements activities to affirmatively further fair housing. GHURA will assess and implement recommendations to overcome impediments to fair housing identified in the Analysis of Impediments to Fair Housing. GHURA will also conduct activities to include fair housing education and outreach.	
10	<b>Project Name</b>	CDBG Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	

	<b>Funding</b>	CDBG: \$305,124
	<b>Description</b>	Funds will pay for general administrative and planning costs. GHURA administers the Consolidated Plan under the general direction of the Governor of Guam. Guam monitors the implementation of the Consolidated Plan project as part of the strategic plan. As grants manager, GHURA monitors projects through reports, site visits, and the processing of payment requests. GHURA will also monitor activities for compliance with CPD requirements.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This section does not apply as the funds are to pay for general administrative and planning costs and are not being utilized to provide direct services to persons.
	<b>Location Description</b>	General administrative and planning activities will be provided out of GHURA's Community Planning and Development office located at 117 Bien Venida Avenue, Sinajana, Guam 96910.
	<b>Planned Activities</b>	GHURA will update Guam's 5-Year Consolidated Plan as needed and produce the Annual Action Plan report and the Consolidated Annual Performance and Evaluation Report (CAPER). GHURA will assess the feasibility of housing, public services, economic development and other development activities. The Authority will conduct environmental reviews, housing studies, and historic preservation studies to determine feasibility of land use proposals. GHURA will implement activities to affirmatively further fair housing. GHURA will assess and implement recommendations to overcome impediments to fair housing identified in the Analysis of Impediments to Fair Housing, components on real estate, home mortgage lending and home insurance. GHURA will also conduct activities to include fair housing education and outreach. The activities proposed for this project meet CDBG's regulatory requirements as stipulated in 24 CFR §570.206 - Program administrative costs.
<b>11</b>	<b>Project Name</b>	GHURA Homebuyer Acquisition/ New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Sustain Affordable Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$898,722

	<b>Description</b>	Guam will construct new housing units for low-and-moderate income homebuyers. GHURA also proposes to acquire homes that may or may not require rehabilitation for the purpose of re-sale to low-and-moderate income buyers. GHURA is proposing to assist on three homes with the funds available for HOME in 2017. This activity is an ongoing model utilized by GHURA over the past several years. Funding in this year will continue these homebuyer supportive activities.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	GHURA estimates that 3 low-and-moderate income families will benefit from the proposed activities.
	<b>Location Description</b>	Guam intends to acquire these homes from neighborhoods across the island, targeting neighborhoods challenged by physical or economic instability, or those villages growing more financially unaffordable to low/mod families.
	<b>Planned Activities</b>	HOME funds will be used in the acquisition of 3 units to assist low-and-moderate income families with home ownership. An estimated \$150,000 from program income will be used toward this project.
<b>12</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$112,308
	<b>Description</b>	Funds will pay for general administration and planning costs of HOME projects.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Guam will administer the activities of HOME-funded projects.
<b>13</b>	<b>Project Name</b>	Family Services Center/ One-Stop Homeless Assistance Center
	<b>Target Area</b>	

	<b>Goals Supported</b>	Community Enhancement
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$217,209
	<b>Description</b>	The project proposes to provide up to three months of short-term rental and utility assistance and up to 24 months of medium-term rental and utility assistance to households eligible to receive homelessness prevention and rapid re-housing services.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 individuals will be served under the Homeless Prevention program. 15 individuals will be served under the Rapid Re-Housing program.
	<b>Location Description</b>	Homeless prevention and rapid rehousing services will be provided through The Salvation Army's Family Services Center whose office is located at 155003 Corsair Avenue, Tiyan, Guam 96913.
	<b>Planned Activities</b>	The program provides temporary rental and/or utility assistance to families living in emergency/transitional shelters or in a place not meant for human habitation. Persons assisted through this project must meet the ESG income guidelines. This project meets the proposed ConPlan priority: a) Support the work of organizations that aim to reduce and end homelessness, and b) Support the work of organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations.
<b>14</b>	<b>Project Name</b>	ESG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	ESG: \$17,612
	<b>Description</b>	Guam will administer the activities of ESG-funded projects.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will cover cost of the administrative activities of ESG-funded projects.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The island of Guam is a land area of approximately 212 square miles, approximately 30 miles long and between 4-12 miles wide with a population of approximately 159,000 per the 2010 U.S. Decennial Census. Geographically, Guam elects to allocate its fund on the basis of regional, village, or neighborhood benefit. As per HUD’s LMI data, 65% of the island’s entire population is low-and moderate-income. For purposes of population density, the island meets the U.S. Dept. of Agriculture Office of Rural Development definition of a rural community.

Historically, the island identifies itself broadly along two lines, regionally or by village (city). Regionally, Guam divides into Northern, Central, and Southern communities. Guam as a small island community does not allocate its funds strictly geographically or to identified areas of minority concentration. Guam evaluates proposed projects against data derived from various sources, including the U.S. Census Bureau and HUD, area studies conducted by the Guam Bureau of Statistics and Plans in coordination with federal partners such as the U.S. Dept. of Health and Human Services and the U.S. Center of Disease Control Office of Minority Health, and periodic reports such as the Guam Homeless Point-In-Time Count. Guam consults with island village Mayors to help identify neighborhoods and internal pockets of low-and-moderate income population concentration. These methods are used to evaluate proposed project activities to determine which will yield the greatest benefit to low and moderate income individuals and communities. With limited resources available, projects with the greatest impact of service to the needs of target populations and low-and moderate-income families and individuals are considered for funding.

The projects proposed for funding under the CDBG program qualify as either an area benefit or limited clientele. The projects funded under CDBG qualify as an area benefit: one in the northern region, one in the central region, and two others in the southern region. The project proposed for HOME funding will not target a specific area but will allow for GHURA to construct single-family homes for purchase at an affordable price. Lastly, services provided under the Emergency Solutions Grant will assist low-and moderate-income persons island-wide who are homeless or at-risk for becoming homeless.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Rehabilitation/Upgrade of the Astumbo Gym	
Rehabilitation/Upgrade of the Yigo Gym	

**Table 8 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

Geographically, Guam allocates its annual funding to invest in projects that will provide the greatest benefit to areas (regions, villages, neighborhoods, identified service areas) where the beneficiaries are at least 51% of residents of low or moderate-income persons. Activities with the greatest impact on the community with the limited resources are selected for funding. Projects that will impact a designated service area are considered based on their ability to meet at least 51% low and moderate-income level and have a positive impact to the neighborhood and/or show opportunities for economic development. According to HUD's LMI data, 11 of Guam's 19 villages meet HUD's area benefiting low-and moderate-income persons. These villages consist of Agat, Asan-Maina, Chalan Pago-Ordot, Dededo, Inarajan, Mangilao, Merizo, Mongmong-Toto-Maite, Sinajana, Umatac, and Yigo. Additionally, although the remaining 8 villages of Agana Heights, Barrigada, Hagatna, Piti, Santa Rita, Talofotofo, Tamuning, and Yona do not meet HUD's LMA as a whole, all villages contain at least one, sometimes up to 10 block groups, of which 51% or more are low-and moderate-income persons.

## **Discussion**



## **Affordable Housing**

### **AP-55 Affordable Housing – 91.220(g)**

#### **Introduction**

Guam addresses affordable housing through the use of CPD funds and other resources. Guam continues to provide affordable housing to 750 families through GHURA's Public Housing Program, and to 49 elderly and adults with disabilities through HUD's Multifamily Housing Program. Guam will assist approximately 2,388 families through the Section 8 Tenant-Based Housing Choice Voucher Program and 112 families through the Project Based Housing Choice Voucher Program.

Guam continues to administer the LIHTC program, and approved the construction of 106 affordable rental units for low-and-moderate income families. The expected completion date for the 106 units is in 2019, and is therefore not included in the table below.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	59
Special-Needs	0
Total	74

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	61
The Production of New Units	7
Rehab of Existing Units	1
Acquisition of Existing Units	5
Total	74

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

### HOME Program

Guam will continue to provide affordable housing through homebuyer and homeownership programs. Homebuyer programs include new construction and acquisition with or without rehabilitation. Guam estimates acquiring at least 7 parcels for new construction and 2 existing units which may or may not require rehabilitation. Units will be sold to individuals or families who are first-time homebuyers with incomes at or below 80% of Guam's area median income and who meet other program criteria. The homeownership program will assist 1 homeowner who meets the program criteria to rehabilitate their owner-occupied primary home.

Under the HOME program in PY 2017, Guam will acquire at least 3 units with or without rehabilitation to be sold to individuals or families who are first-time homebuyers with incomes at or below 80% of Guam's area median income and who meet other program criteria.

### Emergency Solutions Grant

In PY2017, Guam will provide affordable housing to approximately 15 households defined as homeless through the ESG program. In the upcoming year, ESG will also provide rental assistance to 40 households to avoid homelessness.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Guam administers a total of 750 public housing units, of which 82 are designated for the elderly. Guam also maintains 49 project-based rental units for the elderly and adults with disabilities. Guam's public housing units are separated into four sites otherwise known as Asset Management Properties (AMPs). AMP 1 comprises 158 units in the villages of Agana Heights, Sinajana, Mongmong, and Asan; AMP 2 comprises the village of Yona, Talofofo, and Inarajan and includes 163 units; AMP 3 comprises 195 units also in the southern villages of Agat, Malessa and Umatac; and AMP 4 comprises 234 units in the central village of Toto and the northern village of Dededo.

### **Actions planned during the next year to address the needs to public housing**

Guam has identified the following goals of serving the needs of island's public housing residents:

1. Increase the availability of decent, safe, and affordable housing and provide more choices in housing. Pursue renovation and rehabilitation of Public Housing through the use of the Capital Fund Program.
2. Improve community quality of life and economic vitality.  
Guam will update its non-smoking policies after receiving input from residents.  
Activate Neighborhood Watch Programs within the communities in partnership with the Guam Police Department.
3. Promote self-sufficiency and asset development of families and individuals. Guam will promote the Family Self-Sufficiency program to public housing residents.
4. Ensure equal opportunity in housing for families living in assisted housing.
5. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. Guam has updated its policies to include an Emergency Transfer Plan for victims of domestic violence, dating violence, sexual assault, or stalking.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

GHURA's Property Site Management continues to outreach to residents of each property site to seek and encourage resident participation in management, most especially through the resident councils. GHURA also promotes its Family Self Sufficiency program which links Housing Choice Voucher Program and Public Housing tenants to a variety of services, including Homebuyer Education. In the past year, participants in the FSS program increased by 17%. GHURA will continue to assess its outreach efforts and will promote resident participation.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

**Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Guam Homeless Coalition (GHC) and GHURA, as the collaborative applicant of the local Continuum of Care (CoC) completed Phase 2 of FY2017 CoC Program Registration and a CoC budget review that was allocated and approved by HUD. This process is a component of the FY 2017 Competition for Funding of homeless programs. The GHC is constantly working to improve its homeless programs by making them more effective and finding ways to serve more people with limited resources.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

This past funding cycle, Guam experienced a 17% reduction in funding. Guam lost two homeless assistance programs – 1) Oasis Empowerment Center, a transitional housing program for homeless women recovering from substance abuse and 2) CARIDAD Supportive Services Program, a program providing support services to homeless individuals living in the CARIDAD permanent housing program. A third project, the Y Jahame Permanent Supportive Housing Program, experienced a 41% cut in funding.

Guam was awarded a Planning Grant to provide administrative and planning costs to administer the CoC programs. The Guam Homeless Coalition's focus this year is the possible reallocation of funds that continue to be deobligated or unexpended by projects, as well as projects that continue to underperform. Guam will focus its planning on a performance-based selection criteria which will assess the following:

- The length of time individuals and families remain homeless
- The extent to which individuals and families who leave homelessness experience additional spells of homelessness
  - The thoroughness of grantees in reaching homeless individuals and families
  - Overall reduction in the number of homeless individuals and families
  - Jobs and income growth for homeless individuals and families who become homeless
  - Successful placement from street outreach
  - Successful housing placement to or retention in a permanent housing destination

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Guam continues to reach out to homeless persons via the annual Point In Time (PIT) count where teams of 30 or more scatter throughout the island. These teams identify where homeless persons are known to congregate to gather information and provide information on available services through the

Community Resource booklet. Guam also participates in the Annual Passport to Services event where Guam Homeless Coalition member organizations and other related community service providers, businesses, and other entities gather to provide direct services such as immunizations and haircuts and information on housing and other related services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Homeless persons are assisted with permanent housing through a variety of programs on island. The Emergency Solutions Grant (ESG) allows for homeless persons to be quickly re-housed by providing security and utility deposits and up to 24 months of rental and utility assistance while providing case management services. Additionally, persons who are at-risk for becoming homeless are also provided financial assistance and case management services to prevent the incidence of homelessness. All persons receiving ESG assistance must follow a Service Plan that will lead to the stabilization of their housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Under HUD's regulatory requirements, persons who have exited from institutional settings are not eligible for CoC-funded housing programs or services if they have resided in these institutional settings for more than 90 days. Therefore, the Guam Behavioral Health and Wellness Center, the Department of Corrections (DOC), Guam Memorial Hospital Authority (GMHA), the Dept. of Public Health and Social Services, and the Department of Youth Affairs (DYA) are responsible for coordinating and identifying permanent housing according to their department's Discharge Policy.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Barriers to affordable housing persists for low-and-moderate income households. Chief among the barriers to affordable housing is the growing labor shortage in Guam’s construction industry. Guam’s construction industry has traditionally relied on foreign labor for skilled and semi-skilled tradesmen. In 2016, a shift in the processing of visas for temporary alien workers under the H-2B visa program has resulted in the reduction of approved visas, leading to a dire labor shortage of construction workers for Guam. In the past year, contractors face extreme difficulty in hiring qualified workers for their construction projects.

While labor is mostly imported, so too are construction materials. A port tariff increase of 7% was enacted in 2017 for all shipping containers entering Guam, further driving up the cost of construction.

Another barrier is the high cost of utilities. In 2017, two rate increases for residential power bills have been proposed, and a rate increase for water has been approved for FY2018. The water rate increase would mark the 14th such increase for water utilities since 2004.

In a recent housing affordability survey that compares median house prices and median incomes, Guam ranked in the “severely unaffordable” category. The 2016 median price for a single family dwelling reflects a 10% increase from \$220,000 in 2015 to \$242,000 in 2016.

Despite these impediments, Guam continues to work to reduce the barriers to affordable housing through the management of several programs aimed to assist individuals acquire and maintain affordable housing. The Family Self-Sufficiency program equips individuals with homebuyer education and provides a means to accumulate funds for future home purchase. The HOME program’s tenant based rental assistance program targets low-income households with rental and other household assistance. Moreover, Guam collaborates with community organizations to ensure access to housing information is disseminated in a meaningful way. One such example was the promotion of GHURA’s first-ever online lottery system for Section 8 in languages other than English. Informational outreaches were made accessible in the Pohnpeian and Chuukese languages, including 4 Chuukese dialects. GHURA’s housing lottery website was also made available in Chuukese.

Another strategy to increasing access to affordable housing is strengthening fair housing practices. Guam is in process of conducting a follow-up study to the 2011 Analysis of Impediments to Fair Housing Choice. The study will provide an update on the previous barriers identified that include: 1) Difficulty Enforcing Fair Housing (FH) Laws Due to Guam’s Landlord and Tenant Code; 2) Guam’s Fair Housing Law Not Substantially Equivalent to Federal Fair Housing Law; 3) The Lack of a Fair Housing Enforcement Organization on Guam; 4) The Public’s Lack of Understanding the Complaints System; and 5) Difficulty

Understanding Fair Housing Laws, Rights and Resources.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Barriers to affordable, available and sustainable housing affect all sectors of Guam's community. The aging infrastructure system serves as a major obstacle to development.

System development charges (SDCs) implemented by the Guam Waterworks Authority are intended to generate revenues to be used to address the need to improve existing infrastructure. However, the same SDCs have resulted in increased costs to all development efforts, including affordable housing. Legislative and administrative efforts continue to be made to mitigate the financial impact on affordable housing.

Guam's lack of additional infrastructure systems capacity impedes the ability to service large tract areas owned and administered by Guam's government housing trust organization, the Chamorro Land Trust Commission (CLTC), for areas intended for housing development. Guam continues to explore opportunities to improve these areas including participation in the USDA Rural Development (RD) Substantially Underserved Trust Areas (SUTA) program and other financing opportunities. SUTA implementation is part of the USDA's long-term strategy to assist eligible tribal communities to meet their utility infrastructure needs and improve economic development of historically underserved areas.

The island anticipates a slow but eventual increase in home loan interest rates. Increased interest rates negatively impact borrowers by reducing buying power. The Qualifying Certificate Program created under Public Law 8-80 and amended under PL 20-178 and PL 22-159, is administered by the Guam Economic Development Authority. Guam's Qualifying Certificate (QC) Program could affect developer decisions to construct large-scale development of affordable housing. The local government is reviewing the programmatic benefit of the QC program and its impact on government revenue. The QC program, administered by the Guam Economic Development Authority, provides local tax breaks to qualified entities. In general, the program promotes business growth for new entries or growing sectors of Guam's market. Guam continues to monitor proposed actions relative to the QC program for their potential impacts on affordable housing development and employment.

Guam continues to award tax credits in support of the development of affordable housing. In 2016, GHURA awarded Low-Income Housing Tax Credits to support the development of 106 units. LIHTC, however, is not an option for individual homebuyers or builders.

**Discussion:**



The ongoing absence of reliable island-wide public transportation continues to impede the development of housing and communities in Guam. The Guam Regional Transit Authority (GRTA), Guam's sole public transportation service, lacks funding to provide increased bus routes and expanded hours of operation. Most affected is the development in southern Guam. Given that opportunity areas are generally concentrated in central and northern Guam, working families of modest income are electing to live closer to the workplace. Sustained increases in the cost of fuel, travel time, medical issues, and proximity to services frequently play a role in determining where to build or buy.

Guam is exploring other programs to address housing needs, including developing a Community Housing Trust program and promoting USDA's Mutual Self-Help Housing Technical Assistance Grants.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Guam remains committed to meeting the needs of affordable housing, non-housing community development, the special needs of non-homeless populations, and non-housing community development. Guam also works alongside community partners that are dedicated to ending homelessness.

### **Actions planned to address obstacles to meeting underserved needs**

This Action Plan year, Guam plans to address obstacles to meeting underserved needs by addressing the following needs through the identified projects:

1. Improve sports and recreational facilities that serve low-and-moderate income populations.
2. Acquisition of property to support nutritional programs for low-and-moderate income populations.
3. Support organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations.
4. Support organizations that aim to reduce and homelessness.

### **Actions planned to foster and maintain affordable housing**

This Action Plan year, Guam plans to foster and maintain affordable housing by:

1. Administering Public Housing and Housing Choice Voucher/Section 8 programs
2. Administering the Low Income Housing Tax Credit (LIHTC) program to construct affordable rental units
3. Administering the Continuum of Care's Housing First Rental Assistance program, Empowered Together, Forrester's Refuge, and Guma Hinemlo programs
4. Administering the Renaissance Rental affordable housing programs
5. Administering the Renewal Homes Program for Homebuyers
6. Administering the Homeowner Rehabilitation Loan Program

Guam will address the following Decent Housing Priorities as defined in the Five-Year Consolidated Plan (2015 – 2019):

1. Acquire, construct, rehabilitate, or convert structures for use as housing for special needs populations and low and moderate-income populations

2. Finance the acquisition, rehabilitation, construction, or conversion of structures for use as affordable rental housing or for eligible homebuyers
3. Support financing programs that sustain the stock of affordable housing

### **Actions planned to reduce lead-based paint hazards**

This Action Plan year, Guam plans to reduce lead-based paint hazard by:

1. Conducting regular Housing Quality Standard (HQS) and Uniform Physical Condition Standards (UPSC) for Guam's HUD assisted units.
2. Continue to administer the Homeowner Rehabilitation Loan Program that identifies the needs of low-income homeowners whose homes are constructed prior to 1980 that may require lead-based paint testing and mitigation.
3. Continue to inform families with children 5 years and younger of the hazards of lead-based paint poisoning.

Guam continues to ensure compliance with Federal and Local statues concerning lead based paint. Guam contractors are required to comply with 40 CFR Part 745. The federal law requires contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 to be certified and to follow specific work practices to prevent lead contamination. Guam continues to address the dangers of lead-based paint in existing and future housing by facilitating the availability of information to homeowners and homebuyers of all income levels. Guam ensures that procedures are implemented to provide information to families and individuals on the dangers of lead-based paint before they commence the search for rental housing. GHURA maintains an allocation of approximately 2,500 housing vouchers under the Housing Choice Voucher Program (HCVP). New HCVP tenants attend an initial briefing as part of their entrance into the program. Participants are instructed on the hazards of lead-based paint and provided HUD-approved materials on the subject. HCVP building inspectors conduct lead-based paint inspections to ensure safety compliance prior to permitting occupancy for any individual or family participating in the program. An equivalent process is maintained for the 750 units of Public Housing (PH) administered by GHURA. PH administration is mandated to comply with all federal laws regarding the operation and upkeep of units receiving federal funds. The Housing First Voucher Program (HFVP) and Aftercare Housing Program (AHP) are tenant-based voucher programs for individuals with disabilities in need of rental housing assistance. The HFVP and AHP mirrors the compliance monitoring activities of the HCVP to ensure safety against the hazards of lead-based paint of its program participant voucher recipients.

Additionally, participants in the Family Support Services receive information on lead-based paint, its hazards, and testing and mitigation procedures. The information is available through programs offered by the FSS's monthly "Renters 101" workshops, informational dialogue, and data and reading material on the topic.

### **Actions planned to reduce the number of poverty-level families**

Guam plans to reduce the number of poverty-level families by:

1. Supporting organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low income individuals, and special needs populations
2. Supporting organizations that aim to reduce and end homelessness

### **Actions planned to develop institutional structure**

Guam continues to be committed to enhancing and improving the institutional structure supporting the administration of Guam's Annual Action Plan. Routine review and assessment of policies, practices and management of CPD funded sub-recipients and grantees are performed to strengthen the processes and infrastructure utilized to administer and execute the activities of the ConPlan through each Annual Action Plan year. In the coming year, primary areas for institutional strengthening will include:

- The CPD Fiscal section will continue its efforts to improve its financial management system to meet the current and future demands in administering federal funds. CPD Fiscal will improve on its financial responsibilities in providing key reports to Planners for the management and oversight of sub-recipient activities and construction projects. Refinement of key reports will improve on assessment of sub-recipient performance to positively impact management's ability to administer CPD and other funds effectively.
- CPD Fiscal section will continue to assess its internal controls and revise its policies and streamline its accounting processes.
- Staff will attend trainings and seminars to keep informed about new standards, regulations, and other reporting requirements relevant to effective fiscal and programmatic administration of federal funds.
- Planning staff and accounting staff will explore ways to improve the reporting of activities in HUD's IDIS (Integrated Disbursement and Information System) reporting system. Staff will continue to improve on the timely closeout of completed activities in the IDIS reporting system.
- Planning staff will avail themselves of opportunities to improve grant management skills through the use of online or attendance at trainings, seminars, conferences, meetings, etcetera. Planning staff will continue their efforts to improve their skills in project management, strategic management, grant administration, performance monitoring, self-assessment, records management, pre-award assessment, and the review of best practices in risk management.
- Sub-recipients and project sponsors will be afforded technical assistance and training in administering activities and projects funded by the various CPD grants. Planning and Fiscal staff will conduct workshops, individual or organizational meetings and trainings, (as necessary) to afford sub-recipient and project sponsors the greatest assistance practicable.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Guam employs several strategies intended to increase connections between public housing, private housing and social service agencies.

Guam collaborates with nonprofit organizations and social service providers to bridge language and cultural gaps to affordable and fair housing utilizing translated materials and interpreters. In 2017, Guam first published a parallel website, in a language other than English, to promote the housing lottery program. Social service agencies promoted the web link to its qualified clients.

Guam will also participate in a newly formed, broad-based housing task force that includes private-sector representatives with the aim of increasing the affordable housing inventory.

Guam staff will continue its participation in the Guam Homeless Coalition, an island-wide effort to end homelessness. Guam will also continue to coordinate and participate in housing symposiums and other community outreach efforts.

**Discussion:**

Guam has also taken actions to address the households who are victims of criminal domestic violence, dating violence, sexual assault and stalking.

Guam Housing and Urban Renewal Authority acts in accordance with the Violence Against Women Act of 2013 (VAWA) to extend the rights and protections VAWA affords to qualified tenants and members of their households who are victims of criminal domestic violence, dating violence, sexual assault and stalking. Guam provides notification of the provisions of VAWA to all housing participants and to property owners with active Housing Choice Voucher tenants.

The Housing Authority is proposing to amend its policies to adopt an Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking. This plan is based on HUD's model emergency transfer plan. The plan includes provisions for the identification of eligible tenants for an emergency transfer; documentation for a request for emergency transfer; confidentiality protections; procedures on how an emergency transfer may occur; and guidance to tenants on safety and security. The proposed plan is in full compliance with VAWA provisions.

Detailed information regarding current VAWA policies is published on the housing agency website.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Guam continues to seek opportunities to maximize the funds received every year from the U.S. Dept. of Housing and Urban Development. Projects are selected based on funding availability and those with the most impact to the community. General administrative and planning activities are essential to ensuring all activities provided through the use of CPD funds are eligible under each program regulations. Guam will not participate in the Housing Trust Fund this Program Year.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	81.65%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Guam does not intend to utilize other forms of investment. This action plan year, funds are being utilized to provide eligible activities identified in Section 92.205. The program proposed will serve eligible and qualified homeowners to rehabilitate nonluxury housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Resale provisions for the Homebuyer New Construction program activities will be documented and recorded against each property sold to an eligible low/mod homebuyer through the recordation of a Deed Restriction and the execution of a property specific HOME Agreement with each homebuyer. In accordance with 24 CFR 92.254, the homebuyer will acknowledge and agree that, if sale of the property occurs before the end of the affordability period, that the home will be sold to another HOME eligible homebuyer at an affordable price. Under this provision, the affordable price will be stated to reflect that no more than 33% of the buyer's annual income be used for housing. The property shall only be used to provide affordable housing to a First Time Homebuyer who is a low to moderate income person, which is a person or a family that has a total Annual Gross Income that does not exceed eighty percent (80%) of the area's median income adjusted for family size as published by the U.S. Department of Housing and Urban Development (HUD), who occupies the Property as their principal residence. The original HOME assisted owner will be provided a fair return on investment. The investment is defined as the homeowner's original investment (i.e. down payment) plus any capital improvements, less the amount of deferred maintenance that does not meet HUD UPCS (Uniform Physical Condition Standards). The fair return on investment is the total of (1) homeowner's investment at time of sale (2) homeowner's investment multiplied by the percentage change in the Guam CPI from date of original purchase to date of sale.



3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Affordability will be substantiated and the duration for affordability compliance enforced via resale provisions to be recorded against each of the properties sold under the Homebuyer New Construction program. The documentation method includes the recordation of a Deed Restriction and the executed of a property specific HOME Agreement with each homebuyer. Resale guidelines included in this document will dictate that, as set forth in 24 CFR §92.254(a)(4), the homebuyer shall agree to occupy the property as his/her principal residence for the affordability period imposed as apply to the resale provisions of the transaction.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Guam does not intend to use HOME funds to refinance existing debt of any kind.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Guam has adopted a Standard Operating Procedures (SOP) for providing services through the Emergency Solutions Grant. The Salvation Army who has been the recipient of ESG funds since the inception of the program has utilized this SOP as guidance for outlining the intake assessment process, determining eligibility for services, identifying the types of services available, and program requirements for duration of assistance provided.

Guam's SOP for the ESG program is attached as Exhibit C.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Guam has successfully established a Coordinated Entry System Policy and Procedures. The purpose of establishing a Coordinated Entry process is to highlight the importance of making the process easy for homeless persons to access services, assess their needs, and prioritize their housing and service needs. The Coordinated Entry System Policy and Procedures is developed for all local CoC programs and the Emergency Solutions Grant (ESG) Rapid Re-Housing to be participants of this process and to adhere to the coordinated entry system set in place. CoC and ESG programs must utilize the Vulnerability Index (VI), the Service Prioritization Decision Assistance Tool (SPDAT), Version 2, to determine the level of chronic status as well as the medical vulnerability faced by

homeless individuals and families. It also serves as an intake and case management tool. This standardized tool will identify the severity of needs rather than determining prioritization of housing and services by a specific diagnosis or disability type. Households assessed with the greatest of needs are prioritized for any type of housing and homeless assistance available in the CoC, including transitional housing, permanent supportive housing, rapid re-housing, and other services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Existing service providers and other interested entities, members of the Guam Homeless Coalition, and the wider non-profit community were informed on the ESG and its availability to Guam to address the needs of Homelessness Prevention and Rapid Re-Housing within our community.

Selection of applicants for funding was made based on the following:

- The applicant's history of providing effective supportive services to the homeless, and of successfully operating performance based grant-funded programs.
  - The applicant's effective coordination with organizations with the local continuum of care, to address identified gaps in services for the homeless and improve outcomes for participants.
  - The applicant's ability to move street or unsheltered homeless participants or shelter residents to permanent housing, and/or prevent homelessness for families and individuals who are at risk of homelessness.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Grantee is a State and, therefore, not subject to 576.405(a). However, under Guam's Continuum of Care, the Guam Homeless Coalition, a formerly homeless person serves on the Board. As an active member, this individual participates in policy and funding decisions. CoC-funded programs are also required to establish a homeless or formerly homeless participant in the policy and funding decisions as it pertains to the CoC-funded homeless program. These programs are monitored for compliance.

5. Describe performance standards for evaluating ESG.

GHURA has consulted and will continue to confer with the Guam Homeless Coalition regarding the performance standards for activities funded under ESG by discussing how best the HMIS system and how GHURA and the GHC can produce uniform reports for all prime recipients and provide detailed and improved reports for the ESG program. The consistency with the consolidated plan, Annual Progress Report, Annual Action Plan and CAPER, will be used as a guide for which performance

standards will be recorded, tracked and produced in monthly or quarterly reports. General performance standards such as the unduplicated number of persons or households prevented from becoming homeless, the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing, race, ethnicity, age, amount spent per sub-recipient and their timeliness of expenditure will be reported by HMIS and GHURA. Further assessments such as what worked using HUD funds, the most pressing needs for clients, barriers to housing, the connection of other mainstream resources and outcomes of families and individuals upon completion of a program will be reported.

Further, Guam has implemented its Coordinated Entry System (CES). The CES will assist the CoC in determining the ESG and CoC's effectiveness in addressing the waitlist for homeless who are seeking housing. Guam utilizes the ESG to assist homeless families who may not qualify for any of the CoC-funded programs. One of the conditions of CoC-funded programs is the requirement for a head of household to have a disability. Persons fleeing domestic violence, however, are exempt from the disability requirement. Under the ESG program, homeless persons do not have to meet any disability requirements. However, households who are assisted must show reasonable efforts to maintain their housing after their assistance has ended.

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

Guam will not participate in the Housing Trust Fund this Program Year.

b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

**Discussion:**

Guam applied for CoC funds for Rapid Re-Housing programs during last year's CoC competition. However, the project was not awarded. Guam is currently in the FY2016 competition cycle for CoC funds. New projects are being proposed for both permanent supportive housing and rapid re-housing services. The CoC continues to conduct regular outreaches to assess the severity needs of the individuals and families living on the streets and place families in the CES for housing. The CES and PIT count will assist the CoC in determining the severity needs of the homeless living on the streets and will help in determining the kind of programs that are needed.