



GHURA

Guam Housing and Urban Renewal Authority

Aturidat Ginima' Yan Rinueban Siudat Guahan

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GHURA will make necessary arrangements for persons with disabilities. If you should require any special accommodations, please contact the Section 504 Coordinator at 475-1322 or 472-3701 (TTY/TDD).

Eddie B. Calvo
Governor

Ray Tenorio
Lieutenant Governor

NOTICE FOR PUBLIC COMMENT

Substantial Amendment to the Annual Action Plan Program Years 2012 & 2014 and the Five-Year Consolidated Plan (2015 – 2019) & Annual Action Plan Program Year 2015

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability for public review and comment, the Substantial Amendment to the Annual Action Plan Program Year 2012 for the Change of Use of Real Property, the Substantial Amendment to the Annual Action Plan Program Year 2014, and the Substantial Amendment to the Five-Year Consolidated Plan (2015 – 2019) & Annual Action Plan Program Year 2015.

Guam is seeking the public's comment to amend the Plans and to reprogram HOME Investment Partnerships Program and Community Development Block Grant (CDBG) funds. Guam's Citizen Participation Plan has triggered the need for a substantial amendment. Below is the proposed change of use of real property and the proposed use of funds:

Project ID#	Project Location	Project Title	Approved Use	Proposed Change of Use
B-12-08	Lot 10114-NEW-3-R1, Dededo	Staff Housing Rental Rehabilitation	Five units were rehabilitated for use as affordable rental housing for eligible and qualified low and moderate income individuals or families.	Five units will be used as an emergency shelter to provide temporary housing for five homeless families.

Project ID#	Project Title	Amount Available to Reprogram
FROM:		
B-12-09	Renovation of Historic Inalahan Heritage Tour	\$60,996.51
B-13-02	Upgrade of the Richard DeGracia Naputi Sports Field	\$480.11
B-13-10	Rehabilitation of the Santa Rita Community Recreational Facility	\$36,572.68
B-14-03	Rehabilitation of the Sinajana Community Recreational Facility	\$675.21
B-14-04	Rehabilitation of the Astumbo Gardens Community Recreational Facility	\$600.42
B-14-05	Rehabilitation of the Agafa Gumas Community Recreational Facility	\$675.07
M-10-03	New Homebuyer Construction – Machanao & Machananao	\$68,563.72
M-11-01	Homeowner Rehabilitation Loan Program	\$267,127.00
M-12-03	Acquisition and Rehabilitation	\$302,571.37
M-13-01	Building Homes, Hope and Guam	\$90,042.00
M-13-02	Acquisition and Rehabilitation	\$271,695.91
	Total:	\$1,100,000.00
TO:		
TBD	Demolition of the Agat Fire Station	\$100,000.00
M-14-03	Renaissance Rental Dededo New Construction	\$1,000,000.00
	Total:	\$1,100,000.00

The public is invited to provide oral or written comments on the proposed substantial amendment. A public hearing will be held on Tuesday, March 8, 2016 at 10 a.m. at GHURA's Main Office located at 117 Bien Venida Avenue, Sinajana, Guam 96910. Written comments should be submitted no later than Monday, March 28, 2016 at 5p.m.

For further information, please contact Ms. Katherine E. Taitano, GHURA Chief Planner, at 475-1322 or via email at Katherine@ghura.org.

/s/ MICHAEL J. DUENAS
Executive Director

This advertisement is paid with HUD CPD Funds.



Guam Annual Action Plan Program Year 2014 Substantial Amendment

October 1, 2014 – September 30, 2015

For use of U.S. Dept. of Housing and Urban
Development Community Planning and
Development Funds:

Community Development Block Grant
HOME Investment Partnerships Program
Emergency Solutions Grant

& Continuum of Care Program Grant Funds

Amended:
2-26-2016

Notice of Substantial Amendment – 02/26/2016

Guam is requesting to utilize \$1,000,000 of HOME funds to fund the *Renaissance Rental Dededo New Construction* project. During the PY2014 Annual Action Plan, Guam proposed to utilize CDBG funds to rehabilitate four (4) existing staff housing units in Dededo and place back into service as affordable rental housing. However, given the age of the structures and upkeep costs to address structural costs that have risen from prior staff housing units that have been rehabilitated, Guam found it feasible to use CPD funds to demolish the existing structures and maximize the property by adding an additional two (2) units for a total of six (6) affordable rental units constructed. Under the Community Development Block Grant (CDBG) program, funds cannot be used for the new construction of housing. For these reasons, Guam is utilizing HOME funds for this project. Further, the new construction of these affordable rental units will fulfill the one-for-one replacement requirement resulting from the conversion of five (5) staff housing units in Dededo that were rehabilitated with CDBG funds and currently being utilized as emergency shelters to house 5 homeless families for up to 6 months. Guam is also seeking the public's comments for the change of use of the 5 affordable rental units to now serve as emergency shelters, or public facility. For further information, the community can view the Substantial Amendment to Annual Action Plan Program Year 2012 which is also available for comment beginning February 26, 2016.

Executive Summary

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

1. Introduction

The Government of Guam continues to be the designated recipient of the U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development grant funds for the Territory of Guam. As Chief Officer of the Government of Guam, the Governor 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 report documents Guam's proposed use of the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds for the Program Year 2014. Program Year (PY) 2014 equates to Fiscal Year 2015 (October 1, 2014 - September 30, 2015) to address priority needs and goals of the community for housing, services, and community facilities serving low and moderate income populations. These priority needs and goals are documented in Guam's approved 5-year plan, the Consolidated Plan PY2010-2014 (the ConPlan). Guam will pursue in the course of addressing identified needs within the community, to

address decent housing, sustainable communities, and economic development. PY14 represents the last year of the current ConPlan.

Guam receives three entitlement grants and one competitive grants. Guam is an annual recipient of entitlement funds and is eligible to compete nationally for use of the competitive grant funds. Entitlement grants include the Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), and Emergency Solutions Grant (ESG). Competitive grant include the Continuum of Care Program.

Past performance is evaluated by a performance measurement system that gauges the goals, objectives, outputs and outcomes. The Community Planning Development (CPD) program is substantially on schedule in achieving its stated goals and objectives. 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 and input into HUD's IDIS system.

This PY, Guam proposes to use CDBG funds to rehabilitate three community recreational facilities; address the health and safety of five disability accessible elderly rental units; remove architectural barriers to accessibility; ~~rehabilitate four former staff housing units and place back into the market as affordable rental~~; fund public service activities that will benefit low/moderate income families; fund public service activities that will benefit homeless and low/moderate income individuals recovering from substance abuse; fund the operations of an organization to provide homeless prevention and rapid re-housing services to persons experiencing homeless or at-risk of becoming homeless; and fund Guam's homeless database system to meet match requirements for its Continuum of Care grant.

HOME funds are proposed for the acquisition or acquisition and rehabilitation of four single-family units to make them available for sale to low and moderate income qualified and eligible homebuyers.

Guam is proposing to utilize HOME funds in the amount of \$934,566.72 that are available to commit and \$65,433.28 from the PY2014 Acquisition and Rehabilitation project to fund the Renaissance Rental Dededo New Construction. Guam initially proposed to use CDBG funds to rehabilitate four (4) existing staff housing units and place them back into service as affordable rental housing. However, given the age of the structures and upkeep costs to address structural costs that have risen from prior staff housing units rehabilitated, Guam found it feasible to use CPD funds to demolish the existing structures and maximize the property by adding an additional two (2) units with a total of 6 affordable rental units constructed.



ESG funds are proposed to continue providing financial assistance to persons experiencing homelessness or are most at-risk of becoming homeless with a primary focus on rapid re-housing.

This Plan also includes a Section 108 Loan Guarantee for the development of the North Gate Commercial Center which entails the creation of approximately 255 full-time jobs proposed to be held by persons coming from low/moderate income households.

Guam continues to identify projects that will greatly contribute to the welfare of individuals and families in the community.

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.

This Program Year Guam will utilize CPD funds to rehabilitate several community recreational facilities, address accessibility issues in a community facility, address the health and safety issues of disability accessible elderly dwelling units, acquire or acquire and rehabilitate homes for sale as affordable homeownership, rehabilitate abandoned staff housing units and make available as affordable rental, and fund program services that assist homeless and low-income individuals and families with housing, substance abuse treatment, and education and literacy skills. The projects all fall in-line with the goals and objectives of the ConPlan.

3. Evaluation of past performance

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

Guam is currently in its fourth year of the Consolidated Plan. This Annual Action Plan Year 2014 will mark the last year Guam will address the goals and objectives identified in its ConPlan. Thus far, Guam has made significant progress to address the various needs of low-and moderate-income persons. GHURA continues to evaluate its performance by analyzing its ability to expend funds in a timely manner. Last Program Year, Guam was able to meet the CDBG regulation that requires insular grantees to be at a 2.0 CDBG timeliness ratio 60 days prior to the end of their program year. Guam was at a timeliness ratio of 1.21 for Program Year 2012.

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 Community Development Block Grant (CDBG), HOME Investment Partnerships Grant (HOME), and Emergency Solutions Grant (ESG) money. Guam's Citizen Participation Plan is made available to the public. Additionally, 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.

This Action Plan year started with the announcement of available CPD funds which was announced to the public on January 13, 2014. Interested agencies were given until March 14, 2014 to submit their proposal for the use of CDBG, HOME, or ESG funds. Following the submission of applications, GHURA's Research, Planning and Evaluation Division evaluated or ranked each project application. Projects were ultimately selected based on the eligible use of funds and on the overall impact to the island's low/moderate income community. The proposed use of CPD funds were identified in this Plan which was made available to the public for review and comment on June 2, 2014. The Action Plan was revised to include the Section 108 Pre-Application for the development of the North Gate Commercial Center. Additionally, the agency included the reprogramming of CDBG funds to renovate a basketball court in the village of Santa Rita. The incorporation of these two projects prompted the extension of the public comment period to August 4, 2014. The details of the public's response are detailed below.

The Substantial Amendment for the reprogramming of HOME funds to fund the *Renaissance Rental Dededo New Construction* will be available for the public to review and make comment beginning February 26, 2016. The deadline to provide comment will end on March 28, 2016 at 5pm. A public hearing will be held on March 8, 2016 at the GHURA Main Office at 10am.



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.

The Action Plan was made available to the public for review from June 2 to August 4, 2014. During that time, GHURA received five (5) written comments and three oral comments received during the public hearing. All comments received were in support of the proposed use of funds. Four of the written comments received are from Directors of the relevant organizations receiving CPD funds this Plan year. One written comment comes from the island's mental health agency to support the ongoing services for substance abuse. Additionally, the agencies/organizations in attendance of the public hearing were to support their programs which were also funded this Plan year.

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

All written and oral comments received were accepted. Guam did not receive any comments or views that disapproved the proposed use of funds.

7. Summary

Guam had several setbacks with the publication of the advertisements of the proposed use of funds. Because of the revised plan, the agency revised its ad to reflect the additional projects and the change in dates of comment deadline and the public hearing. Several emails were sent to partners to include the organizations/agencies funded to advise of the change in dates and revised plan. Additional attempts were made to inform the community of the incorrect publication of the ad as the newspaper vendor printing the ad had run incorrect ads. Additionally, Guam had two storms that caused the shutdown of businesses, organizations, GovGuam agencies, etc.. Such disruption had again prompted the reminder emails of the public comment deadline.

GHURA continues to review its process of informing the public of relevant activities to the use of CPD funds. The agency will review its processes and improve where needed and apply to the development of the coming 5-Year Consolidated Plan.

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)

The Government of Guam continues to be the designated recipient of the Department of Housing and Urban Development (HUD) Community Planning and Development grant funds for the Territory of Guam. As Chief Officer of the Government of Guam, the Governor 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. GHURA is responsible for the submission of several plans and reports that outline the use and accomplishments of CPD funds. Additionally, GHURA is the agency responsible for administering HUD's Continuum of Care Program grant funds which are utilized to provide housing and services to persons who are homeless or at-risk for homelessness.

Consolidated Plan Public Contact Information

The ConPlan is also available at GHURA's main office in Sinajana or the CPD office in Hagatna. GHURA Main Office: 117 Bien Venida Avenue, Sinajana, Guam 96910 GHURA CPD Office: 414 West Soledad Blvd., GCIC Building, Suite 306, Hagatna, Guam 96910 For more information, individuals may contact Katherine E. Taitano, GHURA's Chief Planner at (671) 475-1322 or via email at katherine@ghura.org.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

GHURA's mission is to promote the health, safety and welfare of Guam's people. One of the ways the agency supports this mission is by the planning of new community development initiatives through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common tasks of community improvement.

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))

One of the ways GHURA enhances coordination between public and assisted housing providers and private and governmental health, mental health and service agencies is by providing oversight over Guam's Continuum of Care (CoC), the Guam Homeless Coalition (GHC). The CoC comprises of a variety of government agencies, non-profit organizations and the private sector that work together to respond to the needs of homeless youth, families, and single adults. These needs consist of health and mental health, employment, independent life skills, and childcare. Monthly membership meetings are conducted to keep the coalition and the public updated on ongoing projects and other solution-oriented programs and services on island. Additionally, the CoC conduct two main events each year, namely the Point In Time Count and the Passport to Services outreach event. These events rely heavily on partners of the coalition and private sector businesses to come together to reach out to the homeless and provide assistance. GHURA's Executive Director also partakes in monthly meetings with other Government of Guam Directors to identify services available and potential solutions to address the various needs of the island's homeless to include housing. GHURA also administers the Family Self Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS). The FSS and ROSS Coordinators work closely with families under the Housing Choice Voucher Program and the Public Housing Program to increase the earned income and reduce their dependency on welfare assistance and rental subsidies. FSS and ROSS Coordinators build partnerships with employers and service providers in the community to help the families they work with obtain job and services.

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 continues to administer CoC funds on behalf of the Government of Guam. As administrator of CoC funds, GHURA ultimately serves as the Collaborative Applicant which affords the agency the responsibility of submitting the CoC Program Grant application which funds 10 homeless programs on island. These programs consist of eight (8) permanent supportive housing programs and the island's only homeless data collection system. GHURA and the CoC continue to review program performance relying

on yearly onsite monitoring visits and monthly desk reviews, as well as various HUD reports to include the Annual Performance Report and other HMIS related reports. Such reports are utilized to rate and rank each CoC-funded program during the grant renewal process.

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

GHURA continues to coordinate with the Guam Homeless Coalition (GHC) and mainstream service providers to ensure that ESG's enhanced homelessness prevention and rapid re-housing activities are part of an integrated, island wide strategy to ending homelessness and improving housing and stability outcomes for families and individuals. The Guam Homeless Coalition (GHC) is a collaborative body of public and private organizations working to address the issues of homelessness in the community. There have been several discussions regarding the Continuum of Care funding priority for the ESG. To determine ESG funding priorities, the GHC reviewed data provided by the HMIS. Data reflected services provided through the PY2013 allocation to provide homeless prevention and rapid re-housing services. Data also provided were from Guam's most recent Point-in-Time Homeless Count and the Passport to Services. GHURA continues to consult with the CoC every year to determine how to allocate ESG funds. Guam continues to find the need to prioritize ESG funds for Rapid Re-Housing services due to providers and consumers indicating if it were not for programs such as the ESG or Homeless Prevention and Rapid Re-Housing Program, many individuals and families would have entered (or stayed longer) in the homeless system. The CoC suggested allocating a smaller portion for Homeless Prevention due to the following: 1) Other funds, such as FEMA's Emergency Food & Shelter Program, already target homeless prevention and 2) The inherent challenge in quantifying that prevention assistance is the determinant factor in preventing homelessness. At the local level, emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers are coordinated through the CoC that engage and coordinate amongst other entities to spend funds efficiently and provide effective services to the homeless on Guam.

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	Agency/Group/Organization	Guam Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	GHURA continues to coordinate 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 a CA, GHURA is ultimately 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 federal regulations are adhered to. 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 need 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	Agency/Group/Organization	GUAM
	Agency/Group/Organization Type	PHA Other government - Local

	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Guam Fire Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Health and Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In the past, CDBG funds have funded several fire stations on island. However, minus the HUD-approved 2010 Census data that identifies the percentage of low/moderate income households in a certain area, Guam could not proceed with funding projects that serve large areas such as the fire department or the police department. For this Plan, Guam funded smaller scale projects such as village recreational facilities that serve a smaller population size.
4	Agency/Group/Organization	Guam Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Health and Safety

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Guam has funded several police precincts with CDBG funds utilizing 2000 Census to verify areas that comprise of at least 51% low/moderate income households. However, the most recent 2010 Census did not break down the data to reflect the percent of low/moderate households by block or tract. Therefore, Guam could not utilize the Census and must conduct a survey of the area that the project is proposing to serve. Unfortunately, projects such as the Police Department and Fire Department serve several villages and would have been to difficult for GHURA to implement the survey requirement. Therefore, for this Plan, Guam funded smaller scale projects such as the village recreational facilities that serve a reasonable size that could be surveyed.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Guam does not exclude the participation of any agencies. Each action plan year allows for a variety of agencies to provide input as to the use of funds by promoting project ideas that fall in line with Guam's ConPlan priorities and goals.

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 (ConPlan) PY2010-2014 identifies several goals that support the goals of the Continuum of Care's plan of ending homelessness. The ConPlan goals include: (1) Acquire, construct, rehabilitate, or convert structures for use as housing for special needs populations, (2) Construct or rehabilitate facilities to serve low-and moderate-income communities and special needs populations.: Emergency and Transitional Shelters, (3) Operational support of facilities providing residential substance abuse treatment and recovery programs, (4) Support the work of organizations providing assistance to very-low and low-income individuals, and special needs populations, and (5) Sustain access to suitable living environments serving special needs populations.

Table 3 – Other local / regional / federal planning efforts

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

Citizen Participation Plan Process Guam maintains a Citizen Participation Plan which contains the island's policies and procedures for public involvement in the Annual Action Plan (AAP) and Five-Year Strategic Plan (or Consolidated Plan) process and the use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. This plan is made available to the public. Guam's process for public involvement in the development of the Annual Action Plan includes several stages of action guided by law or regulation. 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 public places such as libraries or government offices. 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 at least 45 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. Grant Application Workshop Midway through the application process, GHURA conducted a Workshop for persons, organizations, and agencies interested in submitting applications to use HUD CPD funds in the Program Year 2014. Interested individuals and organizations attended the Workshop where the lead agency (GHURA) fielded both general and specific inquiries. Workshop attendees are afforded briefing presentations intended to familiarize participants with the basics of the CDBG, HOME, and ESG programs, and the criteria involved in the review and assessment of projects to be funded in the coming program year. Notice on the Use of Community Planning and Development (CPD) Funds for PY2014 At the completion of the grant application submission process, Guam publishes its proposed award selections for consideration by the general public. On three occasions a Notice to the Public: Use of HUD Community Planning and Development (CPD) Funds For the Fiscal Year 2015 (Program Year 2014) was published in the local Marianas Variety, a newspaper of general circulation, to announce the selection of projects to be funded by CDBG, HOME and ESG funds. These notices will be published June 2, 2014, June 20, 2014, and July 7, 2014. An information link was also uploaded to the GHURA website at www.ghura.org.

GHURA amended its Notice of Award ad to reflect the inclusion of the Section 108 Loan Guarantee program and the reprogramming of CDBG funds to rehabilitate the Santa Rita Community Recreational Facility. The public comment period was extended to end on August 4th with the public hearing rescheduled to July 15th.

Citizen Participation Outreach

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>The newspaper ad was published on June 2 2014, June 20, 2014, and July 21, 2014. The public initially had until July 17th to submit any written comments. However, because GHURA included the use of reprogrammed funds to fund the rehab of a village recreational facility and included a Section 108 Loan Guarantee project, the agency decided to extend the public comment period until August 4th. The public had between June 2 and August 4th to submit any comments. Since the publication of the newspaper, there have been five written comments received.</p> <p>Two non-profit organizations and one government agency attended the public hearing. Substantial Amendment: GHURA published three advertisements on January 26, February 10, and February 24, 2015. The advertisements advised the public on the purpose of the publications, the intent use of reprogrammed CDBG funds, the activities of which the funds came from, and the activities that are being proposed for its use. Additionally, the public was notified on the date, time, and location of the public hearing. The public was given from January 26 to February 26, 2015 to provide comment.</p>	<p>The Plan was made available to the public for review and comment between June 2 and August 4th. During the comment period, five written comments were received. Two non-profit and one government agency attended the public hearing. Substantial Amendment: No written comments were received during the comment period.</p>	<p>All comments received, both written and oral, were accepted.</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	Public Hearing	Non-targeted/broad community	<p>GHURA initially scheduled a public hearing for July 1, 2014 at 10:00a.m. However, because GHURA proposed the reprogramming of CDBG funds to fund a village project and incorporated a Section 108 Loan Guarantee program, the public comment period extended with a deadline of August 4th. The public hearing was rescheduled to July 22, 2014. The meeting took place at GHURA's CPD office conference room located in the GCIC building, Suite 306. Two non-profit and one government agency attended the public hearing. In total, five persons were present at the public hearing. The non-profit and government agency were all funded this Program Year and were therefore in attendance to support their project.</p> <p>Substantial Amendment: GHURA proposed to reprogram CDBG funds that affected two projects from two different Action Plan program years - 2013 and 2014. The public hearing was held on February 11, 2015 at GHURA's Main Office conference room located at 117 Bien Venida Avenue, Sinajana. The hearing covered both projects which are being proposed to receive additional CDBG funds. Representatives from both projects were in attendance. A representative from the Yigo Mayor's Office and the Talofofo Mayor's Office were in attendance. Two of GHURA's Research, Planning and Evaluation staff were also in attendance to conduct the hearing.</p>	<p>The two non-profit organizations in attendance were The Salvation Army (TSA) and Big Brothers Big Sisters of Guam (BBBSG). Executive Directors for both organizations were in attendance to support their projects and discuss their proposed services to the community. Big Brothers Big Sisters of Guam discussed their continued services to low-income families and youth on island who reside in some of Guam's underprivileged neighborhoods. Additionally, BBBSG will continue to work closely with GHURA's Public Housing AMP sites to identify families that will benefit from the program. BBBSG discussed services such as mentoring and other family and youth enrichment programs. TSA also discussed their continued work in the community and also supported the work being done to improve the village recreational facilities citing his village recreational facility in Toto to be heavily utilized by youth who not just reside in his village but who come from other villages as well.</p> <p>Substantial Amendment: Attendees of the public hearing provided oral comment which were in support of their project and the proposed use of additional CDBG funds which are being proposed for reprogramming from other activities. The Yigo Mayor requested clarification on the proposed scope of work which he felt did not include the clearing of the area. The Mayor was advised that the scope of work did indeed include debris clearing of the area.</p>	<p>All comments were accepted during this Action Plan and Substantial Amendment public comment period.</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)
3	Internet Outreach	Non-targeted/broad community	Upon publication of the Annual Action Plan, GHURA informs via email all its partners to include the entities funded of the availability of the Plan for public review and comment. The public is also informed that the Plan is made available on GHURA's website at www.ghura.org .	No comments were received via email. All comments received were written or accepted as oral comments during the public hearing.	All comments received were accepted.	www.ghura.org

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Guam received a 2% increase in Community Planning and Development funds this Program Year. Of the three funding sources received every year - Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), and the Emergency Solutions Grant (ESG), HOME funds received the most increase by about 5%. In total, Guam received \$4,029,304 in CPD funds. This Plan details the proposed use of these funds. All project selected are to benefit low/moderate income families and the overall community of Guam.

In addition to entitlement funds received from CPD, Guam applies competitively for homeless grant funds through the Continuum of Care Program. Funds received through this grant will benefit 9 programs currently providing services to the island's homeless population. Two of the programs have been consolidated and will thus be funded under their respective surviving grant. Total funds awarded to the island to help the homeless is \$1,338,114.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	3,025,967	0	120,000	3,145,967	0	CDBG funds will be used for public facilities and improvement activities, public service activities, and administration and planning. Substantial Amendment: CDBG funds from an ongoing project will be reprogrammed to supplement and ongoing construction project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	788,128	0	\$1,000,000	1,788,128	\$1,352,877.94	<u>2nd Substantial Amendment – Guam is reprogramming \$934,566.72 of HOME funds that are available to commit and is reprogramming \$65,433.28 from the PY2014 Acquisition and Rehabilitation project, IDIS#754. HOME funds will be used to demolish the four existing Dededo staff housing units and construct six new affordable housing units for low- and moderate-income households.</u>



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	215,209	0	0	215,209	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Housing Services TBRA Transitional housing Other	1,227,635	0	0	1,227,635	0	Continuum of Care (CoC) funds provide a variety of services to Guam's homeless population. Approximately 60% of the awarded programs provide housing with supportive services. Two programs provide approximately 33 tenant-based rental assistance vouchers to homeless and chronic homeless individuals. One program provides substance abuse treatment services through their transitional housing program. Lastly, two programs represent the Homeless Management Information System (HMIS) which allows for service providers, including non CoC funded programs, to track the services provided to the homeless an at-risk persons served.

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

GHURA continues to assess project applications to determine other sources of funding that will help leverage the proposed project. Federal, local, and private funds were all identified as resources to address the needs of the community. Federal resources are both obtained through active competition and entitlement allocations through the Community Development Block Grant, Continuum of Care Program Grant funds, the U.S. Veterans Administrations, and FEMA (Emergency Food and Shelter Program), U.S. Department of Justice, and the U.S. Department of Health and Human Services. Local funds come

from the Guam Behavioral Health & Wellness Center, Department of Public Health and Social Services, Guam Memorial Hospital, Department of Corrections and others. Partner organizations add to this list of funding resources as they secure and employ new funds after the beginning of the program year.

NGOs also contribute private funds to support their programs. Although limited, these resources are encouraged and are very important to the successful management of their programs. In some cases, parent organizations of the local entity also provide some funding for local operations and activities in support the populations they serve. Additionally, community organizations and clubs provide leverage by conducting activities such as the administration of a food pantry or soup kitchen.

In this Annual Action Plan, Guam proposes to allocate CDBG funds to meet the matching requirement of one Continuum of Care Program, the Homeless Management Information System (HMIS). The HMIS is tool utilized by the island's homeless service providers to improve the reporting and delivery of services to the homeless.

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

All projects funded under the CDBG Public Facilities and Improvement (PFI) are facilities that are located on Government owned land. The projects **Removal of Architectural Barriers to Accessibility, and Guma Trankilidat ADA & Section 504 Compliance are facilities currently being managed by GHURA,** and the **Rehabilitation of the Dededo Staff Housing Renaissance Rental Dededo New Construction project will add an additional six (6) affordable rental housing units which will be managed by GHURA.** are facilities managed by GHURA; the ***Rehabilitation of the Sinajana Community Recreational Facility*** is under the management of the Sinajana Mayor's Office; the ***Rehabilitation of the Agafa Guma Community Recreational Facility*** is under the management of the Yigo's Mayor's Office; the ***Rehabilitation of the Astumbo Community Recreational Facility*** is under the management of the Dededo Mayor's Office. The property identified for the ***Section 108 Loan Guarantee program*** is on Chamorro Land Trust properties. The Northern Market LLC, or project sponsor, will hold a long-term ground lease agreement with the Guam Ancestral Lands Commission for a term of 50 years with an option to extend another 40 years.



Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing and Supportive Services	2010	2014	Homeless Non-Homeless Special Needs		Homelessness Non-Homeless Special Needs	CDBG: \$125,147 ESG: \$199,109	Public service activities other than Low/Moderate Income Housing Benefit: 1896 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 26 Households Assisted Homelessness Prevention: 24 Persons Assisted
2	Sports and Recreational Facilities	2010	2014	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$1,378,820	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted
3	Increase Homebuyer Opportunities	2010	2014	Affordable Housing		Affordable Housing	HOME: \$669,909	Homeowner Housing Added: 4 Household Housing Unit
4	Sustain Affordable Housing	2010	2014	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: \$650,000	Rental units rehabilitated: 9 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Substance Abuse Treatment Services	2010	2014	Homeless Non-Homeless Special Needs		Homelessness Non-Homeless Special Needs	CDBG: \$177,326	Public service activities other than Low/Moderate Income Housing Benefit: 252 Persons Assisted
6	Community Learning and Resource Centers	2010	2014	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$150,000	Other: 1 Other
7	Job Creation	2010	2014	Non-Housing Community Development Job Creation		Non-Housing Community Development	CDBG: \$12,000,000	Jobs created/retained: 255 Jobs

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing and Supportive Services
	Goal Description	This goal reflects activities to services to homeless and non-homeless special needs populations. Housing and supportive services are reflective of programs that provide direct/indirect services to the identified population. Guam's Consolidated Plan has identified teh following goals for Program Year 2010 - 2014: Sustain access to suitable living environments serving low-and moderate-income populations and special needs populations, Support the work of organizations providng assistance to very-low and low-income individuals, and special needs populations.

2	Goal Name	Sports and Recreational Facilities
	Goal Description	Activities related to this goal include the development of facilities that contribute to the revitalization of neighborhoods and services to low-and moderate-income families. The construction of these centers will provide a decent, safe, and sanitary facility for the identified population to partake in activities and services that promote healthy lifestyles and education. Guam's Consolidated Plan has identified the following goals for Program Year 2010 - 2014: Make suitable living environments available and accessible , <i>Construct or rehabilitate facilities to serve low-and moderate-income communities and special needs populations: Community centers, sports, and recreational facilities</i>
3	Goal Name	Increase Homebuyer Opportunities
	Goal Description	This goal aims to acquire homes that will be renovated and sold at an affordable price to eligible low-and moderate-income families. These renovated homes will increase the supply of affordable housing on Guam. Guam's Consolidated Plan has identified the following goals for Program Year 2010 - 2014: Make Decent Housing Affordable , <i>Increase homebuyer opportunities for low-and moderate-income individuals.</i>
4	Goal Name	Sustain Affordable Housing
	Goal Description	The Sustain Affordable Housing goal reflects activities that aim to preserve Guam's stock of affordable housing units. This plan year, Guam will focus on activities that include rehabilitating rental housing units that will address the health and safety issues and bring the units to comply with the local building code. Guam has identified this goal in its Consolidated Plan for Program Year 2010 - 2014: Decent Housing Sustain the Available Stock of Decent Housing , <i>Acquire, construct, or rehabilitate structures to sustain the current stock of affordable housing for low-and moderate-income populations and special needs populations. Such activities identified under this goal include <u>Elderly and Frail Elderly Housing</u>.</i>
5	Goal Name	Substance Abuse Treatment Services
	Goal Description	Activities proposed under this goal are to support organizations that provide substance abuse treatment services. Guam has identified this goal in its Consolidated Plan for Program Year 2010-2014: Make Suitable Living Environments Available and Accessible , <i>Operational support of facilities providing residential substance abuse treatment and recovery programs.</i>

6	Goal Name	Community Learning and Resource Centers
	Goal Description	This plan year, Guam will provide activities that will support the construction or rehabilitation of community learning and resource centers. This goal is identified in Guam's Consolidated Plan for program years 2010 - 2014: Make Suitable Living Environments Available and Accessible , <i>Construct or rehabilitate facilities to serve low-and moderate-income communities and special needs populations: Community Learning and Resource Centers.</i>
7	Goal Name	Job Creation
	Goal Description	This goal is associated with the ConPlan Priority Need of Economic Opportunities: Make Economic Opportunities Available and Accessible. Activities proposed to meet this goal are for the creation of jobs which will be held by low-and moderate-income persons.


Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Approximately 4 families will be assisted with affordable home ownership through the Acquisition & Rehabilitation project. Guam will use HOME funds to acquire and renovate single-family units and make them available for sale to low-and moderate-income families. ESG funds will be utilized to provide financial assistance to approximately 38 households. Individuals and families will be assisted with rental and utility assistance while receiving case management services with the ultimate goal of the families achieving housing stability. CDBG funds will be utilized to rehabilitate 4 abandoned staff housing units and make them available for affordable rent to five low-and moderate-income families. In addition to these proposed projects, GHURA continues to manage approximately 2,500 Housing Choice Vouchers and 750 public housing units to include 49 project-based units to qualified low and moderate income families.

AP-35 Projects – 91.220(d)

Introduction

Program Year 2014 includes a variety of community recreational facility renovations. Guam successfully implemented the survey methodology through last year's funded project, the Rehabilitation of the Richard De Gracia Naputi Multipurpose Sports Field in the southern village of Talofofo. Guam was able to show through the survey results that the residents residing in the service area identified to benefit from the project were at least 51% low/moderate income (LMI) households. ****Guam continues to lack HUD approved 2010 Census data and therefore must conduct area surveys to determine the LMI percentage of households residing in the area of benefit. This Plan calls for three community projects that must rely on the survey methodology to determine eligibility of CDBG's national objective of low/moderate income area benefit. These three projects include: (1) Rehabilitation of the Sinajana Community Recreational Facility (in Sinajana), (2) Rehabilitation of the Agafa Gumas Community Recreational Facility (in Yigo), and (3) Rehabilitation of the Astumbo Gardens Recreational Facility (in Dededo).** CDBG funds will also contribute to addressing accessibility issues of the GHURA main facility and the Guma Trankilidat, GHURA's elderly and disabled housing program. ~~Lastly, Guam will utilize these funds to rehabilitate four staff housing units in Dededo and restore them to viability.~~ **Guam will use HOME funds to demolish the existing four (4) staff housing units and construct a total of six (6) affordable rental housing units on the property through the Renaissance Rental Dededo New Construction project.**  These units will add on to the Renaissance Affordable Rental Housing Program which currently has a total of 20 affordable rental units located in the southern villages of Talofofo (5 units) and Malesso (5 units) and the northern villages of Dededo (5 units) and Yigo (5 units).

Guam will fund a new CDBG public service project to provide services such as mentoring and work readiness and literacy skills to youth and families in Pagaochao, Sagan Lintahyan, Toto Gardens, and Lagu. Approximately 200 persons will be assisted through Big Brothers Big Sisters of Guam's The Opportunity Initiative Project. Funds will continue to fund the operations of The Salvation Army's Family Services Center's to provide financial assistance through the Emergency Solutions Grant; the operations of the Lighthouse Recovery Center to provide substance abuse treatment through their residential and outpatient program; and support the cash match requirement of a Continuum of Care Program, the Homeless Management Information System, which will provide the island's homeless service providers the ability to store client level information on the homeless and at-risk persons they serve.

Through the Emergency Solutions Grant, Guam will fund The Salvation Army's Family Services Center to provide rental and utility assistance and housing relocation and stabilization services to homeless or at-risk persons. Funds can be used to pay up to 6 months of rental and utility assistance to eligible individuals and families. Lastly, HOME Investment Partnerships Grant funds will support the ongoing project of Acquisition and Rehabilitation. Funds will support the acquisition of 4 units which will be rehabilitated and sold as affordable housing to 4 eligible households.

**** See Project 4: Rehabilitation of the Agafa Gumas Community Recreational Facility_Planned**

Activities

#	Project Name
1	Removal of Architectural Barriers to Accessibility
2	Guma Trankilidat ADA & Section 504 Compliance
3	Rehabilitation of the Sinajana Community Recreational Facility
4	Rehabilitation of the Agafa Gumas Community Recreational Facility
5	Rehabilitation of the Astumbo Gardens Community Recreational Facility
6	Rehabilitation of the Dededo Staff Housing Renaissance Rental Dededo New Construction
7	The Opportunity Initiative
8	Family Services Center
9	Lighthouse Recovery Center
10	Homeless Management Information System
11	CDBG Administrative Activities
12	CDBG Consolidated Planning Activities
13	ESG HP & RR Services, Administrative Costs
14	Acquisition - Rehabilitation for Home Buyers
15	HOME Administrative and Planning Costs
16	North Gate Commercial Center Section 108 Pre-application

Table 8 – Project Information

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

Guam does not rank its projects as high or low priority as each project falls in line with Guam's ConPlan priority needs which have all been identified as a community need. Activities and projects are selected based on its impact to the community with the limited resources available. Consideration is given to projects leveraging the limited CPD resources available. Most importantly, projects with greater impact to serving the needs of target populations and low-and moderate-income families and individuals are selected for funding in addition to keeping in line with the priorities identified in the ConPlan.

The challenges of addressing underserved needs lies in the lack of adequate government and non-government resources that is dedicated solely to addressing the priority needs of the underserved. Government entities lack the financial resources that cover their mandates up to and including providing support for the housing of those with special needs. Non-governmental organizations are also faced with the lack of service providers, high employee turnover, insufficient funding, and frequently, limited administrative capacity to accomplish their goals of serving their populations. Combined, these conditions lead to the gaps in services to the underserved. Most importantly, the needs of the populations pose a challenge to the services/resources already available.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Removal of Architectural Barriers to Accessibility
	Target Area	Guam (Island-wide)
	Goals Supported	Community Learning and Resource Centers
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	Funds will be utilized for accessibility improvements by equipping GHURA's main facility with an elevator and rehabilitating the first floor public restroom to meet ADA requirements. This project address the ConPlan priority need of: Construct or rehabilitate facilities to serve low-and moderate-income communities with special needs populations: Community Learning and Resource Centers The activities proposed for this project meet CDBG's eligible activities as stated in 24 CFR Part 570.201(c) & 570.207(a)(1). Additionally, this project meets the CDBG national objective of Limited Clientele or (LMC) as stated in 570.208(a)(2)(ii)(A).
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	GHURA's main facility is home to the Housing Choice Voucher Program (HCVP) and soon to be the location of the Community Planning and Development division. The main facility is primarily associated with low-income individuals and families seeking affordable housing. Staff working directly out of the HCVP assists current HCV program participants as well as persons who are interested in seeking housing.
	Location Description	Funds will be utilized to improve GHURA's main facility by addressing accessibility issues and meet ADA requirements. The facility is located at 117 Bien Venida Avenue, Sinajana, Guam 96910.
	Planned Activities	Funds will be utilized to remove architectural barriers to accessibility in GHURA's main facility by equipping the facility with an elevator. The first floor public restroom will also be rehabilitated to meet ADA requirements.

2	Project Name	Guma Trankilidat ADA & Section 504 Compliance
	Target Area	Guma Trankilidat (Residents in the 5 homes)
	Goals Supported	Sustain Affordable Housing
	Needs Addressed	Non-Homeless Special Needs Affordable Housing
	Funding	CDBG: \$200,000

<p>Description</p>	<p>CDBG funds will address the health and safety issues of 5 accessible dwelling units of the Guma Trankilidat (GT) program. GHURA owns and operates GT, a 50-unit complex comprised of 49 one-bedroom rental units and 1 two-bedroom resident manager unit, laundry and community facilities. GT serves income eligible elderly and adult-disabled persons. Constructed in 1980, GT was funded with a \$3M 50-year Section 515 direct loan from USDA Rural Development and receives project-based subsidy through the HUD Multifamily Housing Program. The subsidy is used for the daily operations and management of the development with a portion held in reserve for capital improvements to the site. In 2013, GHURA conducted a Capital Needs Assessment (CNA) to evaluate the physical condition of the property and determine the capital improvement requirements over a 20-year period to continue operations of the facility. The CNA identified an estimated \$2.6M of capital improvements to bring the facility up to current standards and acceptable conditions for occupancy. For the past two years, GHURA has been working closely with USDA and HUD Multifamily to plan for execution of the improvements and to best utilize available financing to address the CNA without assuming additional debt. For the application to CDBG, GHURA first assessed its own available resources.</p> <p>1. GT Restricted Funds-USDA approved for GHURA to utilize GT's restricted reserve to pay for the initial improvements up to maintaining the \$168,600 mandatory minimum required balance necessary for compliance with the loan terms. Approximately \$98k has put on contract to address immediate Health & Safety issues, to conduct an Energy Audit and other eligible needs for year one of the plan.</p> <p>2. GT to assume additional debt-GT's operating budget and cash flows has not the capacity to assume additional debt. An estimated 22% expended to repay \$126k annually of its \$563k income for the USDA 515 Loan. GT recently commissioned and completed a rent comparable study to support a future request to increase the subsidy. If granted, revenues would increase by an estimated \$160k and would be utilized to address the \$2.6M in future capital projects. Action on the proposal is expected by January 2015.</p> <p>3. Section 8 Pre-2004 Operating Funds-Depletion of the Section 8 Reserves are requiring GHURA to now use this fund for operations of the HCVP/S8 program. The \$500k remaining of this fund cannot be committed to assist with the GT projects.</p> <p>4. GHURA 500-This fund has accumulated \$1M since the 1970s to address activities related to the development of 500 units in Dededo and Yigo. Although fiscally maintained for GHURA 500 related activities. Legislation has been</p>
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		<p>proposed to grant GHURA unrestricted use of these funds.5. Yona Urban Renewal (YUR)-The \$500k balance of YUR funds are reserved for activities to benefit the Yona and Sinajana Urban Renewal projects. To preserve this fund, short-term uses by other projects has been authorized by GHURA's Board of Commissioners. However, reimbursements of the YUR fund is required. GT has not the capacity to guarantee repayment to the YUR at this time as available funds are fully committed to planned CNA projects.CDBG funds have been proposed to address one aspect of the CNA which is to rehabilitate 5 designated disability accessible units. This project meets the ConPlan priority need of: Acquire, construct, or rehabilitate structures to sustain the current stock of affordable housing for low-and moderate-income populations and special needs populations. Activities proposed for this project meets CDBG's eligible activities as stated in 24 CFR Part 570.201(c). This project meets the national objective of Limited Clientele for those presumed eligible as the individuals being served are either elderly (62 years +) or adults with disabilities (570.208(a)(2)(i)(A)).</p>
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 residents will be assisted through this project. All five accessible housing units are currently occupied. The five residents benefiting from this project are elderly, 62 years and above, or adults with disabilities.
	Location Description	145 Pale San Vitores Rd., Tamuning, Guam
	Planned Activities	Funds will be utilized to address the health and safety issues of 5 accessible dwelling units of the Guma Trankilidat housing program.
3	Project Name	Rehabilitation of the Sinajana Community Recreational Facility
	Target Area	Village of Sinajana
	Goals Supported	Sports and Recreational Facilities
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$459,606

	Description	This project will address the ConPlan priority need of: Construct or rehabilitate facilities to serve low-and moderate-income communities and special needs populations: Community centers, sports and recreational facilitiesThe activities proposed under this project meet CDBG's eligible activities under 24 CFR Part 570.201(c). This project qualifies under CDBG's national objective of LMA or area benefit, 24 CFR Part 570.208(a)(1)(i). According to the 2010 Census, 53% of the Sinajana village residents are low-and moderate-income.
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	In total, Sinajana is home to 752 households or 2,592 residents. Sinajana is also home to GHURA's 46 Public Housing units and approximately 58 households hold Section 8 or Housing Choice Vouchers. Of the total residents residing in the village of Sinajana, 1,375 are low-and moderate-income persons. Of the 752 households, 586 represent family households. Of the total family households counted, 278 are households who have children under the age of 18. The remaining 166 households are non-family households such as those with individuals who live alone.
	Location Description	Lot 27, Block 10, Tract 232, Sinajana, Guam
	Planned Activities	Funds will be use to rehabilitate the baseball field with minor improvements to the park across the GHURA main facility. Additionally, CDBG funds will be used to resurface the basketball court and construct a permanent canopy over the court. The proposed permanent canopy is to assist residents, especially the elderly, to keep protected from the heat. The court at times during the day when the temperature is at its hottest remains unused becuase of the heat. This will be the first baseketball court to include such a design.
4	Project Name	Rehabilitation of the Agafa Gumas Community Recreational Facility
	Target Area	Village of Yigo
	Goals Supported	Sports and Recreational Facilities
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$409,607 (Substantial Amendment: CDBG Reprogramming: \$120,000)

Description	This project meets the ConPlan priority need of: Construct or rehabilitate facilities to serve low-and moderate-income communities and special needs populations: Community centers, sports and recreational facilitiesThe activities proposed for this project are eligible according to the CDBG regulations as stated in 24 CFR Part 570.201(c). This project qualifies under CDBG's national objective of LMA or area benefit, 24 CFR Part 570.208(a)(1)(i). According to the 2010 Census, 62% of the persons who reside in the village of Yigo are of low-and moderate-income. At the tract level, 75% of the persons in that area where Agafa Gumas is located are low-and moderate-income. At the block group level, 77% are low-and moderate-income.
Target Date	09/30/2016
Estimate the number and type of families that will benefit from the proposed activities	<p>Yigo is home to 19,827 persons representing 4,960 occupied housing units. Of the total number of persons residing in this village, 12,294 are low-and moderate-income persons. Of the total households counted, 4,384 are family households. Of the family households counted, 2,592 are households with children under the age of 18. The remaining 576 households are non-family households such as those with individuals who live alone.</p> <p>At the tract level, there are a total of 2,151 persons in the area where Agafa Gumas is located. Of that number, 1,604 are low-and moderate-income.</p>
Location Description	Tract 178, Lot LPARK Agafa Gumas, Yigo, Guam

	<p>Planned Activities</p>	<p>Funds will be used to rehabilitate the existing basketball court (resurfacing, mend or replace fencing, lighting, new backboards and rims); ADA accessibility; renovating existing pavilion.</p> <p><u>Substantial Amendment</u></p> <p>Guam will be reprogramming a total of \$120,000 in CDBG funds from an ongoing project to fund the Rehabilitation of the Agafa Gumas Community Recreational Facility. The reprogrammed funds will be used to construct a full perimeter fence, construct a mini skate park with lighting, clearing and removal of debris and the construction of a restroom. The CDBG funds being reprogrammed come from the Kattan (Central) Youth Resource Center, an ongoing construction project slated for completion by March 2015.</p> <p>**This section is being updated to reflect the available 2010 LMISD Census data. At the time of the notice of award to applicants, Guam did not have HUD-approved 2010 Census data that was meaningful to Guam's use of qualifying areas with primarily low-and moderate-income persons. Upon receipt of the HUD-approved Census data, the activities proposed for each area benefit project were based on the premises that the amount of funds allocated to the project was determined based on the service area identified within the villages. With the approved 2010 LMISD Census data on hand, Guam can show at the village, tract, and block group if a project qualifies under low-and moderate-income area benefit. The additional activities will provide greater access to a larger population than was originally proposed.</p>
5	<p>Project Name</p>	Rehabilitation of the Astumbo Gardens Community Recreational Facility
	<p>Target Area</p>	Village of Dededo
	<p>Goals Supported</p>	Sports and Recreational Facilities
	<p>Needs Addressed</p>	Non-Housing Community Development
	<p>Funding</p>	CDBG: \$509,607

	Description	The project meets the ConPlan priority need of: Construct or rehabilitate facilities to serve low-and moderate-income communities and special needs populations: Community centers, sports and recreational facilitiesThe activities proposed for this project meet CDBG's regulatory requirements as state in 24 CFR Part 570.201(c). This project qualifies under CDBG's national objective of LMA or area benefit, 24 CFR Part 570.208(a)(1)(i). According to the 2010 Census, 56% of the Dededo village residents are low-and moderate-income. More specifically, 72% of the residents who reside in the block group where Astumbo Gardens is located are low-and moderate-income.
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	There are a total of 44,943 persons living in the village of Dededo. Of the total number of residents residing in this village, 24,775 are low-and moderate-income persons. Of the 11,028 households residing in the village of Dededo, 9,595 are family households. Of that number, 5,028 are family household with children below the age of 18. The remaining 1,433 are non-family type households such as those who live alone. In the block group where Astumbo Gardens is located, there are a total of 3,754 persons. Of that number, 2,692 are low-and moderate-income persons.
	Location Description	Astumbo Gardens, Dededo, Guam
	Planned Activities	Funds will be utilized to rehabilitate the baseball field and repair the fencing around it; construct a new basketball court and enclose with a fence.
6	Project Name	Rehabilitation of the Dededo Staff Housing <u>Renaissance Rental Dededo New Construction</u>
	Target Area	Dededo, Guam
	Goals Supported	Sustain Affordable Housing <u>Sustain the available stock of decent housing</u>
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$450,000 <u>HOME: \$1,000,000</u>

<p>Description</p>	<p>This project meets the ConPlan priority need of: Acquire, construct, or rehabilitate structures to sustain the current stock of affordable housing for low and moderate income populations and special needs populations. The activities proposed for this project meet CDBG's regulatory requirements as stated in 24 CFR Part 570.201(c). Additionally, this project meets the limited clientele national objective or LMC according to 24 CFR Part 570.208(a)(2)(i)(A) as the beneficiaries of this project must be low/moderate income in order to qualify for this affordable rental housing. <u>This project meets the ConPlan priority need of: Acquire, construct, or rehabilitate structures to sustain the current stock of affordable housing for low-and moderate-income populations and special needs populations. The activities proposed are eligible under the HOME Program, 24 CFR 92.205(a)(1).</u></p>
<p>Target Date</p>	<p>9/30/2016</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately four (4) low/moderate income families will benefit from this project as the four staff housing units that are being rehabilitated will be placed on the market as affordable rental. <u>Six (6) eligible low-and moderate-income individuals or families will benefit from this project.</u></p>
<p>Location Description</p>	<p>All four units are located in Dededo, Guam.</p>
<p>Planned Activities</p>	<p>Funds will be utilized to rehabilitate four units of the former Dededo Staff Housing units and restore them to viability. The units will add to the inventory of Renaissance Affordable Rental Housing. There are currently 20 staff housing units that have been renovated with CDBG funds that have been placed on the market as affordable rent. <u>Guam will use HOME funds to demolish four (4) existing staff housing structures and construct six (6) new affordable rental units. These homes will add to Guam's existing inventory of affordable rental housing. Guam had initially proposed to use CDBG funds to rehabilitate four (4) staff housing units for use as affordable rental. However, given the age of the structures and upkeep costs to address structural costs that have risen from prior staff housing units rehabilitated, Guam found it feasible to use CPD funds to demolish the existing structures and maximize the property by adding an additional two (2) units with a total of 6 affordable rental units constructed. Furthermore, under the CDBG program, funds cannot be used for the new construction of housing. Additionally, because the property is located near existing homeless shelters, the layout of the property will be redesigned for the effective marketing of these units.</u></p>

7	Project Name	The Opportunity Initiative
	Target Area	Tamuning; Pagachao, Agat; Toto Gardens, Toto; Mangilao; Lagu and Sagan Lintahyan, Dededo
	Goals Supported	Housing and Supportive Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$66,159
	Description	This project meets the ConPlan priority need of: Support the work of organizations providing assistance to very-low and low-income individuals, and special needs populations. The activities proposed for this project meets CDBG's regulatory requirements as stated in 24 CFR Part 570.201(e). Additionally, the national objective that will be met for this projects is a benefit to a limited clientele or LMC, 24 CFR Part 570.208(a)(2)(i)(B).
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low and moderate income persons will be assisted through this project.
	Location Description	Big Brothers Big Sisters of Guam (BBBSG) will be providing their proposed services at different locations throughout the island. They have proposed to provide services in areas where there are predominantly low-and moderate-income families. BBBSG will utilize community facilities already in place around the island. Areas include Tamuning, Pagachao, Toto Gardens, Mangilao, Lagu, and Sagan Lintahyan.

	Planned Activities	<p>The Opportunity Initiative project 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 and literacy skills of adults and youth. The following services will be provided to youth residing in low-and moderate-income households and adults from low-and moderate-income households:</p> <ol style="list-style-type: none"> 1. Workplace Readiness Workshops - Adults and youth will be provided workplace readiness training through BBBS' Skills to Pay the Bills program. Participants will be taught personal finance and money management skills and will be tested before and after each lesson to demonstrate improved knowledge on the lessons provided. 2. Family Literacy Program - BBBS will partner with the Guam Humanities Council to provide family literacy services such as the Motherhead Program. Adults enrolled in the Motherhead Program engage in a variety of literacy activities. Parents/guardians practice what they learn by reading books and engage in storytelling with their children. The Guam Humanities Council will conduct their CASAS test before and after the Motherhead classes to assess the comprehension level of the students.
8	Project Name	Family Services Center
	Target Area	Island-wide
	Goals Supported	Housing and Supportive Services
	Needs Addressed	Homelessness Non-Homeless Special Needs
	Funding	ESG: \$199,109
	Description	<p>This project meets Guam's ConPlan priority need of: Support the work of organizations providing assistance to very-low and low-income individuals, and special needs populations. This activities proposed for this project meets CDBG's regulatory requirements for Public Services as defined under 24 CFR Part 570.201(e). Additionally, this project will meet CDBG's national objective of limited clientele or LMC as defined under 24 CFR Part 570.208(a)(2)(i)(B). 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). Income documentation are collected for all households provided assisted through the ESG.</p>

	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will support the operational costs for The Salvation Army's Family Services Center to administer eligible activities under the ESG. Approximately 150 persons or 30 households will be assisted through the ESG with homeless prevention or rapid re-housing services.
	Location Description	The activities proposed for this project will be administered through The Salvation Army's Family Services Center which is located at 155003 Corsair Avenue, Tiyan, Guam 96913.
	Planned Activities	Funds will support The Salvation Army's 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.
9	Project Name	Lighthouse Recovery Center
	Target Area	Island-wide
	Goals Supported	Substance Abuse Treatment Services
	Needs Addressed	Homelessness Non-Homeless Special Needs
	Funding	CDBG: \$177,326
	Description	This project meets Guam's ConPlan priority need of: Support the work of organizations providing assistance to very-low and low-income individuals, and special needs populations. The activities proposed for this project meets CDBG's regulator requirements for Public Services under 24 CFR Part 570.201(e). Additionally, this project meets CDBG's national objective of limited clientele or LMC as defined under 24 CFR Part 570.208(a)(2)(i)(A). The subrecipient will document the income of household and show that at least 51% of those served are low/moderate income.
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	CDGB funds will support the operational costs of The Salvation Army's Lighthouse Recovery Center. Approximately, 252 homeless, low-and moderate income, and at-risk individuals will be provided transitional and supportive housing and outpatient services.

	Location Description	The activities proposed will be provided out of the substance abuse treatment facility located at 155004 Corsair Avenue, Tiyan, Guam 96913.
	Planned Activities	Funds will support The Salvation Army's Lighthouse Recovery Center's operational costs to provide a transitional and supportive housing program and outpatient services to homeless, low-and moderate-income, and at-risk for homeless men seeking recovery from substance abuse.
10	Project Name	Homeless Management Information System
	Target Area	Island-wide
	Goals Supported	Housing and Supportive Services
	Needs Addressed	Homelessness Non-Homeless Special Needs
	Funding	CDBG: \$28,988 (Continuum of Care: \$117,146)
	Description	This project meets the ConPlan Priority Need of: Support the work of organizations providing assistance to very-low and low-income individuals, and special needs population. The activities proposed for this project are eligible under CDBG's regulatory requirements for public services as stipulated in 24 CFR Part 570.201(e). Additionally, this project meets CDBG's national objective of limited clientele or LMC as stipulated in 24 CFR Part 570.208(a)(2)(i)(A).
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Several homeless assistance service providers utilize the HMIS to store client level information on the individuals and families served. Approximately, 1,576 homeless and at-risk persons will be served through these projects.
	Location Description	155003 Corsair Avenue, Tiyan, Guam
	Planned Activities	Funds will support The Salvation Army's HMIS cash match requirement for its Continuum of Care program grant. Costs for operations, supplies, and salary will be paid for with CDBG funds.
11	Project Name	CDBG Administrative Activities
	Target Area	Not applicable
	Goals Supported	Not applicable
	Needs Addressed	Not applicable

	Funding	CDBG: \$272,337
	Description	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 regulator requirements as stipulated in 24 CFR Part 570.206 - Program Administrative Costs.
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	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.
	Planned Activities	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.
12	Project Name	CDBG Consolidated Planning Activities
	Target Area	Not applicable
	Goals Supported	Not applicable
	Needs Addressed	Not applicable
	Funding	CDBG: \$272,339

	Description	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 such as fair housing and Section 504. This activities proposed for this project meet CDBG's regulator requirements as stipulated in 24 CFR Part 570.206 - Program administrative costs.
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	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.
	Planned Activities	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.
13	Project Name	ESG HP & RR Services, Administrative Costs
	Target Area	Island-wide
	Goals Supported	Housing and Supportive Services
	Needs Addressed	Homelessness Non-Homeless Special Needs

Funding	ESG: \$215,209
Description	The Homeless Prevention and Rapid Re-Housing Services will meet Guam's ConPlan priority need of: Support the work of organizations providing assistance to very-low and low-income individuals, and special needs populations. Additionally, funds will pay for general administrative 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 ESG requirements. The activities proposed through this project meets the Emergency Solutions Grant's regulatory requirements as stipulated in 24 CFR Part 576.103.
Target Date	09/30/2016
Estimate the number and type of families that will benefit from the proposed activities	The proposed project will provide homeless prevention and rapid re-housing services to approximately 120 persons. Individuals and families assisted must be at the income level or lower of 30% Area Median Income. Persons assisted for homeless prevention services must meet HEARTH's definition of those at-risk for becoming homeless. For persons assisted with rapid re-housing services, they must meet the HEARTH definition of homelessness.
Location Description	Homeless prevention and rapid re-housing services will be provided through The Salvation Army's Family Services Center whose office is located at 155003 Corsair Avenue, Tiyan, Guam 96913. 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.

	Planned Activities	<p>Funds will be utilized to provide financial assistance such as security and utility deposits, rental and utility arrears, and up to 24 months of rental and utility payments. Additionally, funds will be utilized to provide Housing Relocation and Stabilization Services such as housing search and placement, housing stability case management, and credit repair to individuals and families experiencing homelessness to move into permanent housing and achieve housing stability. Lastly, funds will support the payment of salaries for staff providing these services.</p> <p>Of the funds awarded, \$199,109 will be awarded to The Salvation Army's Family Services Center to provide homeless prevention and rapid re-housing services. Broken down, these funds will be budgeted to provide the following:</p> <ul style="list-style-type: none"> • Homeless Prevention (Financial Assistance) - \$25,723 • Homeless Prevention (Housing Relocation and Stabilization Services) - \$14,100 • Rapid Re-Housing (Financial Assistance) - \$78,100 • Rapid Re-Housing (Housing Relocation and Stabilization Services) - \$81,186 <p>Guam will use ESG funds to cover the costs of administering the ESG program. These activities consist of grants management, general administrative oversight and coordination, staff and overhead costs, public information activities, and indirect costs. GHURA will update the Consolidated Plan including the affordable housing, anti-poverty and homeless strategies. GHURA will conduct needs assessments of the homeless population and continue the development of the homeless management information system. GHURA will conduct monitoring and on-site inspections in accordance with ESG regulations. GHURA will maintain records and reports to demonstrate compliance with ESG requirements. Funds allocated for this activity amount to \$16,100.</p>
14	Project Name	Acquisition - Rehabilitation for Home Buyers
	Target Area	Island-wide
	Goals Supported	Increase Homebuyer Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$669,909

	Description	This project meets Guam's ConPlan priority need of: Acquire, construct or rehabilitate structures to sustain the current stock of affordable housing for low-and moderate-income populations and special needs population.The activities proposed for this project meets HOME's regulatory requirements as stipulated in 24 CFR Part 92.205(a)(1).
	Target Date	09/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 low and moderate income individuals or families will benefit from this project.
	Location Description	GHURA will look at potential homes throughout the island. Modest homes are selected based on their need for rehabilitation. Once rehabilitated the homes will be sold at an affordable price.
	Planned Activities	Guam will use HOME funds to acquire and rehabilitate four (4) single family units and make them available for sale to low and moderate income qualified and eligible homebuyers.
15	Project Name	HOME Administrative and Planning Costs
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Funds will support the general administrative 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 HOME requirements.The general administrative and planning activities meet HOME's regulatory requirements as stipulated under 24 CFR Part 92.207.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	GHURA will use the funds to cover the cost of grant management, general administrative oversight and coordination, staff and overhead costs, public information activities, and indirect costs. GHURA will conduct monitoring and on-site inspections of the projects in accordance with HOME regulations. GHURA will maintain records and reports to demonstrate compliance with HOME requirements. GHURA will complete environmental review processes. GHURA will adhere to Federal requirements including non-discrimination and equal opportunity, disclosure requirements, debarred, suspended or ineligible contractors and drug-free workplace. GHURA will adopt affirmative marketing procedures and an affirmative outreach program in the construction, management and operations of the project.
16	Project Name	North Gate Commercial Center Section 108 Pre-application
	Target Area	
	Goals Supported	Job Creation
	Needs Addressed	Non-Housing Community Development
	Funding	:
	Description	Guam will commit future CDBG funds as security to loans made from private market funds. The Northern Market, LLC will develop a 12.8 acre lot into a retail shopping center with 623 parking stalls with a total projected area of 100,000 gross sq ft comprised of concrete buildings and three commercial development pads.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	<p>Planned Activities</p>	<p>Funds will be used to develop a 12.8 acre lot into a retail shopping center with 623 parking stalls, for a total projected area of approximately 100,000 gross sq ft. The activities proposed for this project qualify under CDBG's national objective of benefiting low-and moderate-income persons by way of job creation or retention as described in 24 CFR Part 570.208(a)(4)(i). Additionally, the activities proposed meet CDBG's eligible activities according to 570.703(i) and 570.203. Section 108 monies will be utilized for the hard and soft costs associated with the construction and development of the commercial space.</p>
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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. The island as a whole is an identified low-mod area with 51% or more of Guam's population at 80% area median income or below. 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/mod 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. Of the 10 projects funded under CDBG, 3 qualify as an area benefit (Two in the northern region and one in the Central Region). A fourth project would undergo a survey to determine low/mod income benefit qualification, and 8 projects will serve a limited clientele. Projects not qualifying under an area benefit will undergo a survey of households in the surrounding area to determine whether the projects meet the national objective of serving an area where at least 51% are low-and moderate-income. Projects benefiting an area are not eligible until such time that the results of the survey can prove that the 51% requirement has been met. The project proposed for HOME funding will not target a specific area but will allow for GHURA to acquire and rehabilitate homes around the island that have the potential 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

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 intended 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.

Discussion

Guam continues to work closely with HUD to determine other ways to qualify projects that are benefiting an area. Until recently, HUD LMA data was unavailable to Guam based on the most current Census 2010 data. This information is now available at the whole island, village, and block group levels. However, for projects of smaller scope (i.e., targeted neighborhoods within a much larger community) data will be gathered from other HUD-approved sources. In these cases, Guam must continue to conduct surveys to qualify projects under CDBG's national objectives.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This program year, HOME funds will provide for the acquisition and rehabilitation of approximately 4 homes that will be sold to 4 qualified low-and moderate-income families. Guam is currently administering the Acquisition and Rehabilitation project and has already acquired 6 homes in preparation for rehabilitation. ~~Additionally, Guam will utilize CDBG funds to rehabilitate 4 units and restore them to viability.~~ **Guam will add an additional 6 affordable rental housing units to the island’s inventory of affordable housing. Guam is requesting for the use of \$934,566.72 of available HOME funds and the reprogramming of \$65,433.28 from the PY2014 Acquisition and Rehabilitation affordable homeownership activity to fund the Renaissance Rental Dededo New Construction project. The project was initially identified as the Rehabilitation of the Dededo Staff Housing which the island proposed to use CDBG funds to rehabilitate and place back into service as affordable rental. However, given the age of the structures and upkeep costs to address structural costs that have risen from prior staff housing units rehabilitated, Guam found it feasible to use CPD funds to demolish the existing structures and maximize the property by adding an additional two (2) units with a total of 6 affordable rental units constructed.** CDBG funds will also be used to address the health and safety issues of 5 accessible units that are home to the elderly and adults with disability. These units will be placed in the market as affordable rent. On the homeless assistance side, Guam will use ESG funds to provide for rental assistance to 30 eligible homeless and at-risk households.



One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	8 10
Special-Needs	5
Total	37

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	0 6
Rehab of Existing Units	9 5
Acquisition of Existing Units	4
Total	43

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

In prior program years CPD funds have been used to renovate and construct single-family units for either affordable rental or homeownership. Rental projects include the Sagan Lintahyan which consists of 10 homes in the village of Dededo that have been renovated and currently under the management of the Guam Housing Corporation, a government entity. In addition to the Sagan Lintahyan units, GHURA manages 20 affordable rental housing units. These units are located in the northern and southern parts of the island. Homeownership projects include the Sagan Bonita which consisted of the construction of 43 homes for sale as affordable housing. This project is managed by the Micronesian Self Help Housing Corporation. Guam continues to administer over 2,500 of Housing Choice Vouchers and 750 public housing units to include 49 project-based units to qualified low and moderate income families.

Additionally, HOME funds are currently being utilized to acquire and/or rehabilitate modest single-family units which are then sold to eligible low-and moderate-income individuals or families who are first-time homebuyers. Since the project started, approximately 6 homes have been acquired and are currently in the process of rehabilitation.

Other programs addressing Guam's affordable housing goals include:

- Low Income Housing Tax Credit Program (LIHTC) which will maximize the development of housing zoned R-1, Tenant-based rental housing assistance.
- Sweat-Equity housing programs, Housing Choice Voucher Homeownership Program, Tenant-Based Rental Assistance. Guam will create more opportunities for homeownership among low and moderate-income homebuyers, first-time homebuyers and minority homebuyers.
- Affordable housing is also made available to low-to-moderate income individuals and families through the 115-unit LADA Gardens operated by the Guam Housing Corporation which helps individuals and families secure mortgage financing who would otherwise not qualify as borrowers through conventional means.
- Ironwood Estates also provides housing to eligible individuals and families based on household income and size.

AP-60 Public Housing – 91.220(h)

Introduction

GHURA maintains 750 Public Housing units, 49 Project Based Voucher units, and manages approximately 2,500 Housing Choice Vouchers. GHURA continues to commit its efforts to provide to low, very-low, extremely-low and moderate-income residents of Guam: a) quality affordable housing opportunities; b) neighborhood revitalization and stabilization activities; c) partnerships with private and public entities to optimize resources through innovative programs; d) efficient and effective management of resources; and e) safe, decent, sanitary, and in good repair of dwellings for low-income families. Guam's Public Housing Authority's 5-Year and Annual Plan has identified five goals that will enable the authority to serve the needs of the identified population. These goals include (1) Increase the availability of decent, safe, and affordable housing and provide more choices in housing; (2) Improve community quality of life and economic vitality; (3) Promote self-sufficiency and asset development of families and individuals; (4) Ensure equal opportunity in housing for families living in assisted housing; and (5) Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

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

GHURA will address the need to sustain the available housing stock by assessing the merits of the Rental Assistance Demonstration (RAD) program for renovation or possible redevelopment of Public Housing. GHURA will maximize the number of affordable units by (1) shortening the turnover time for vacated units, (2) reducing the time needed to renovate public housing units, (3) maintaining or increasing the HCV lease-up rate by marketing programs to owners as potential landlords. GHURA leverages the limited amount of federal funds it receives with those of other organizations as a means to address the need to increase the available supply of affordable housing. One of these other funding sources includes the Low-Income Housing Tax Credit (LIHTC). GHURA is the designated State Housing Agency for administering the LIHTC as authorized by Section 42 of the U.S. Internal Revenue Services. The LIHTC is a source of federal tax credits issued to qualified developers for the development of affordable rental housing. In the most recent LIHTC cycle, preference was awarded for projects designated to address the need for affordable housing for the elderly. GHURA continues to search for other opportunities to increase the number of affordable housing units through the application for additional HCV/Section 8 program vouchers, support of organizations in the application of competitive HUD-VASH (Veteran Affairs Supportive Housing) Vouchers, working with NGO's to support the provision of permanent supportive housing to the individuals with disabilities and the homeless. Lastly, GHURA will assess its current preferences for its programs and determine if such targets are still a need in the community. Should GHURA decide to add or revise its preferences, steps will be taken to update the Authority's ACOP (Admission and Continued Occupancy Plan), Admin Plan, and Tenant Selection Plan.

Actions to encourage public housing residents to become more involved in management and

participate in homeownership

GHURA currently manages the Housing Choice Voucher Homeownership Program (HCVHP). Implemented since 2004, the program affords participants the opportunity to build skills and financial resources to support homeownership. This program is administered through the operations of the HCV Family Self-Sufficiency.

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

Guam's PHA is not designated as troubled.

Discussion

Guam recently published its PHA 5-Year Plan and Annual Plan. The Plan was made available for public review and comment during April 22 and June 6, 2014. A public hearing was held on June 6 where the public could provide oral comments and/or submit their written comments. The Plan was available via the agency's website at www.ghura.org, the GHURA main office, GHURA's four AMP site-based offices, Guma Trankilidat, and the Community Planning and Development office.

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

Introduction

A variety of programs are available on island for persons who are homeless or those with special needs. These services are provided through a combination of efforts from government agencies, non-profit organizations, and all other sectors. Guam's Continuum of Care which is representative of all agencies providing direct or in-direct services to the homeless, inclusive of those who are homeless with special needs. It is through these joint efforts that persons in need of help are provided the necessary services and supports such as housing, employment, medical and mental health care, and other necessary mainstream services that will address the underlying causes of homelessness and promote the well-being and independent living of those with special needs.

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

Guam's CoC continues to make outreach activities a priority to reaching out to homeless persons, especially those who are hard to reach. These activities consist of the annual Point-in-Time Count and the Passport to Services. The annual Point-in-Time Homeless (PIT) Count is conducted at one point in time in January where information on the unsheltered and sheltered homeless are collected and analyzed; and the Passport to Services is conducted in a centralized location where the homeless can easily access services such as immunizations and acquire information on housing, employment, medical and mental health treatment, veteran assistance, and other services available to homeless individuals and families. Information collected help the GHC, community members, and policy makers understand the characteristics of homelessness and services lacking.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters are front line programs for homeless individuals and families seeking immediate shelter. Although not HUD funded and thus not required to enter data into the HMIS, Guam's only homeless shelter, the Guma San Jose, has chosen to take part in entering data into the HMIS; their participation continues to be vital in the overall reporting and analysis of homelessness characteristics and needs. All of Guam's emergency and transitional housing programs take part in monthly GHC meetings. Quarterly Performance and Annual Progress Reports are generated by the HMIS and are reviewed by the GHC Strategic Committee and the programs themselves to monitor their performance. Data collected during the PIT Count is also analyzed to determine the need for the following services: emergency shelter, transitional shelter, and permanent supportive housing.

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. Guam also receives over \$1M in Continuum of Care (CoC) Program Grant funds. These funds support a variety of programs to include two (2) rental assistance programs that provide tenant-based rental assistance vouchers to homeless individuals with disabilities, three (3) permanent supportive housing programs, one (1) substance abuse transitional housing program for women, and two (2) information-system programs that allow for service providers to capture client-level information on the homeless persons they serve. The rental assistance and permanent supportive housing programs are permanent housing programs that allow for homeless individuals and families to obtain services while being housed and ultimately achieve stability.

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.

Guam implements the Emergency Solutions Grant to assist in the prevention of homeless for individuals and families who are on the verge of eviction. Individuals and families can receive up to 24 months of rental and utility assistance. Other than CoC Program Grant funds, Guam receives FEMA's Emergency Food and Shelter grant funding to assist with rental assistance. The Bureau of Social Services Administration (BOSSA) administers Guam's Foster Care Program (FCP) works closely with the limited number of foster care families on island. All children under the care of BOSSA are the responsibility of the Government of Guam who is ultimately responsible for the safe and secure placement of all children. BOSSA screens and licenses the island's foster homes and provide routine monitors of homes and placement. The Guam Memorial Hospital Authority (GMHA) assess the patient's discharge needs at admission and a discharge plan is developed using a collaborative approach in meeting the patient's needs for discharge into the community. The GMHA staff familiarizes themselves with all agencies providing support services. The Guam Behavioral Health and Wellness Center (GBHWC) has established

an "Interdepartmental Waiting List Policies and Procedures" which place individuals in need of placement on a wait list until the housing is available and secured. The GBHWC continues to address all issues and concerns brought about as the result of a permanent injunction filed by consumers to include discharge planning procedures. Their current Wait List policy, however, restricts the agency from releasing individuals who would otherwise be homeless upon discharge. Guam's Correctional facilities prevent any discharge of individuals into homelessness. The adult and youth correctional facilities work closely with community organizations if permanent housing are established outside of locally, federally or privately funded housing programs.

Discussion

Guam continues to implement a variety of homeless assistance programs such as permanent housing and supportive services. These services continue to assist over a thousand homeless and at-risk persons year round. Guam's Continuum of Care, the Guam Homeless Coalition, continue to identify action steps that aim to address the goals of ending homelessness among veterans, chronic homeless persons, and families. The following programs have been renewed for another year of funding under the Continuum of Care Program Grant:

1. Aftercare Housing Program - \$191,826

This program is a rental assistance program that provides at least 17 housing vouchers to homeless individuals with disabilities. This program is administered by GHURA who oversee the payments to landlords ensuring units are comparable, within the Fair Market Value limits and meet building code compliance. Homeless adults are referred by The Salvation Army's Lighthouse Recovery Center (LRC) for housing who also provide supportive services.

1. CARIDAD Supportive Services Program - \$28,762

This program provides permanent housing to homeless individuals with a disability. This program is administered by Sanctuary Incorporated. Supportive services are made available to program participants but are not required to partake in services. This program is the only program that implements a Housing First model where homeless persons are immediately housed with no conditions placed for continued housing.

1. Forrester's Refuge - \$129,450

This program provides permanent supportive housing in a group home to homeless youth, or homeless young adults, ages 18-24. This program is administered by Sanctuary Incorporated who are responsible for the admission of eligible persons and for providing supportive services to clients in the program.

1. Guma Hinemlo' - \$323,031

This program is administered by the Guam Behavioral Health and Wellness Center to provide permanent supportive housing to homeless individuals with severe mental illness (SMI). This program is operated as a group home providing up to 7 beds for homeless adults with SMI at any given time.

1. **HIMS - \$80,664**
2. **HMIS Development - \$36,482**

Both HMIS programs are administered by The Salvation Army. This program is a data collection system that allows for homeless service providers to input client level information for all persons served through their programs. All CoC-funded programs are mandated to utilize this system. GHURA and service providers rely on the HMIS to provide accurate information on the number and type of services provided through the various programs. Data collected are utilized to monitor program performance and for submitting reports such as the Annual Performance Reports.

1. **Housing First Rental Assistance Program - \$180,165**

This program is a rental assistance program that provides at least 16 tenant based rental assistance vouchers to homeless individuals with disabilities. It is administered by GHURA to coordinate the housing of disabled, homeless individuals who have been referred by the Guam Behavioral Health and Wellness Center (GBHWC). The GBHWC will provide supportive services such as counseling and case management to assist participants in achieving greater self-sufficiency and housing stability.

1. **Oasis Empowerment Center - \$127,805**

This six-month transitional housing program provides 6-beds for homeless adult women who are seeking recovery from substance abuse. It is administered by the Elim Pacific Ministries who are responsible for providing supportive services such as case management, substance abuse treatment, and referrals to mainstream services.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

In an effort to improve impoverished neighborhoods, the Affordable Housing Coordinating Council (AHCC) was created by the Governor of Guam. The council involves key government and non-governmental leaders directly and indirectly involved in the development of affordable housing. The purpose of the AHCC is to identify the needs of the community, develop various programs to meet those needs, and accomplish objectives with the collaboration of the Administration, Legislature, and relevant Affordable Housing Stakeholders. Guam aims to reduce barriers to affordable housing and increase the number of homeowners and renters among low-and moderate-income households. Low-and moderate-income households continue to face impediments to securing affordable housing. Guam is an identified high cost area for persons seeking affordable housing. Impediments include Guam's appreciating market for existing homes and developed property island-wide, the increased cost of primary utilities (power, water, sewer, trash removal, etc), a lengthy and costly development approval process, and severely limited capacity of existing water and sewer infrastructure in prime development areas on Guam. In addition, despite the availability of low-interest mortgages, Guam homebuyers struggle with meeting the costs associated with down payment and closing expenses. Guam lacks a reliable island-wide public transportation system and a deconcentrated employment sector to attract prospective development to the southern villages. Progress in these sectors is slow but persistent.

Although impediments exist, Guam continues to make progress in creating affordable housing for both renters and homeowners. Actions taken include the rehabilitation of existing homes for purchase by eligible low/mod homebuyers and the construction of new homes for rental through the use of Low Income Housing Tax Credit incentives. Additionally, Guam continues to manage various programs that provide tenant based rental assistance (TBRA) for persons with greater challenges when acquiring and maintaining affordable housing. GHURA's Public Housing continues to implement the Housing Choice Voucher Homeownership Program (HCVHP). Through the HCV Family Self-Sufficiency which provides qualified tenants of the Housing Choice Voucher Program with a means to accumulate funds for the future use in home purchase and to receive homebuyer education in support of sustaining homeownership.

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

To address barriers impacting affordable housing availability, affordability, and sustainability requires a coordination of effort. The affects of the barriers are felt by developers large and small, public or private, for profit or not. As is the case in many stateside jurisdictions, an aging infrastructure system limits opportunity for development to the thresholds of system capacity. System development charges (SDCs) implemented by the Guam Waterworks Authority have resulted in increased development costs

to all development, including affordable housing. Most recently, the Guam Legislature has entertained several legislative proposals to mitigate the financial impact of SDCs on affordable housing through outright elimination or implementation of a sliding scale reduction based on certain qualifying factors. Another pressing concern could also be considered the converse challenge to a system lacking additional capacity, that is, the lack of sufficient or indeed any infrastructure to service large tract areas owned and administered by Guam's government housing trust organization, the Chamorro Land Trust Commission (CLTC), areas intended for housing development. Guam continues to explore opportunities to improve these areas including participation in the USDA RD SUTA program and other financing opportunities. Of greatest interest and potential at this time is SUTA, which is the Substantially Underserved Trust Areas program. 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. Financing opportunities have recently improved with news that the USDA Office of Rural Development will again be financing homes in Dededo, Guam's most populated village. For over a decade, Dededo had been out of the market. Increasing the availability of affordable financing for low/mod income homebuyers is an important aspect of addressing barriers. This return to Dededo is welcome news in light of anticipated interest rate increases, as the U.S. and world markets forecast stronger market conditions. Increased interest rates negatively impact borrowers by reducing buying power. Recent proposed discussions regarding 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. The AHCC continues to monitor proposed actions relative to the QC program for their potential impacts on affordable housing development and employment. The lack of reliable island-wide public transportation impedes the development of housing and communities in southern Guam. With civilian employment sectors generally concentrated in central Guam (and to an increasing measure, in northern Guam), working families of modest income are electing to live closer to the workplace. Sustained increases in the cost of fuel often play a role in determining where to build or buy. The Guam Rapid Transit Authority (GRTA) has made modest progress to increase area coverage, expand hours of operations, and upgrades to the fleet.

Discussion

Affirmatively Furthering Fair Housing

In 2011, Guam conducted an Analysis of Impediments to Fair Housing (FH) Choice. This report identified five impediments: 1) Difficulty Enforcing FH Laws Due to Guam's Landlord and Tenant Code; 2) Guam's FH Law not Substantially Equivalent to Federal FH Law; 3) The Lack of a FH Enforcement Organization on Guam; 4) The Public Does Not Understand the Complaints System; and 5) Difficulty Understanding FH Laws, Rights and Resources.

GHURA will engage and consult with island lawmakers and policy makers to address Impediments 1

through 3 through legislative action (1&2) and executive decree (3). In the past two months, the Guam Legislature has taken up the question of Landlord-Tenant relationships and protections on a scope limited. Two bills have been introduced to increase protections to victims of domestic violence and to address notification of the presence in multi-family housing of a registered sex offender. Although not intended to address comprehensive Landlord-Tenant issues by any means, there now exists, through these proposed bills, an improved opportunity to have a policy-level discussion to craft broad-based legislation to address impediments identified above. Addressing the first 3 impediments will eliminate the 4th impediment as the laws will be amended to reflect Federal FH Law and will be enforced by passing of law and through the development of a FH Enforcement organization, office, or certified FH officer.

In PY14, Guam will address impediments 3 & 4 through its continued partnership with organizations representing the elderly and persons with special needs to coordinate FH-relevant presentations, and related materials for events sponsored by GHURA partners which provide venues to conduct FH outreach to their populations. Included in this outreach is an education of how to navigate to and through the complaint system. GHURA's partners in this effort are the Guam Division of Senior Citizens (Dept. of Public Health and Social Services), the Guam Developmental Disabilities Council, the Dept. of Integrated Services of Individuals with Disabilities (DISID), the Guam Homeless Coalition, the Guam Behavioral Health and Wellness Center, and the Mayor's Council of Guam.

FH materials are not available in all languages needed in Guam. GHURA will continue efforts to pursue opportunities to provide accurate translation of FH materials to ensure information is provided in a meaningful way. GHURA will support efforts initiated by the Unified Courts of Guam to bring certification training for working translators and transcribers of needed languages. GHURA publishes the FH Coordinator's contact information for persons seeking assistance regarding possible fair housing issues or concerns.

Guam continues to struggle to address the identified impediments lacking the technical assistance and guidance to properly adhere to the policies of the Fair Housing Act. On July 19, 2013, HUD released the proposed rule to Affirmatively Further Fair Housing which identified that the current practice of HUD grantees to affirmatively further fair housing have not been effective. The proposed rule aims to assist HUD grantees by providing states, local governments, insular areas, and public housing agencies (PHAs) and the communities receiving services through these entities with data on patterns of integration and segregation; racially and ethnically concentrated areas of poverty; access to education, employment, low-poverty, transportation, and environmental health, among other critical assets; disproportionate housing needs based on the classes protected under the Fair Housing Act; data on individuals with disabilities and families with children; and discrimination. Guam will seek technical assistance and guidance from HUD's FH office to ensure the island is effective in affirmatively furthering fair housing laws.

AP-85 Other Actions – 91.220(k)

Introduction

Guam continues to identify ways to address the needs of the community with the limited resources available. These actions include the identification and support of non-profit organizations and the identification of new funding sources. Guam has identified the following actions to address the varying needs of the community.

Actions planned to address obstacles to meeting underserved needs

This action plan year, Guam will address the needs of the under served with the following proposed projects:

CDBG Public Facilities and Improvement (PFI):

1. The Guma Trankilidat ADA & Section 504 Compliance will address the health and safety issues of 5 accessible dwelling units. The Guma Trankilidat provides a total of 49 units for Guam's low-income elderly, ages 62 and above, and low-income adults with disability.
2. The Rehabilitation of the Sinajana Community Recreational Facility will serve low to moderate-income residents of Sinajana. Funds will be utilized to repair the baseball field, provide minor improvements to the park across the GHURA main facility, resurface the basketball court and construct a canopy of the court.
3. ****The Rehabilitation of the Agafa Gumas Community Recreational Facility will serve low-to moderate-income residents of the Agafu Gumas in Yigo. Repairs will be made to the existing basketball court which include resurfacing, mend or replace fencing, lighting, new backboards and rims, renovate the existing pavilion and ensure the facility is ADA accessible.**
4. The Rehabilitation of the Astumbo Gardens Community Recreational Facility will serve low-to moderate-income residents of Dededo. Funds will be utilized to repair the baseball field and the fence around it, construct a new basketball court and enclose it with a fence.
5. The Rehabilitation of the Dededo Staff Housing will serve approximately four (4) low-to moderate-income families.
6. ~~Funds will be utilized to renovate four (4) units of the former Dededo Staff Housing units and restore them to viability. These units will add to the current inventory of Renaissance Affordable Rental Housing.~~ **See HOME Investment Partnerships Program**

CDBG Public Services (PS):


1. The Opportunity Initiative will serve approximately 30 households in Pagachao, Sagan Linahyan, Toto Gardens and Lagu. Families and youth will be provided services such as mentoring, work readiness and literacy skills.

2. CDBG funds will be utilized to support the Family Services Center operational costs to provide homeless prevention and rapid re-housing through the Emergency Solutions Grant.
3. The Homeless Management Information System (HMIS) will serve homeless assistance providers by allowing for the HMIS to record client level information on the homeless and at-risk clients who are provided services through their programs. Approximately, 1,576 persons are recorded in the HMIS. Service providers have the opportunity to monitor their clients progress as well as evaluate the effectiveness of their programs.
4. The Lighthouse Recovery Center will serve approximately 300 low-income individuals through the substance abuse treatment program. This program provides 28 beds for adult males needing residential treatment services and provides outpatient services to both adult males and females.

Emergency Solutions Grant

1. The Family Services Center will provide security and utility deposits, rental and utility payments, and case management services to eligible individuals and families who are homeless or at-risk for becoming homeless.

HOME Investment Partnerships Program:

1. HOME funds will be utilized to acquire or acquire and renovate approximately four (4) units throughout the island for sale as affordable housing through the Acquisition and Rehabilitation project. First-time homebuyers will have the opportunity to purchase modest single-family units at an affordable price.
2. **Guam is requesting to utilize HOME funds in the amount of \$934,566.72 that are available to commit and \$65,433.28 from the existing PY2014 Acquisition and Rehabilitation project, IDIS#754, to fund the Renaissance Rental Dededo New Construction activity. Funds will be utilized to demolish the existing 4 Dededo staff housing units and construct 6 new affordable rental housing units for low-and moderate-income households.** 

****Substantial Amendment - please see AP-90 Program Specific Requirements where a text box has been added.**

Actions planned to foster and maintain affordable housing

Guam will continue to maintain or increase the current stock of affordable housing. This program year, CDBG funds and HOME funds will be utilized for this purpose. Both the Rehabilitation of the Dededo Staff Housing and the Acquisition and Rehabilitation projects are in addition to ongoing affordable rental

and homeownership programs.

Actions planned to reduce lead-based paint hazards

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. In efforts to continue compliance GHURA provided staff with training in 2010 in Lead Safety for Renovation, Repair, and Painting. Through these trainings GHURA now has seven (7) Certified Renovators on staff; GHURA will continue to ensure certification is kept up to date. 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.

Actions planned to reduce the number of poverty-level families

Guam currently administers the Family Self Sufficiency (FSS) Program for Housing Choice Voucher Program tenants who are working towards increasing their earned income and/or minimizing their dependence on public assistance. In addition, families set goals and save for education, home purchases and more, these services are coordinated through various community agencies and programs to provide enhanced education opportunities, job skills training, vocational training, remedial assistance, and opportunities for entrepreneurship and homeownership. This year, GHURA is requesting for an additional position as the Family Self Sufficiency Program grant now combines the application for both HCVP and Public Housing (PH) FSS Coordinators. Guam's ESG program also ensures participants are working towards the goals identified in their Housing Stability and Affordability Plan (HSAP). These goals are meant to assist households in achieving greater self-sufficiency and obtaining and maintaining

housing stability.

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 subrecipients 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 subrecipient activities and construction projects. Refinement of key reports will improve on assessment of subrecipient 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.
- Subrecipients 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 subrecipient and project sponsors the greatest assistance practicable.

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

GHURA continues to coordinate with the Guam Homeless Coalition (GHC) members which is comprised of mainstream service providers, non-profit organizations and the private sector to ensure that housing, health, and social services activities are part of an integrated, island-wide strategy to ending homelessness and improving housing stability, welfare and job retention for families and individuals.

The GHC and its community and government partners work to create a better living standard for the homeless, low-moderate income residents and the overall economic environment of which we are all seeking to improve. Guam also implements the Family Self Sufficiency Program which links HCVP and PH tenants to a variety of community programs such as those involving employment and education. This past calendar year, GHURA's HCVP assisted over 100 households through the FSS program. Thus far, three women have graduated from the program.

Discussion

Monitoring

Monitoring activities are conducted throughout the program year. Improving monitoring is a key element to the sound administration of funded activities and one that the lead agency strives to improve upon. GHURA continues to increase efforts to educate, train, and work in partnership with subrecipients and stakeholders to ensure compliance in accord with the laws and regulations governing the use of grant funds.

In PY2014, Guam will engage in the following monitoring activities:

- Guam will conduct on-site monitoring of all construction-related activities throughout the construction process. Monitoring will include compliance with applicable local and federal laws.
- CDBG Public Service activities (current active awards) will be monitored for performance measured against programmatic and financial requirement.
- CDBG public facilities constructed through past awards will be monitored for continued compliance with HUD objectives and eligible activities. As government-owned public facilities are held to compliance in perpetuity, monitoring is continual.
- On-site and remote monitoring of HOME activities will be conducted for homebuyer and homeowner programs.
- Guam conducts annual on-site monitoring of homeless program activities of the Continuum of Care and ESG

The lead agency views the process of providing technical assistance, training and monitoring as individual components of a process intended to ensure a strong program. The following activities will occur in the coming year.

- New subrecipients and grantees will attend a mandatory initial orientation workshop at the start of the program year.
- Planners and Program Coordinators will continue to be charged with the full responsibility for

comprehensive oversight of individual projects, as assigned.

- Individualized training will be provided, as necessary.
- Technical assistance will be provided, as requested or when deemed necessary.
- The lead agency will continue to monitor for enforcement the submission of expenditure reimbursement requests within 60 calendar days of the close of the period the expenses were incurred. Subrecipients and grantees are advised that non-compliance of material deadlines may result in delays to future reimbursement processing until the pending documents are submitted or the issue at hand is corrected.
- The lead agency will continue to hold subrecipients and grantees responsible for the timely submission of periodic reports in compliance with the terms of award.

Notice of Reprogramming

Guam is proposing to reprogram funds from PY2012 & PY2013 to fund the **Rehabilitation of the Santa Rita Community Recreational Facility**. Funds totalling \$130,365.68 (PY12 - \$36,572.68; PY13 - \$93,793.00) will be used to rehabilitate the basketball court, construct a new fence around the court, and install lighting and backboard. The activities proposed for this project are eligible under CDBG (24 CFR Part 570.201(c)). The project meets CDBG's national objective of LMA or area benefit, 24 CFR Part 570.208(a)(1)(i). To qualify the project Guam will conduct a survey of the area to determine the income levels of residents.

The use of reprogrammed funds was announced together with the Annual Action Plan's second Notice to the Public published on June 20. The Plan's deadline for public comment was scheduled for July 17th. However, due to the inclusion of the use of the reprogrammed funds and the Section 108 Loan Guarantee project, Guam extended the public comment period providing citizens with a total of 64 days to provide feedback on the proposed activities.

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.

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	1,500
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
Total Program Income:	1,500

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.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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.

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 HOME Acquisition and Rehabilitation 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 HOME Acquisition and Rehabilitation 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.

- 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 CoC will adopt a common assessment or intake assessment form for people who need homeless services. An effective assessment relies on the interview and coordination that must take place with the person or family to help determine whether they can be diverted from shelter or other homeless services. In addition, GHC will develop and follow written standards on how to administer assistance through coordinated assessment. The CoC will also develop standards for providing assistance including: eligibility for assistance; prioritizing who receives rapid re-housing; rent calculation for clients with income prioritizing housing placement. GHC member organizations will work together to assure that services are accessible and well targeted to the immediate needs of the client.

- 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, Grantee will require the subrecipient to develop and implement a plan and consult with the homeless or formerly homeless individuals in considering and making policies and decisions regarding any ESG funded activities, services and other assistance.

5. Describe performance standards for evaluating ESG.

GHURA has consulted and will continue to confer with the GHC 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, quarterly e-snaps 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.

Substantial Amendment

Substantial Amendment

Funds in the amount of \$120,000 are being reprogrammed from the ongoing construction of the Kattan (Central) Youth Resource Center to supplement the ongoing Rehabilitation of the Agafa Gumas Community Recreational Facility. The Agafa Gumas project is currently undergoing construction that include rehabilitating the existing basketball court which include resurfacing, mend or replace fencing, lighting, new backboards and rims, renovate the existing pavilion and ensure the facility is ADA accessible. The reprogrammed funds will be utilized to construct a full

perimeter fence, construct a mini skate park with lighting, clearing and removal of debris, and construction of a restroom. These additional activities will allow for the recreational facility to accommodate a larger population as the 2010 LMISD Census data now shows the entire village of Yigo qualifying under HUD's are benefit of serving at least 51% who are low-and moderate income. The Census shows that 62% of the village of Yigo are low-and moderate-income persons.

Discussion

Guam continues to implement regulatory requirements for all grants it administers. Such requirements are considered when planning for the effective and efficient use of CPD funds. This program year, Guam has accepted into its Action Plan the use of future CDBG funds as a loan guarantee for a commercial development proposed which will make available over 200 jobs to low-to moderate-income persons. GHURA continues to explore options to maximize CPD funds that will have a direct and positive impact to the low and moderate-income community on island.