



U.S. Department of Housing and Urban Development

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January 14, 2014

The Honorable Edward J.B. Calvo
Governor of Guam
Office of the Governor
P.O. Box 2950
Hagatna, GU 96932



Dear Governor Calvo:

Subject: Annual Community Assessment for Program Year 2012

This letter encloses HUD's assessment of the Government of Guam's (Guam's) performance for its 2012 Community Planning and Development (CPD) Program Year. The report reflects Guam's efforts to ensure compliance with HUD Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) programs.

As part of HUD's annual review, the Department wants to take this opportunity to address the CDBG program timeliness requirements, and the importance it plays in ensuring that the intent of the CDBG program is achieved. HUD CDBG regulations require recipients to carry out their CDBG activities in a timely manner thus ensuring low- and moderate-income persons are assisted. The standard requires insular grantees to be at a 2.0 CDBG timeliness ratio 60 days prior to the end of their program year. In other words, Guam's CDBG line of credit cannot exceed its current years grant times two. Guam's program year ends September 30 of each year. About August 2nd of each year, or 60 days prior to the end of Guam's program year, Guam must have a CDBG grant ratio of 2.0 or less. During this period, Guam had a CDBG timeliness ratio of 1.21.

HUD congratulates Guam for taking affirmative steps to meet the HOME Investment Partnerships (HOME) Program commitment and expenditure requirements. HUD encourages Guam to continue to closely monitor its CDBG and HOME projects to ensure the programs' continued success.

HUD would like to recognize that the staff responsible for Guam's CPD programs is highly committed to the programs. Their commitment to the program objectives has resulted in Guam achieving many of the CPD programs' objectives and ensuring that low- and moderate-income persons have an opportunity to succeed. To further this endeavor, HUD has provided opportunities for your staff to receive technical assistance on various topics.

In closing, should Guam wish to comment on the enclosed report, please provide your comments to HUD within 30 days of the date of this letter. Should Guam choose not to comment or fails to comment within the period identified above, the report will be considered final and must be made available to the public. HUD recommends you handle availability of the report the same way you handle your regular program reports by providing a notice in the newspaper, identifying the report contents and where it is available for review.

Again, HUD looks forward to our continued partnership with Guam in serving the needs of its citizens. If you have any questions, please call me at 808-457-4678.

Sincerely,



Mark A. Chandler, Director
Office of Community Planning
and Development

Enclosure

cc:

Mr. Michael Duenas (w/enclosure)
Executive Director
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ANNUAL COMMUNITY ASSESSMENT REPORT

Guam

Program Year: October 1, 2012 to September 30, 2013

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Introduction

The regulations implementing the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require federal grant recipients receiving federal assistance to submit an annual performance report disclosing the status of grant activities. The Department of Housing and Urban Development (HUD) is required by 24 CFR 91.525 to determine whether the grant recipient is in compliance with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received. In accordance with 24 CFR 91.525, the comments below incorporate HUD's assessment of Guam's Program Year 2012 performance.

In assessing Guam's performance, HUD relied primarily upon Guam's Program Year 2012 Consolidated Annual Performance and Evaluation Report (CAPER), technical assistance, on-site monitoring, and communications with Guam's federal programs staff. During this period, HUD has determined that Guam generally met the intent of the Community Planning and Development (CPD) programs.

Significant Performance Conclusions

Based on Guam's accomplishments through the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelter Grant (ESG), and Continuum of Care programs, Guam has demonstrated its ability to carry out various housing and community development programs.

Guam satisfactorily administers the CPD grant funds. In accordance with the ~~CDBG regulations, the timeliness ratio benchmark should be 2.00~~ sixty days prior to the

end of Guam's program year. Guam's CDBG timeliness ratio was 1.21 as of August 2, 2013. HUD congratulates Guam on its accomplishments and encourages Guam to continue seeking ways for timely project implementation.

CPD Programs

CDBG

Guam used CDBG funds to address housing and special needs housing, fair housing, homelessness, and community development needs during program year 2012. Guam's management of its CDBG program has ensured that low- and moderate-income persons will primarily benefit and receive program assistance. During the Program Year, 100 percent of CDBG funds (excluding funds expended for administration and planning) were spent on activities that benefited low and moderate income persons.

Guam has completed the construction of the Staff Housing Rental Rehabilitation - Renaissance Rentals Project during program year 2012.

Ongoing projects include the Staff Housing rental rehabilitation, construction of the Emergency Receiving Home, renovation of Kurason Ysengsong Staff Houses, continuation of services through the Lighthouse Recovery Center and the Family Service Center/One-Stop Homeless Assistance Center, conducting homeless awareness outreach, and fair housing education.

Guam's Consolidated Plan describes the following four priority concerns that will be addressed through the CDBG program: homelessness, community development, housing and special needs housing, and fair housing.

During Program Year 2012, Guam met or surpassed the following Consolidated Plan goals for program years 2011-2012:

- Met its goals of housing in meeting the available and sustainability of Decent Housing by completing the Staff Housing Rental Rehabilitation - Renaissance Rentals and the Homeowner Rehabilitation Program.
- Met its goal of homelessness in meeting the available and accessible of Suitable Living Environment by providing operating costs for the Lighthouse Recovery Center, Guma Hinemlo permanent supportive housing, and Nurturing Neighborhood Networks.

HUD congratulates Guam on meeting its CDBG timeliness requirement for Program Year 2012. As a reminder, please be informed that maintaining timeliness for the CDBG program is an essential program requirement. HUD and Congress have mandated that grantees meet the timeliness standard and that failure to comply with this standard would result in Guam being placed on a CDBG Timeliness Workout Plan and

the potential loss of future funds. Therefore, HUD strongly encourages Guam to continue its timely implementation of the CDBG program.

HOME

In Program Year 2012, Guam received \$770,358 in HOME funds and expended \$1,223,914, of which \$126,404 was program income. All funds are required to be committed within 24 months and expended within 60 months of the grant award. Failure to commit and expend funds within the required time period will result in the deobligation of the funds. HUD recognizes that Guam is expending its HOME funds toward projects that will assist low and moderate-income persons.

Guam met or surpassed the following Consolidated Plan goals for program years 2011-2012:

- Increased homeownership opportunities by completing some of the goal for the Homeowner Rehabilitation Loan Program. Guam proposed in the AAP PY2012 to rehabilitate ten homes. For PY2012, Guam was able to rehabilitate three homes.

Ongoing projects include the sweat equity homebuyer program and the homeowner rehabilitation loan program.

ESG and Continuum of Care

In Program Year 2012, Guam has implemented its ESG and Continuum of Care (CoC) programs in a manner that is assisting Guam's homeless population. HUD encourages Guam to continue its successful homeless programs. During the program year, Guam and its sub-recipients have utilized its homeless funds to operate a transitional housing facility providing shelter and supportive services to homeless men recovering from chronic substance abuse, provide tenant-based rental assistance to homeless and disabled individuals, and provide permanent supportive housing to homeless adults with disabilities.

Community Empowerment

As part of its Consolidated Plan, Guam developed a Citizen Participation Plan. The Plan is intended to generate ways to involve the public in planning and the reporting process for the CPD programs. GHURA received no oral comments and no written public comments during the citizen participation period for the 2012 CAPER. HUD encourages Guam to continue to foster public participation, as well as to explore additional opportunities to involve the public in its planning process.

Management of Funds

Since GHURA has filled the position of General Accounting Supervisor and other accounting staff positions, HUD has noticed that Guam is now expending funds in a timely manner and is in compliance with the HUD regulations. HUD acknowledges that Guam staff who are responsible for the CPD programs are working diligently to ensure HUD funding is spent in accordance with program requirements.

Areas for Improvement and Recommendations

Guam needs to identify project obstacles and develop plans to address these obstacles in order to strengthen its programs.

CAPER Submission

HUD notes that the CAPER was completed using a modified version of the CPMP tool. Overall, Guam's report was informative and generally educated the public regarding the status of Guam's CPD projects. HUD commends the GHURA staff for its efforts in improving the CAPER.

Fair Housing & Equal Opportunity

HUD notes that Guam's Analysis of Impediments (AI) was completed in July 2011, and the Comprehensive Housing Study was completed in August 2009 which included the compiling of data relevant to developing the updated AI. HUD encourages Guam to continue its activities that address the impediments identified in the AI document. The CAPER was forwarded to Mr. Jelani Madaraka, Lead Civil Rights Analyst, Honolulu Field Office, to review for compliance with Fair Housing and Equal Opportunity requirements. He will forward any comments or questions he may have under separate cover.

Conclusion

Overall, Guam is meeting its community needs by planning and executing a Consolidated Plan with a vision for the future, and by implementing this Plan through its Annual Action Plan. As a result, Guam has assisted many communities and especially low- to moderate-income persons. HUD encourages Guam to continue its support of various housing and community development programs, and especially wants to recognize GHURA's staff for their dedication to the CPD programs. Their hard work and efforts are a credit to Guam and its CPD programs.



Guam Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2012

October 01, 2012 – September 30, 2013

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GUAM CAPER PY2012

Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2012 (October 1, 2012 – September 30, 2013)

GENERAL

Executive Summary

The Government of Guam continues to serve as recipients of funding from the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) grant 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.

For Program Year (PY) 2012, Guam received \$4M in CPD funds. The funds are broken down as follows: 78%, or \$3,158,206 from Community Development Block Grant (CDBG); 19%, \$770,358 from HOME Investment Partnership Grant (HOME); and 3%, or \$255,214 from Emergency Solutions Grant.

GHURA is also the Lead Agency who administers the Continuum of Care (CoC) Program Grant. Funds awarded support organizations who competitively apply for funding to provide housing and supportive services to homeless persons. Guam received a total of \$1,125,484.00 in CoC funds.

As of this reporting period, Guam has spent \$4,045,976.53, or 97%, of CPD funds allocated for PY2012. In total, Guam has spent \$5,071,740.64 inclusive of program income (\$163,044.69) and CoC funds (\$862,719.42). These funds have been utilized for eligible activities such as public facilities improvement, acquisition, construction, renovation and public services. These activities have met national objectives and are in line with the Guam Housing and Urban Renewal Authority's Consolidated Plan priorities and objectives. This CAPER will provide an overview of all the activities undertaken during Program Year 2012 as stipulated in the Annual Action Plan 2012 and will provide an update or explanation on projects currently underway or projects that have been discontinued or halted.

The various activities discussed in this CAPER address Guam's Consolidated Plan (ConPlan) long term goals to include: *a) Sustain access to suitable living environments serving low-and moderate-income populations and special needs populations by supporting the work of organizations providing assistance to very-low and low-income individuals, and special needs populations; b) Make suitable living environments available and accessible by providing operational support of facilities providing residential substance abuse treatment and recovery programs and constructing or rehabilitating facilities to serve low-and moderate-income communities and special needs populations: community learning and resource centers and emergency and transitional shelters; c) Make decent housing affordable by increasing affordable rental opportunities for low-and moderate-income individuals; d) Make economic opportunities available and accessible by*

supporting job creation opportunities of historic preservation and cultural preservation efforts; and e) Sustain the available stock of decent housing by assisting very-low and low-income homeowners to sustain the physical and economic life of their homes, to meet current building code standards, and/or to modify to meet ADA standards.

General Questions

1. Assessment of the one-year goals and objectives:

a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Guam has accomplished several goals this past PY. CDBG funds were utilized to build and/or renovate facilities that provide a decent, safe, and sanitary environment for low- and moderate-income individuals and families. The projects identified below have been completed within the PY or are ongoing past the PY.

CDBG DECENT HOUSING

Ongoing Construction

1) Staff Housing Rental Rehabilitation (Dededo & Yigo) (aka Renaissance Rentals)

Ten former Staff Housing units in the northern villages of Dededo (5) and Yigo (5) are currently being renovated for use as affordable rental housing for eligible and qualified low and moderate income individuals or families. These units will be managed by GHURA. Project completion is anticipated by October 2013.

Ongoing Activities (Non-Construction)

The following activities are funded under the Emergency Solutions Grant and are currently provided by The Salvation Army.

1) Homeless Prevention (Housing Relocation and Stabilization Services)

Emergency Solutions Grant funds are currently being utilized to provide housing search and placement, housing stability case management and credit repair to individuals and families at risk of becoming homeless to regain stability in their current housing or move into another permanent housing and achieve stability.

2) Homeless Prevention (Tenant Based Rental Assistance)

Emergency Solutions Grant funds are currently being utilized to provide direct financial assistance to individuals and families at risk of becoming homeless to regain stability in their current housing or move into another permanent housing and achieve stability.

3) Rapid Re-Housing (Housing Relocation and Stabilization Services)

Emergency Solutions Grant funds are currently being 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 in permanent housing and achieve stability.

4) Rapid Re-Housing (Tenant Based Rental Assistance)

Emergency Solutions Grant funds are currently being utilized to provide direct financial assistance to individuals and families who are homeless to move in permanent housing and achieve stability.

CDBG SUITABLE LIVING ENVIRONMENT**Ongoing Construction****1) Emergency Receiving Home**

This facility will be managed the Department of Public Health and Social Services (DPHSS) to provide temporary shelter for elderly (60 and above) and adults (18-59) with a disability who are victims of abuse. Project completion is anticipated by August 2014.

2) Kurason Ysengsong

Six former Staff Housing units in the northern village of Dededo will be rehabilitated and managed by the Ayuda Foundation, a non-profit organization. Ayuda Foundation will partner with other Non-Governmental Organizations to provide community services geared toward strengthening families. Project completion is anticipated by November 2013.

Ongoing Activities (non-construction)**1) Nurturing Neighborhood Networks**

Funds were utilized by the Community Services & Resources, Inc, a non-profit organization to pay for the operational costs to provide Community-Based Family Education and Youth Development programs to low-moderate income residents of Gill-Baza in Yigo and Sagan Linahyan in Dededo. These programs help build healthy communities and support the efforts of families to become self-sustained.

2) Homeless Management Information System (HMIS)

The Salvation Army utilized funds to support the cash match requirement for this Continuum of Care Program. The HMIS is Guam's comprehensive data collection system that records and stores client level information inputted by programs providing services to persons experiencing homelessness.

3) Guma Hinemlo'

The Guam Behavioral Health and Wellness Center (GBHWC) utilized funds to support the cash match requirement for this Continuum of Care Program. The Guma Hinemlo' provides housing and supportive services to individuals with severe mental illness.

4) Lighthouse Recovery Center

Funds were utilized to pay for the operational costs of this 30-bed facility, a transitional housing program that provides shelter and in-patient services to homeless, at-risk, and/or low-to-moderate income men, and out-patient supportive services to men and women recovering from chronic substance abuse.

CDBG ECONOMIC OPPORTUNITY**Project(s) Postponed****1) Historic Inalahan San Jose Street Heritage Tour Development**

A two-story single family historic building in the southern village of Inalahan was proposed for rehabilitation for use as a mini-museum attraction featuring the history of Inalahan (1st floor) and a vacation rental unit (2nd floor). The facility aimed at creating jobs for low and moderate income residents and provides technical assistance in support of microenterprise businesses. No funds have been expended for this project. A flood insurance must be submitted to GHURA by November 2013; otherwise, funds allocated for this project will be reprogrammed.

b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

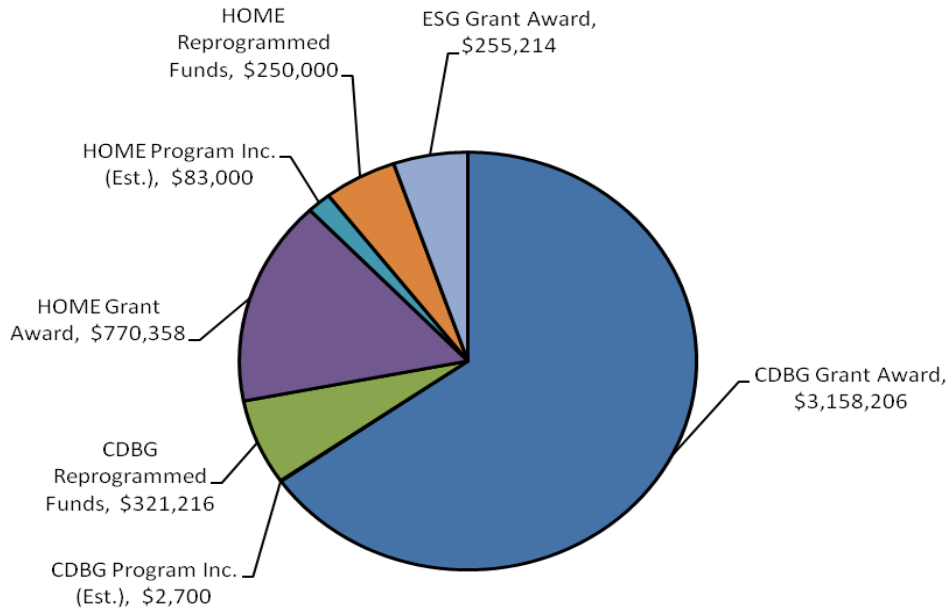
Guam received an allocation of \$4,183,778 in CPD funds for PY2012 (\$3,158,206 – CDBG; \$770,358 – HOME; and \$255,214 – ESG). Guam spent 97% of the funds allocated. In total, Guam spent \$5,071,740.64 of CPD, CoC, and Program Income funds. The breakdown of expenditures for PY12 is as follows.

CPD and CoC funds expended in PY12

CDBG (Entitlement and Reprogramming)	\$ 2,582,259.07
CDBG (Program Income (actual))	\$ 36,640.69
HOME (Entitlement and Reprogramming)	\$ 1,223,914.04
HOME (Program Income (actual))	\$ 126,404.00
ESG (Shelter)	\$ 140,577.40
ESG (Solutions)	\$ 99,226.02
Coc SHP	\$ 564,008.14
CoC S+C	\$ 298,711.28
Funds Expended - Total	\$ 5,071,740.64

The following charts and tables breakdown CPD and CoC expenditures by activity.

HUD CPD Funds Authorized PY12

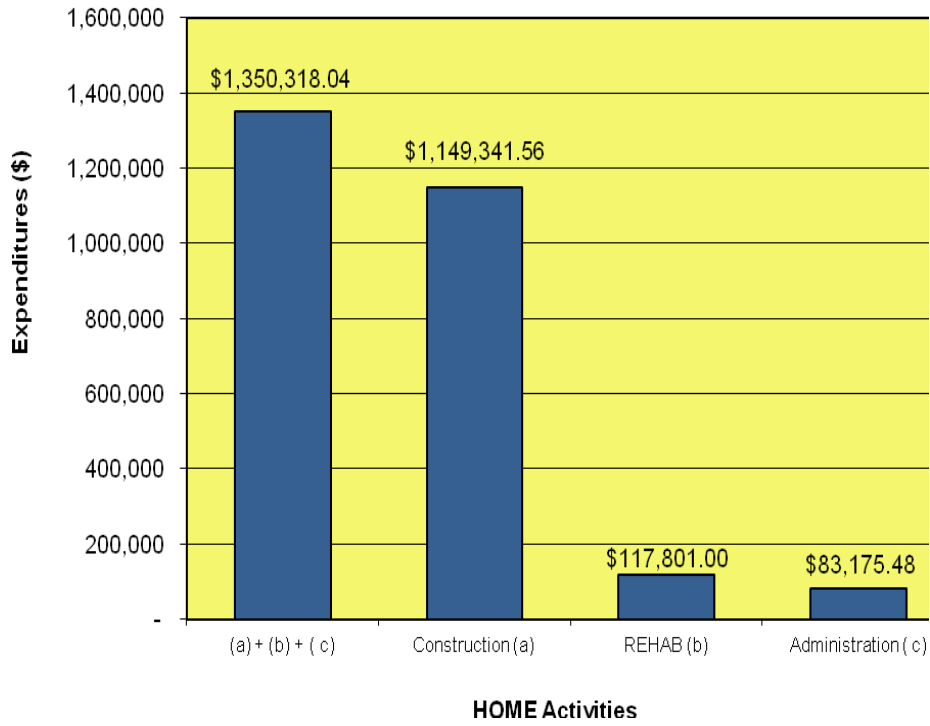


- CDBG Grant Award
- HOME Grant Award
- ESG Grant Award
- CDBG Program Inc. (Est.)
- HOME Program Inc. (Est.)
- CDBG Reprogrammed Funds
- HOME Reprogrammed Funds

HUD CPD Funds Authorized PY12

CDBG Grant Award	3,158,206.00
CDBG Program Inc. (Est.)	2,700.00
CDBG Reprogrammed Funds	321,216.41
HOME Grant Award	770,358.00
HOME Program Inc. (Est.)	83,000.00
HOME Reprogrammed Funds	250,000.00
ESG Grant Award	255,214.00

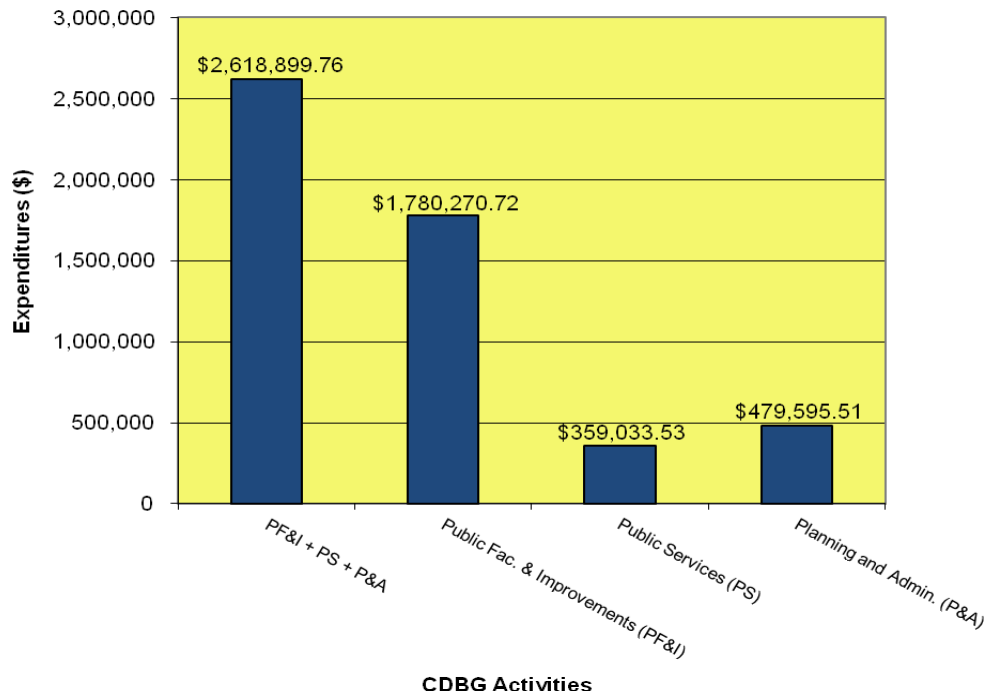
HOME Expenditures PY12



HOME EXPENDITURES PY12

(a) + (b) + (c)	1,350,318.04
Construction (a)	1,149,341.56
REHAB (b)	117,801.00
Administration (c)	83,175.48

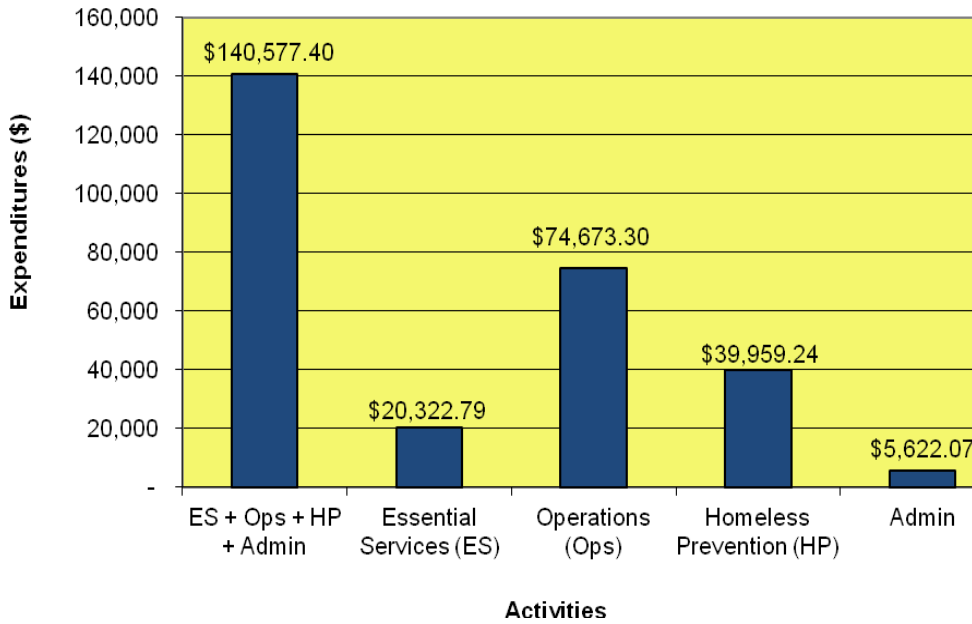
CDBG Expenditures PY12



CDBG EXPENDITURES PY12

PF&I + PS + P&A	2,618,899.76
Public Fac. & Improvements (PF&I)	1,780,270.72
Public Services (PS)	359,033.53
Planning and Admin. (P&A)	479,595.51

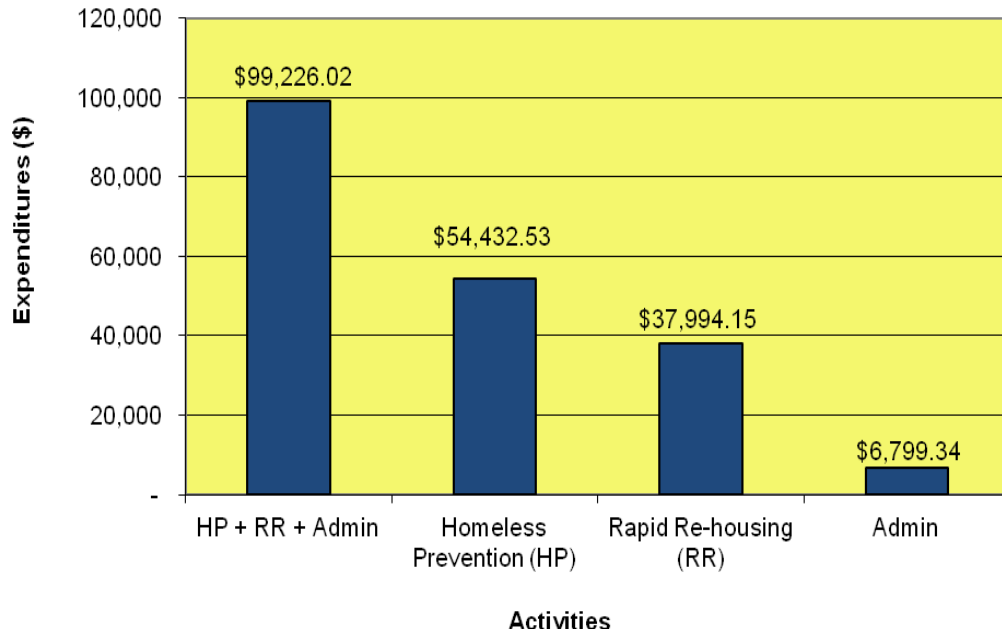
Emergency Shelter Grant Expenditures PY12



ESG (Shelter) EXPENDITURES PY12

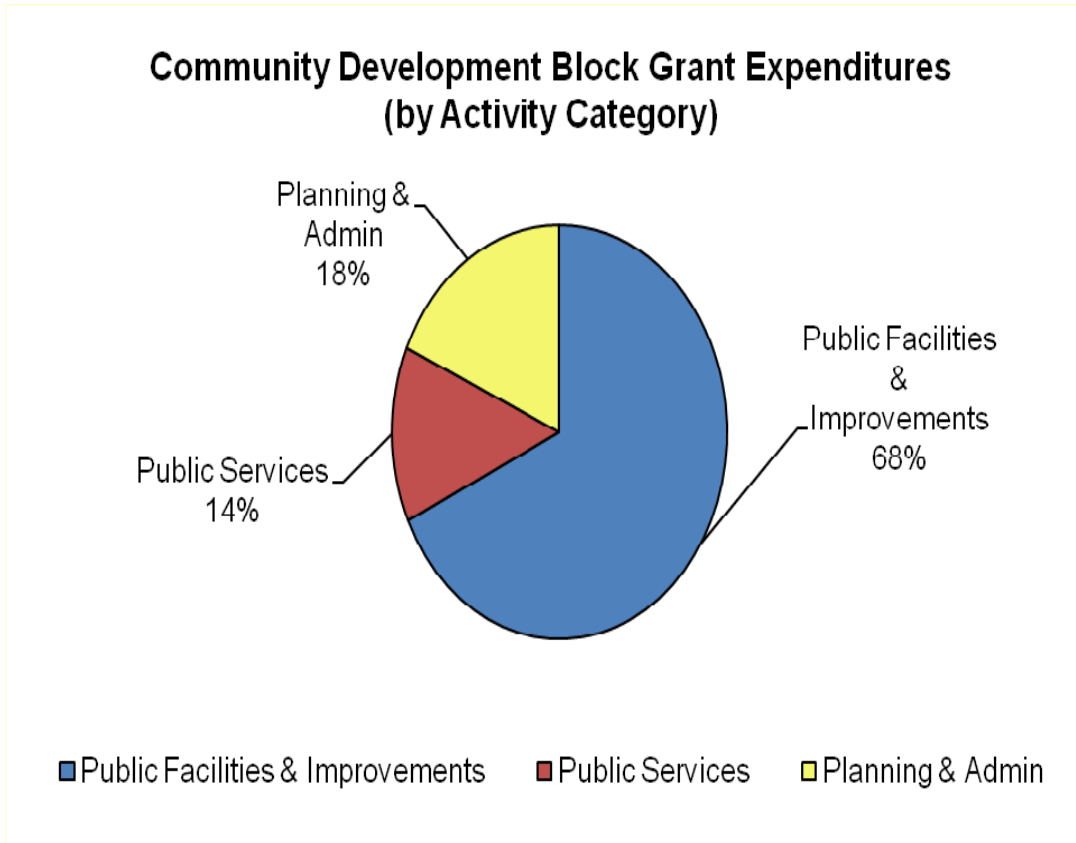
ES + Ops + HP + Admin	140,577.40
Essential Services (ES)	20,322.79
Operations (Ops)	74,673.30
Homeless Prevention (HP)	39,959.24
Admin	5,622.07

Emergency Solutions Grant Expenditures PY12



ESG (Solutions) EXPENDITURES PY12

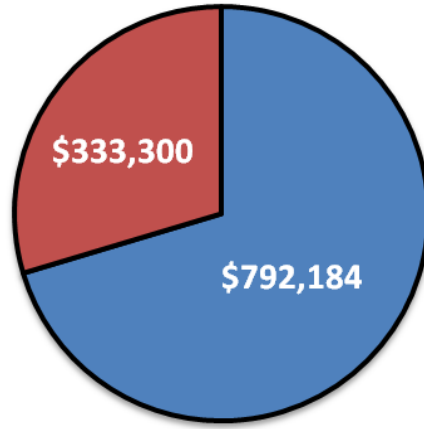
HP + RR + Admin	99,226.02
Homeless Prevention (HP)	54,432.53
Rapid Re-housing (RR)	37,994.15
Admin	6,799.34



Community Development Block Grant Expenditures (by Activity Category)

(a)+(b)+(c)+(d)	100.00
Public Facilities & Improvements	67.98
Public Services	13.71
Planning & Admin	18.31

**Continuum of Care Program 2012 Funding Awards
(by Program)**

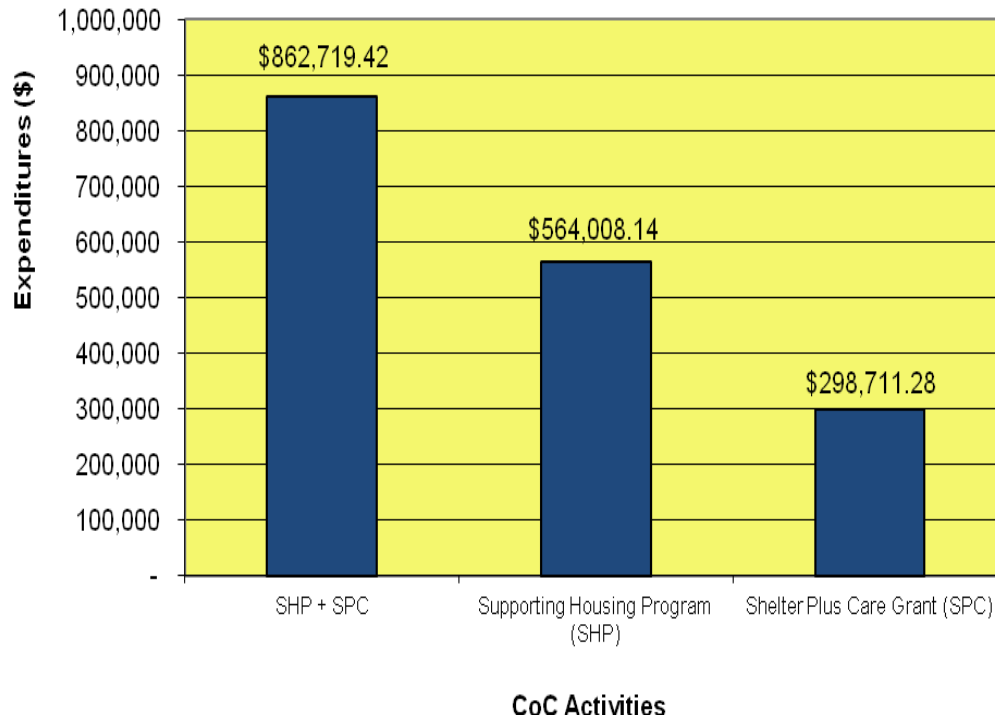


Supporting Housing Program ■ Shelter Plus Care Grant

Continuum of Care Program 2012 Funding Awards (By Program)

(a) + (b)	1,125,484.00
Supporting Housing Program	792,184.00
Shelter Plus Care Grant	333,300.00

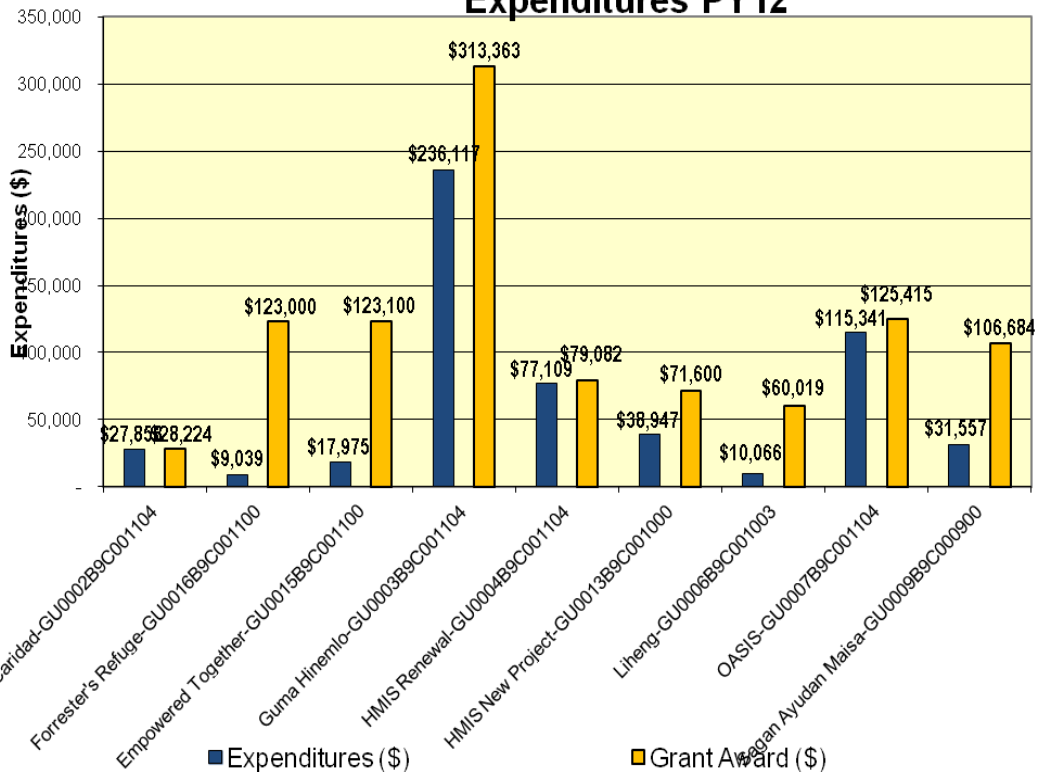
Continuum of Care Grant Expenditures PY12 (by Program)



Continuum of Care Grant Expenditures PY12 (by Program)

SHP + SPC	862,719.42
Supporting Housing Program (SHP)	564,008.14
Shelter Plus Care Grant (SPC)	298,711.28

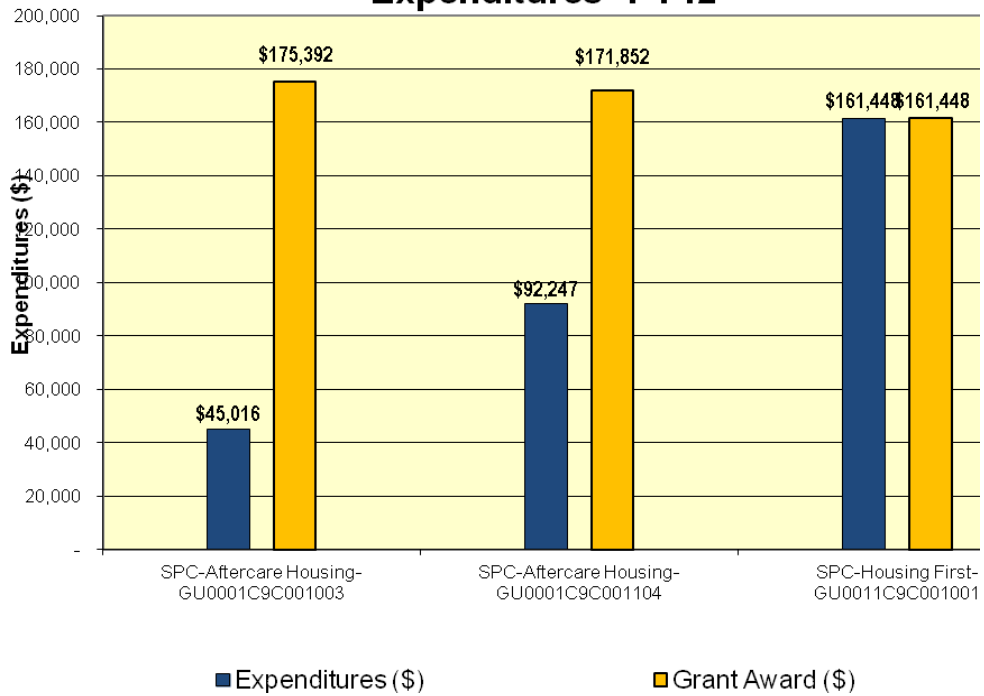
Supportive Housing Program (SHP) Expenditures PY12



Supportive Housing Program (SHP) Expenditures PY12

	Expenditures (\$)	Grant Award (\$)
Caridad-GU0002B9C001104	27,857.84	28,224.00
Forrester's Refuge-GU0016B9C001100	9,038.56	123,000.00
Empowered Together-GU0015B9C001100	17,974.52	123,100.00
Guma Hinemlo-GU0003B9C001104	236,117.27	313,363.00
HMIS Renewal-GU0004B9C001104	77,108.90	79,082.00
HMIS New Project-GU0013B9C001000	38,946.82	71,600.00
Liheng-GU0006B9C001003	10,066.00	60,019.00
OASIS-GU0007B9C001104	115,340.87	125,415.00
Sagan Ayudan Maisa-GU0009B9C000900	31,557.36	106,684.00
Total	564,008.14	1,030,487.00

Shelter Plus Care (SPC) Expenditures PY12



SPC Projects

SPC Projects	Expenditures (\$)	Grant Award (\$)
SPC-Aftercare Housing-GU0001C9C001003	45,016.35	175,392.00
SPC-Aftercare Housing-GU0001C9C001104	92,246.93	171,852.00
SPC-Housing First-GU0011C9C001001	161,448.00	161,448.00
Total	298,711.28	508,692.00

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Activities are selected for funding if they meet national objectives, ConPlan priorities, and are viable. The process of selection includes a measure against the areas identified above. Activities selected for PY12 met Guam's ConPlan goals and objectives.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Guam continues to review the process of selecting strong viable activities for funding. Guam continues to explore new training and technical assistance opportunities to improve the administration and monitoring of the federally-funded activities. Guam intends to build upon the current monitoring plan for all CDBG-funded activities to ensure continued compliance with current rules and regulations.

These plans are coupled with the approval of the five-year Guam Consolidated Plan for 2010-2014. As we continue to implement the ConPlan cycle, we are building on our experiences to adopt plans and strategies to address our challenges of past projects.

In light of the recent changes to the HOME Final Rule, 24 CFR Part 92, Guam will adjust its program to reflect these statutory changes. These requirements address the following goals and objectives:

- Enhance accountability and performance
- Achieve more timely production of housing
- Improve monitoring and oversight
- Incorporate best practices as required procedures

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

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

IMPEDIMENT ONE: DIFFICULTY ENFORCING FAIR HOUSING LAWS DUE TO GUAM'S LANDLORD AND TENANT CODE

Upon review of Guam's current landlord and tenant laws, it was apparent the cooperative effort of many other agencies on Guam is needed when revising the current code. The report indicated that for at least five years GHURA has made several efforts to revise the law, and although these attempts have failed, GHURA's experience and role in promoting fair housing on Guam has promoted them as a leader in making such revisions. Mistakes found in current procedures have been noted so they can be avoided by future revisionists. Additionally, the

current government administration has taken an aggressive approach of improving people's lives on Guam. Interviews with stakeholders and a Town Hall meeting that had occurred last year showed the support needed to make revisions to the current law. Lastly, Guam's recent adoption of the International Building Code (IBC) as the island's building code show the legislature and administrative intent to support the effort to revise the current law.

IMPEDIMENT TWO: GUAM'S FAIR HOUSING LAW NOT SUBSTANTIALLY EQUIVALENT TO FEDERAL FAIR HOUSING LAW

As with impediment one, this impediment involves the legislative process. HUD documents and the Code of Federal Regulations set forth the requirements for Fair Housing. There is no comprehensive uniform code for Fair Housing. Most state laws that have been adopted have also been certified by HUD. Changing Guam's Fair Housing Law will require all three branches of the government with the proper administrative procedures and public involvement.

IMPEDIMENT THREE: THE LACK OF A FAIR HOUSING ENFORCEMENT ORGANIZATION ON GUAM

Requirements for developing a local Qualified Federal Housing Enforcement Organization (QFHEO) can be found in HUD's documents and Code of Federal Regulations. Guam's Commission on Community Reintegration will assist GHURA in providing a model for a QFHEO as the Commission had established a framework surrounding the application of the Olmstead Act on Guam. Guam's interest in developing its own Civil Rights Commission will prove beneficial when developing a QFHEO as the Commission will also deal with violations of employment and access public services as well as fair housing issues.

IMPEDIMENT FOUR: THE PUBLIC DOES NOT UNDERSTAND THE COMPLAINTS SYSTEM

This impediment relies heavily on the development and implementation of the first three impediments. Based on the report, it will take Guam approximately five years to fully address the first three impediments; however, there is room for interim solutions for improving the current complaints system.

IMPEDIMENT FIVE: DIFFICULTY UNDERSTANDING FAIR HOUSING LAWS, RIGHTS AND RESOURCES

Although GHURA already takes lead in providing services to promote fair housing, stakeholders have asked for the agency to increase their efforts to improve fair housing education, outreach and training.

b. Identify actions taken to overcome effects of impediments identified.

Guam continues to address Fair Housing by providing the community with information that identifies examples of discrimination and what to do in the event the individual or family feels they have been a victim of housing discrimination. This information can be found on GHURA's main website: www.ghura.org. GHURA provides brochures to the community and engages in discussion during events involving housing.

Participants in the Housing Choice Voucher Program also provided information regarding housing discrimination and are advised of their rights to file a complaint form.

Fair Housing is also discussed during Guam's annual Affordable Housing Symposium. This event involves a variety of government and other public and private organizations to include the Guam Realtors Association.

Guam will continue to address the impediments to Fair Housing as it prepares for its upcoming 5-Year Consolidated Plan Program Years 2015-2019.

The following actions indicate how Guam will address each impediment identified in the 2011 Analysis of Impediments to Fair Housing.

IMPEDIMENT ONE: DIFFICULTY ENFORCING FAIR HOUSING LAWS DUE TO GUAM'S LANDLORD AND TENANT CODE

GHURA will take leadership in coordinating the efforts to revise Guam's landlord and tenant code by 2016. GHURA will develop a work plan and timeline for completing this task. Measuring the effectiveness of the work plan will be included in the Fair Housing component in Guam's upcoming renewal of the Consolidated Plan.

IMPEDIMENT TWO: GUAM'S FAIR HOUSING LAW NOT SUBSTANTIALLY EQUIVALENT TO FEDERAL FAIR HOUSING LAW

Keeping in line with the action steps for Impediment One, GHURA will maintain its leadership role in coordinating the efforts to revise Guam's landlord and tenant code to closely mirror the Federal Fair Housing Law. These steps will be incorporated into the work plan and timeline and will be assessed for its effectiveness and be included in the upcoming renewal of the Consolidated Plan.

IMPEDIMENT THREE: THE LACK OF A FAIR HOUSING ENFORCEMENT ORGANIZATION ON GUAM

GHURA will take the initiative in identifying the most appropriate format for a QFHEO and assist in its development and certification. GHURA will develop a work plan and time schedule to complete the identification of a proper QFHEO for Guam. The plan's effectiveness will be measured and incorporated into the Fair Housing component of the upcoming renewal of the Consolidated Plan.

IMPEDIMENT FOUR: THE PUBLIC DOES NOT UNDERSTAND THE COMPLAINTS SYSTEM

GHURA will request to move the complaints information responsibility from GHURA to HUD's office on Guam. Second request was to streamline the handling of complaints at the Attorney General's Office. Examples of streamlining include trainings or signage for better visibility of the complaints process for staff and the public, treating fair housing complaints as a separate process from consumer protection complaints, and detailed record keeping for housing

discrimination cases. Finally, the most common requests were for increased publicity on the complaints system so the public can become familiar and comfortable with the process.

IMPEDIMENT FIVE: DIFFICULTY UNDERSTANDING FAIR HOUSING LAWS, RIGHTS AND RESOURCES

To further their efforts of taking lead in providing fair housing education, outreach and training, GHURA will continue to sponsor an annual fair housing conference which will extend the invitation for HUD representatives to provide training. Second, GHURA will continue to create and distribute collateral material for fair housing education, outreach and training and will maintain records of materials that are produced and distributed. Lastly, GHURA will continue to provide translated versions of education, outreach, and training materials as needed. Public housing contracts, eviction notices, and rules and regulations will be translated as well. Guam's diverse population will require translations from English to Japanese, Tagalog, Ilocano, Chuukese, Marshallese, and Palauan languages.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

CDBG

Elderly and Abused

Once completed, the Emergency Receiving Home (ERH) will address the needs of the underserved by providing a temporary shelter for elderly, 60 years and older, and adults (18-59) with a disability who are victims of abuse. The shelter will provide a safe place for victims of abuse to heal and receive services through authorized individuals and interagency collaboration. Protective and preventive counseling and a Crisis Intervention Hotline service will be provided through this program.

Homeless with a Disability

The Guam Behavioral Health and Wellness Center (GBHWC) through the Guma Hinemlo program provides permanent supportive housing through grant funds under the Continuum of Care Program (CoC) with match funds provided through CDBG. Homeless adults with severe mental illness are providing housing with supportive services provided by GBHWC.

Homeless with Substance Abuse Issues

The Salvation Army through the Lighthouse Recovery Center provides a six-month transitional substance abuse treatment program to adult males and outpatient recovery services to adult males and females. Primary funding comes through local funds allocated to the GBHWC with CDBG funds used to provide services to low-and moderate-income individuals who are seeking recovery.

Affordable Housing

Guam continues to work towards its goal to increase the availability of affordable housing to low-and moderate-income individuals and families. Funds this PY were utilized to renovate 10 existing and abandoned staff housing units in the northern villages of Dededo and Yigo.

ESG

Emergency Solutions Grant

Funds under this PY were awarded to The Salvation Army’s Family Services Center who has been recipients of Emergency Solutions Grant funds since its implementation. Funds continue to provide for direct financial assistance such as rental, utility and security deposit payments to homeless and at-risk persons. Additionally, housing relocation and case management services are provided to ensure that once housing is established, efforts are made to achieve stability.

HOME

Retain Stock of Affordable Housing

This PY, funds were utilized to support the retention of existing stock of affordable housing for homeowners, renters and populations with special needs through the Homeowner Rehabilitation Program and Renovation of Public Housing Units. Renovations are done to homes to return it to compliance with local building codes and/or to retrofit homes to address the physical needs of a disabled homeowner.

5. Leveraging Resources

a. Identify progress in obtaining “other” public and private resources to address needs.

Other than CPD funds, Guam receives additional federal monies from a variety of funders. These funds all address the needs of the community.

Federal Resources	
Agency	Grant
U.S. Department of Housing & Development	Public Housing
	HCVP/S8 Program
	VASH
	Capital Fund
	CDBG
	HOME
	ESG
	CDBG/HOME Program Income
	Continuum of Care Program
U.S Department of Health & Human Services	Supplemental Nutrition Assistance Program (SNAP)
U.S Department of Justice	Violence Against Women Grants
U.S. Internal Review Service	Low Income Housing Tax Credit Program
U.S. Veterans Administration	Grant Per Diem
Federal Emergency Management Administration	Emergency Food and Shelter Program
State (Government of Guam) Resources	
Grants and Purchase Orders	
Department of Mental Health and Substance Abuse	
Department of Public Health and Social Services	

Local (NGOs, Private Sector) Resources
Parent Organization appropriations
Associated Organizations & Charitable Contributions
Community Donations

b. How Federal resources from HUD leveraged other public and private resources.

All projects funded with CPD and CoC grants are assessed during the grant workshop conducted mid-way through the appointed application solicitation period, during the CoC application strategic planning committee meetings, and at any time technical assistance is sought during the development of a proposed project for their ability to carry out the project successfully.

CDBG

The Salvation Army Lighthouse Recovery Center

This substance abuse treatment program receives financial support from the GBHWC, VA Grant Per Diem, The Salvation Army's Thrift Store allocations, fundraisers, foundation grants, and community donations both in-kind and monetary. This program also receives funds from the Continuum of Care Program to provide tenant based voucher assistance to homeless men with a disability.

ESG

The Salvation Army Family Services Center

This program continues to utilize ESG funds to leverage federal funds such as the FEMA EFS Program to provide rental and utility assistance to eligible persons who are homeless or at-risk for becoming homeless. This program also receives funding through various foundation grants, Thrift Store allocations, and fundraisers.

c. How matching requirements were satisfied.

Guam as an insular area is waived from any matching requirements. CDBG funds, however, were utilized during PY12 as match for two CoC programs providing homeless services.

1) Homeless Management Information System (HMIS)

CDBG funds in the amount of \$27,208 were awarded for the HMIS and HMIS Development programs which are managed by The Salvation Army. The funds awarded met the 25% cash match requirement for programs receiving Continuum of Care (CoC) Program operating funds. In total, the two programs received approximately \$118,000 in CoC funds.

2) Guma' Hinemlo

CDBG funds in the amount of \$85,692 were awarded for the Guma' Hinemlo program which is managed by the Guam Behavioral Health and Wellness Center. The funds awarded me the 25% cash match requirement for programs receiving CoC Program operating funds. In total, this program received approximately \$313,000 in CoC funds.

The programs below also receive CoC funds but have met the match requirement by identifying other sources of funding outside of CDBG or provide in-kind resources as match.

- 1) **Aftercare Housing Program**
TSA coordinates and provides the service match requirement for this program. The service match consisted of providing counseling and aftercare services to support a drug-free lifestyle and address relapse concerns, case management, vocational counseling, education, budgeting, personal hygiene, housekeeping, medication monitoring, and other services relevant to the continued recovery of the client.
- 2) **CARIDAD Supportive Services Program**
The CSS provides cash match for this program. The cash match is used to supplement funding for case management, employment assistance, life skills and outreach services provided to homeless adults with disabilities who reside in the apartment units.
- 3) **Empowered Together**
The ELIM Pacific Ministries provides the cash match for this program through other funding sources.
- 4) **Forrester's Refuge**
The Sanctuary Incorporated provides the cash match for this program through other funding sources.
- 5) **Housing First Rental Assistance Program**
This program is administered by GHURA's Community Planning and Development Division in partnership with the DMHSA who provides supportive services to individuals with disabilities. DMHSA is responsible for providing the documentation to support the service match requirement.
- 6) **Oasis Empowerment Center**
ELIM Pacific Ministries coordinates and provides the cash match requirement for this program.

Managing the Process

1. **Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.**

Community Planning and Development Funds

The Government of Guam, as the participating jurisdiction, receives CPD funds. These funds are administered by the Guam Housing and Urban Renewal Authority (GHURA) who have been

designated by the Governor of Guam who is the Chief Executive of the Government of Guam. Under CPD, Guam receives three formula grants funds – the Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), and the Emergency Shelter/Solutions Grant (ESG). GHURA has also been designated to manage HUD's Continuum of Care Program grant.

During the application process, GHURA staff provides technical training to interested applicants. Applicants comprise of local organizations, public and private. All potential applicants are advised of the Consolidated Plan (ConPlan) 2010-2014 priorities. The ConPlan includes objectives and activities for addressing Guam's needs to support the low-income populations, special needs populations, affordable housing objectives, fair housing and the sustainability of existing communities. Additionally, all proposal ideas are discussed with the applicant to ensure projects meet national objectives and are within Code of Federal Regulations. Projects are again screened during the selection process for compliance with national objectives, program objectives and the ConPlan.

Applications for the use of CPD funds for PY12 were made available on January 24, 2012. A workshop was provided to interested applicants on February 23, 2012 at the CPD office conference room. Application deadline was on March 23, 2012.

All applications were evaluated and measured against eligible grant activities. Evaluations were conducted from March 27 – April 5, 2012.

Once projects were selected, a notice to the public identifying the use of CPD funds was announced on June 19, 2012, July 5, 2012 & July 18, 2012 in the local newspaper and was posted on GHURA's website – www.ghura.org. The public was given a total of forty-five (45) days to comment on the proposed use of funds. A public hearing was conducted on July 19, 2012 for persons interested in providing oral comments. The deadline to submit written comments was on August 2, 2012.

Continuum of Care Program Funds

CoC Program funds are competitively applied for every year. Guam's CoC's Strategic Planning Committee reviews the progress of each program seeking renewal for funding by utilizing reports such as the Annual Progress Report. Proposal for new programs are also reviewed and assessed based on funding availability, HUD priorities, and local need.

Citizen Participation

1. Provide a summary of citizen comments.

The public was given 30 days to review and provide written comments on the CAPER beginning October 24, 2013 through November 22, 2013. A public hearing was held on November 8, 2013 at the CPD office. Partners were given advance notice of the public comment period as well as the public hearing.

One representative from the Community Services and Resources, Inc (CSR, Inc) attended the

hearing to discuss information contained in the report. CSR, Inc is one of the non-profit organizations awarded CDBG funds in PY12 to provide public service activities such as family and youth programs aimed at building health communities and supporting the efforts of families to become self-sustained. GHURA discussed the content of the report. The representative was advised that the projects identified in the report address several issues such as affordable housing and poverty. The representative expressed the continued need for their program discussing progress made in assisting families to achieve greater self-sufficiency. A copy of the report was provided to CSR, Inc and was informed of the last day to provide written comments.

No other oral comments were received. No written comments were received during the public comment period.

- 2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

Total Amount of Funds Available During PY12

For Program Year (PY) 2012, Guam received \$4M in CPD funds. The funds are broken down as follows: 78%, or \$3,158,206 from Community Development Block Grant (CDBG); 19%, or \$770,358 from HOME Investment Partnership Grant (HOME); and 3%, or \$255,214 from Emergency Solutions Grant.

Total Amount of Funds Expended During PY12

Guam spent a total of \$4,045,976.53 in CPD funds during PY12. Additionally, \$163,044.69 in CDBG and HOME program income was spent. Funds in the amount of \$862,719.42 in CoC funds were spent during PY12 for homeless assistance services.

Geographic Distribution and Expenditure of Funds During PY12

Guam does not allocate the CPD funds geographically. Instead, projects are selected based on its ability to service a population that is predominately low-and moderate-income whether it is through a limited clientele or area of benefit approach.

The maps below identify the location of each project.



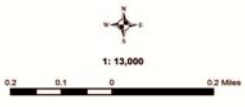
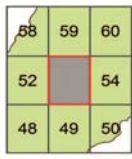
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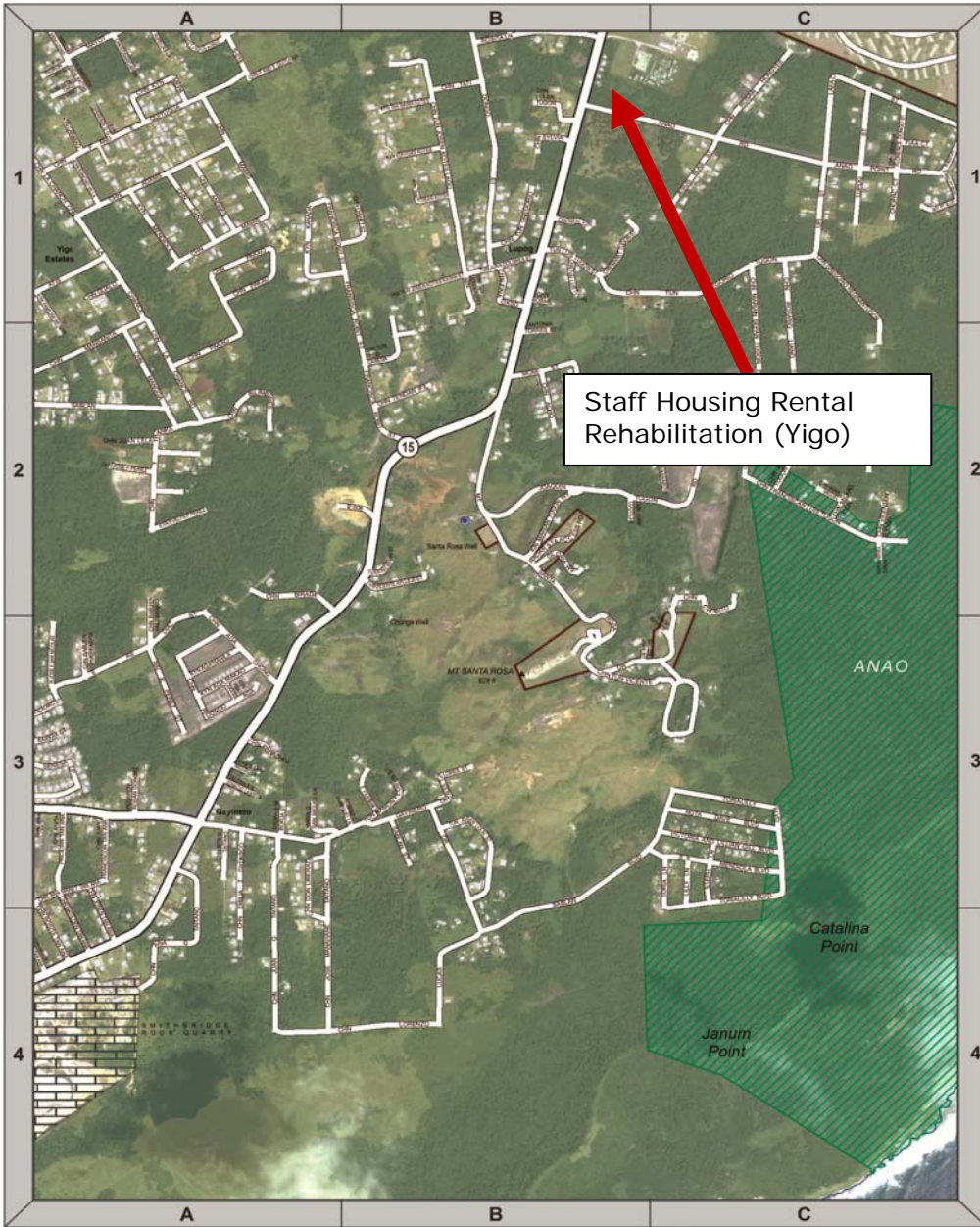
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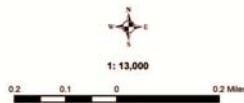
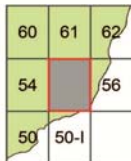
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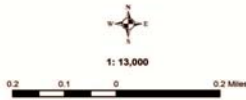
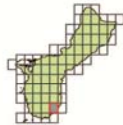
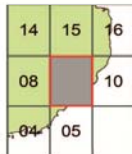
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Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Guam continues to assess its current institutional structures to overcome gaps, enhance coordination, and build new relationships to enhance services to the island community. Increasing internal and external coordination between governmental agencies, private sector businesses and non-profit service providers is critical to the improvement of services to the community and offers proper support to programs that do provide the services. Guam has focused on the following areas to overcome gaps in institutional structures and the enhancement of coordination:

Annual Guam Housing Symposium

Guam conducted its 5th Annual Housing Symposium on June 19-20, 2012. The symposium is aimed at informing housing developers, banking institutions, realtors, architects, engineers, nonprofits providing housing services, governmental officials, and citizens of the efforts currently being made and future plans to address the socioeconomic and environmental impacts of the military buildup and the need for affordable housing.

Fiscal Administration

The CPD Fiscal section has made significant improvement on developing analytical reports to effectively monitor the Public Service and Planning and Administrative Caps for compliance. Effective communication with the planners and the Architectural and Engineering division was essential in meeting the compliance this program year. Also, additional steps are being taken to improve the oversight of subrecipients. Analytical procedures are performed and simple projections are done to assist the subrecipients in effectively managing their budgets. Regular communication with the subrecipients' Fiscal section has greatly improved the timely submission and processing of requests for reimbursements.

CPD Fiscal section's internal controls in place are assessed continuously as processes are performed. Any deficiencies identified in the current processes are examined and procedures to strengthen its controls are implemented immediately. Policies and procedures are also updated periodically as new controls and processes are implemented.

CPD Fiscal staff attended a seminar on governmental financial reporting updates and completed several webinars from OneCPD on topics related to updates on CoC and HOME programs as part of its fiscal responsibilities and programmatic administration of federal funds.

MIP fund accounting software has been upgraded for enhanced user and reporting functionality. Also, server and storage upgrades have been completed as part of the authority's business continuity plan.

CPD Fiscal section has implemented procedures to carefully monitor disbursements of CPD funds. CPD monitors the disbursements of funds through the use of the main fiscal's WinTen accounting software. Once funds are transferred to the revolving fund account, CPD staff accesses the WinTen accounts payable module daily and verifies if the respective vendor/contractor/subrecipient

has been paid. For any unpaid invoices, main Fiscal office is notified and a regular follow-up is conducted to ensure funds are disbursed in a timely manner.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

GHURA's Architect and Engineering (A&E) Division continue to physically monitor the CDBG and HOME-funded construction activities. A&E staff conducts site visits prior, during, and after the completion of a project to ensure strict compliance. These visits ensure construction timelines and quality requirements throughout the construction process are met.

The A&E Division continues to monitor completed CDBG and HOME-funded projects to ensure use of the buildings is in compliance with HUD regulations. These activities continue on an annual basis.

GHURA staff also conducts on-site monitor visits for its CoC programs. These visits are normally conducted prior to the end of the grant period. Reports of findings and/or concerns are sent to each program and require a plan of action to address the issues identified during the visit.

2. Describe the results of your monitoring including any improvements.

GHURA's Architect and Engineering (A&E) Division continue to physically monitor construction projects that are ongoing. Projects under affordability periods are also physically inspected to ensure facilities are maintained and meet decent, safe, and sanitary conditions for continued occupancy.

During the first week of September, GHURA's Architect and Engineering (A/E) Division conducted a physical inspection of the Catholic Social Services' (CSS) LIHENG, Guma San Jose, Katherine's Home, CARIDAD, and the Elderly LIHENG facilities. The Katherine's Home and the Guma San Jose are facilities constructed most recently under CDBG. The LIHENG, CARIDAD, and Elderly LIHENG have all been acquired or constructed with HOME funds. The inspection noted several health and safety issues. These deficiencies mandated the CSS to submit a workout plan and schedule to address such findings. The A/E Division has noted some progress made to address the issues that needed immediate attention.

Additionally, GHURA staff conducts on-site monitoring visits for all its SHP and S+C projects. These monitoring visits ensure programs continue to meet federal regulations to include proper documentation of eligibility, timely submission of invoices for reimbursement, adequate services to program participants, and other program compliance requirements.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

Guam selects projects based on the identified priorities in the ConPlan. These projects offer a variety of services that address neighborhood and community problems. CDBG, ESG, SHP and S+C

funds enable organizations to provide services that assist the disabled, those with substance abuse issues, assist homeless persons obtain housing and support, prevent persons from becoming homeless and provide supportive services that enable individuals and families obtain and maintain housing stability and self-sufficiency.

CDBG funds are utilized to construct, acquire, or renovate facilities that are used to provide services that will benefit low-and moderate-income persons. During PY12, funds were used to renovate abandoned staff housing in the northern villages of Dededo and Yigo that will be utilized as affordable rental housing and will be utilized as facilities for non-governmental organizations that will provide various social services programs. Funds were also utilized to construct a shelter for abused elderly and adults with disabilities. Social service and homeless assistance programs were also assisted with CDBG funds which were utilized by the organizations to support their operations. These services consisted of youth mentoring and family support, homeless with severe mental illness, and low-and moderate-income men and women recovering from substance abuse.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

All projects are awarded based on ConPlan priorities. These priorities are identified through the assessment of current community needs with guidance and input from governmental, non-profits, and private sector organizations. For each funding year, these organizations submit proposals that address the community need that they can sufficiently provide for. Projects that are awarded funding are monitored annually to ensure buildings are utilized in compliance with national objectives and services are provided to target populations, particularly low and moderate-income individuals and families.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Funds expended during this PY address two strategic objectives – decent housing and suitable living environment. The Historic Inalahan San Jose Street Heritage Tour Development was proposed for funding for PY12; however, environmental issues affected this project's ability to move forward. Therefore, no funds allocated for this project was expended.

Decent Housing

1. Staff Housing Rental Rehabilitation (Dededo & Yigo) (aka Renaissance Rentals)
2. Homeowner Rehabilitation Program
3. Homeless Prevention (Housing Relocation & Stabilization Services)
4. Homeless Prevention (Tenant Based Rental Assistance)
5. Rapid Re-Housing (Housing Relocation & Stabilization Services)
6. Rapid Re-Housing (Tenant Based Rental Assistance)

Suitable Living Environment

7. Nurturing Neighborhood Networks
8. Homeless Management Information System
9. Guma Hinemlo'
10. Lighthouse Recovery Center

11. Emergency Receiving Home
12. Kurason Ysengsong

d. Indicate any activities falling behind schedule.

Community Development Block Grant

1. **Emergency Receiving Home (*anticipate completion by August 2014*)**
GHURA's Architect and Engineering Division continue to monitor this project to ensure project completion by anticipated date. This project was delayed due to heavy rains and removal of existing power poles which are in the path of the retaining wall.
2. **Kurason Ysengsong (*anticipate completion by November 2013*)**
Project is 70% complete with delays attributed to heavy rains.
3. **Staff Housing Rental Rehabilitation (Dededo & Yigo) (aka Renaissance Rentals) (*completed by October 2013*)**
Units in the Yigo village are 95% completed with delays due to the approval of the U.S. Navy granting GHURA authority for power connection.
4. **Historic Inalahan San Jose Street Heritage Tour Development**
No funds have been spent for this project due to environmental issues identified at the project site. The landowner has been advised to provide evidence of hazard insurance. If no evidence is submitted by November 2013, funds will be reprogrammed for another eligible project.

HOME Investment Partnership Program

5. **Homeowner Rehabilitation Loan Program**
Guam proposed to rehabilitate 10 units for PY12 but was only able to rehabilitate 3 homes.

e. Describe how activities and strategies made an impact on identified needs.

Projects funded during PY2012, impacted the needs of the community by providing a decent, safe and sanitary housing and suitable living environment. Projects continued to be chosen for funding based on meeting national objectives and ConPlan priorities. National objectives identify target populations to be served. ConPlan priorities identify the needs within the communities.

f. Identify indicators that would best describe the results.

Guam's PR03 for CDBG's Activity Summary Report indicates the number of persons served within a given area or project. These areas have been identified with a population of at least 51% low/moderate income persons. Additionally, this IDIS report indicates the number of persons served during the PY for programs who received CDBG Public Service funds.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Any potential barriers are immediately addressed to prevent or minimize project delays. Most projects funded through CPD involve the partnership of a variety of non-profit organizations and

other private and public agencies. The success of these projects relies heavily on the working relationship with these organizations. GHURA continues to make itself available for any inquiries and guidance on the development of projects. These communications begin prior to any award of funds to ensure both GHURA and the proposer is aware of the roles and responsibilities of each organization. These guidelines are spelled out in Memorandum of Agreements or Subrecipient Agreements.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

Projects are identified for funding based on national objectives and ConPlan Priorities/Goals/Activities. Projects funded during PY2012 met ConPlan goals to include making decent housing available and accessible, making decent housing affordable, sustaining the available stock of decent housing, making suitable living environments available and accessible, and sustaining access to suitable living environments serving low-and moderate-income populations and special needs populations.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

GHURA's fiscal department has made significant progress in improving its financial management system to meet the current and future demands in administering federal funds. Analytical reports have been improved to effectively monitor compliance in meeting Public Service, Planning, and Administrative funding caps. Effective communication has also allowed for improved submissions of invoices and processing of reimbursements. The department is also working on upgrading its current fund accounting software for enhanced user and reporting functionality. These improvements will assist the agency in meeting needs more effectively.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Individuals and families provided Housing Choice Vouchers and Continuum of Care Program tenant based rental assistance vouchers are provided information on the dangers of lead-based paint prior to their search for rental housing. Educational materials are also provided to GHURA clients of the Homeowner Rehabilitation Loan Program on the dangers of lead-based paint, especially the dangers to children residing in a home contaminated by lead.

Program managers responsible for conducting Housing Quality Inspections also ensure homes are free of lead-based paint. GHURA's Architecture & Engineering staff also ensure new buildings and renovated units are free of lead-based paint.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

GHURA continues to make progress in developing and maintaining affordable housing for Guam's low to moderate income individuals and families. GHURA immediately took action when the Governor toured some of the island's underprivileged neighborhoods. Witnessing the poor condition of the homes and hearing the struggles of families prompted the Governor and his Cabinet to develop a 5-Year Strategic Plan to develop affordable housing and improve neighborhood conditions.

The following projects are currently underway to foster and maintain affordable housing.

HOME Investment Partnership Program

1. Homeowner Rehabilitation Program

This program provided low-interest loans or deferred loans to assist low-and very-low income homeowners to rehabilitate their homes and bring their primary residence to local building code standards.

Community Development Block Grant

2. Staff Housing Rental Rehabilitation (Dededo & Yigo)

Ten (10) abandoned staff housing units were renovated and placed back into service as affordable rental housing for eligible and qualified low-and moderate-income individuals and families.

The following activities during PY12 also promoted affordable housing for residents of Guam.

Annual Housing Symposium

Guam continues to conduct the Annual Housing Symposium. It recently held its 5th Annual Housing Symposium on June 5 & 6, 2013. The symposium is aimed at informing housing developers, banking institutions, realtors, architects, engineers, nonprofits providing housing services, governmental officials, and citizens of the efforts currently being made and future plans to address the socioeconomic and environmental impacts of the military buildup and the need for affordable housing.

Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, moderate-income renter and owner households, and homeless comparing actual accomplishments with proposed goals during the reporting period.**

HOME

1. Homeowner Rehabilitation Loan Program

Guam proposed in its PY12 Annual Action Plan (AAP) to rehabilitate through the Homeowner Rehabilitation Loan Program 10 homes. Guam was able to rehabilitate 3 homes. All homeowners assisted were below the 50% Area Median Income (AMI).

CDBG

1. Staff Housing Rental Rehabilitation (Dededo & Yigo) (aka Renaissance Rentals)

Guam received occupancy permits for all ten (10) units in October 2013. These units are currently being marketed and have an established wait list for possible eligible tenants. Guam is currently screening applicants on the waitlist.

Ongoing

1. Staff Housing Rental Rehabilitation (Malesso & Talofoto)

CDBG funds were allocated for the rehabilitation of 10 abandoned staff housing units located in the southern villages of Malesso and Talofoto. These units were fully rehabilitated on February 2013. As of this reporting period, a total of 5 units have been occupied by eligible low-and moderate-income eligible individuals or families.

Homeless

Emergency Solutions Grant funds were utilized to provide permanent housing to 190 persons. Of this total, 132 persons were assisted with homeless prevention activities and 58 were provided rapid re-housing services.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

Homeowner Rehabilitation Loan Program

Funds were proposed in PY12 to rehabilitate 10 homes to meet local building code standards. Only 3 homes were rehabilitated utilizing HOME Investment Partnership Grant funds. The program is specific to owner occupied primary units with very-low-to-low-incomes.

Staff Housing Rental Rehabilitation (Dededo & Yigo) (aka Renaissance Rentals)

Guam proposed to renovate 10 former staff housing that have been abandoned. All 10 units have been renovated and are available for affordable rent beginning October 2013.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

This program year, Guam addressed “worst-case” housing needs and housing needs of persons with disabilities through a variety of programs funded through CPD and CoC.

Community Planning and Development

Emergency Receiving Home

This program provides a temporary shelter for the elderly and adults with disabilities who are abused. Although not long term, this program addresses the immediate need for housing for those who have no other safe housing identified.

Continuum of Care Program

CARIDAD Support Services Program

This program is administered by the Catholic Social Services to provide four, one-bedroom apartment units to homeless disabled individuals. Supportive services are provided to clients of this program.

Housing First Rental Assistance Program

This program provides for 16 tenant based rental assistance vouchers to homeless individuals with disabilities. GHURA administers this program with referrals and supportive services provided by the Guam Behavioral Health and Wellness Center.

Aftercare Housing Program

This program is administered by The Salvation Army to provide 17 tenant based rental assistance vouchers and supportive services to homeless individuals with disabilities who graduate from The Salvation Army's Lighthouse Recovery Center's six-month residential treatment program. The ultimate goal of housing with supportive services is to assist program participants achieve greater self-sufficiency and obtain permanent housing outside of CoC funds.

Forrester's Refuge

This program is administered by Sanctuary Incorporated to provide a four, one-bedroom group home and supportive services to homeless/chronic homeless individuals with disabilities.

Empowered Together

This program is administered by ELIM Pacific Ministries (dba Oasis Empowerment Center) to provide four, one-bedroom apartment units and supportive services to chronic homeless women with children who are recovering from substance abuse.

Guma Hinemlo

This program is administered by the Guam Behavioral Health and Wellness Center to provide housing and supportive services to seven homeless individuals with severe mental illness.

Continuum of Care Program (NEW PROJECT)**Y Jahame Permanent Housing Program**

This project was recently announced for funding during the FY2012 CoC competition. The Catholic Social Services proposed this project to provide permanent supportive housing to chronic homeless individuals with disabilities.

Public Housing Strategy**1. Describe actions taken during the last year to improve public housing and resident initiatives.**

Renovations, site improvements, and community service were some of the projects completed at the Asset Management Properties. Through the Section 3 program, residents were given employment opportunities to work with the contractors with job openings. This employment opportunity along with community service requirements gave residents the opportunity to move

towards their self-sufficiency goals. The Property Site Managers have been working with the Community Service Resources, Inc. and Department of Youth Affairs to provide projects for our residents and the children in the community. These projects also promote community service and self-sufficiency.

Guam continues to work closely with individuals and families in Public Housing and the Housing Choice Voucher Program (Section 8) to promote self-sufficiency and asset development. Guam currently has a waitlist of approximately 6,000 applicants who are seeking low-income housing. With very limited Public Housing units and HCVP vouchers, Guam continues to seek ways to address the needs of affordable housing through the development/acquisition/rehabilitation of affordable housing units through CPD funds and the Low Income Housing Tax Credit program.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Guam has initiated a movement to build approximately 3,000 affordable homes. This movement came about as a result of the Governor of Guam's tour around some of the island's impoverished neighborhoods. An Affordable Housing Coordinating Council (AHCC) was created which involves key government and non-governmental staff directly or indirectly involved in the development of affordable housing. The Council's purpose is to identify the needs of the community, develop various programs to meet those needs, and accomplish objectives forged in collaboration with the Administration, Legislature, and relevant Affordable Housing Stakeholders.

Community Development Block Grant

Staff Housing Rental Rehabilitation (Dededo & Yigo) (aka Renaissance Rentals)

Guam utilized CDBG funds to rehabilitate 10 abandoned units in the northern villages of Dededo and Yigo and place them back in service as affordable rental. The construction has completed and the units are available for rent as of October 2013.

Other Actions

Guam continues to make use of current programs to provide affordable housing to persons in need.

Public Housing

Guam continues to provide 750 low-income housing units to eligible individuals and families. These units are located in scattered sites in 12 villages around the island.

Housing Choice Voucher Program (Section 8)

Guam currently administers 2,300 vouchers to eligible low-income individuals and families. Approximately 10,000 persons were assisted through these vouchers.

HOME/ American Dream Down Payment Initiative (ADDI)

1. **Assessment of Relationship of HOME Funds to Goals and Objectives**
 - a. **Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**

Homeowner Rehabilitation Loan Program

For this reporting period, Guam utilized HOME funds to rehabilitate homeowner occupied units and bring them to compliance with local building codes. This program addressed Guam's ConPlan to assist very-low and low-income homeowners to sustain the physical and economic life of their homes, to meet current building code standards, and/or modify to meet ADA standards. Guam was able to assist 3 homeowners during this reporting period. All three families assisted were below the 50% Area Median Income.

2. **HOME Match Report**
 - a. **Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**

The HOME match requirement was waived for Guam.

3. **HOME MBE and WBE Report**
 - a. **Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**

HOME funds were not utilized to support MBE and WBE enterprises during PY2012. GHURA, however, contracted MBE and WBE enterprises for its CDBG and Public Housing projects. A total of \$1,758,341.48 of CDBG funds were contracted to MBE and WBEs. Of this amount, \$665,111.08 were awarded to Women Business Enterprises.

4. **Assessments**
 - a. **Detail results of on-site inspections of rental housing.**

GHURA's Architect and Engineering Division conducted several inspections for facilities/units managed by the Catholic Social Services. On-site inspections that apply to rental housing consisted of the LIHENG, Elderly, and CARIDAD. These units were acquired and constructed with HOME funds and provide housing to homeless, elderly, and low-and moderate-income individuals and families. The inspections noted several health and safety issues of which prompted immediate action from the organization. GHURA continues to work closely with the CSS to ensure these units are in compliance and continue to be available to persons in need of affordable housing especially with such a high demand for housing assistance.

- b. **Describe the HOME jurisdiction's affirmative marketing actions.**

HOME funded programs are marketed through local banks, real estate professionals, private and public agencies. Network with these organizations results in numerous HOME eligible referrals. GHURA also participated in the 2013 Guam Affordable Housing Symposium. Guam continues to

work with the Micronesia Community Development Corporation (MCDC), a non-profit organization on the Sagan Bonita and Renewal Homes Programs. MCDC has obtained certification in pre and post Housing Counseling through NeighborWorks America. MCDC continues to market the programs through news ads, public displays at local venues, partnering with realtors and Facebook. MCDC has applied with the U.S. Department of Agriculture to assist in the financing of the remaining 13 lots under the Sagan Bonita Program.

c. Describe outreach to minority and women owned businesses.

HOME funded program projects follow a regulated procurement process which require requests for quotations, proposals and bid submissions. This process is published for public solicitation through two local newspapers. Contractor listing is maintained for all contractors interested in the Homeowner Rehabilitation Loan program which includes minority and women owned businesses. Listing is provided to homeowners to secure a minimum of three estimates for their project. At homeowner request, contractors from the listing are informed of projects open for bid.

HOMELESS

Specific Objectives for Reducing and Ending Homelessness

1. Outreach to homeless persons (especially unsheltered persons) and assessing their individual needs;

Guam has chosen to utilize Program Year 2012 funds for homeless prevention and rapid re-housing services only. Although funds are not directly utilized for outreach, other programs receiving Continuum of Care Program funds conduct outreach on a regular basis. Outreach activities are essential to providing information to homeless individuals and families who may not be aware of services available to them and are critical to filling empty beds with eligible clients.

Additionally, Guam's Homeless Coalition conducts annual island wide outreach events through an event known as the Passport to Services. This event comprises of a variety of mainstream services, non-government and government agencies/organizations, and private sector business who come together to provide information and services such as vaccinations to persons who are homeless or at-risk for becoming homeless. Homeless persons are also given assistance to apply for services such as housing during the event. Guam's Point-in-Time Count is also utilized as a source to distribute information regarding available services on island. The Count gives service providers the opportunity to know where to find and provide services to persons who need assistance who would otherwise not be able to avail themselves of such programs for reasons such as lack of transportation or not being aware that such services exist.

2. Addressing the emergency shelter and transitional housing needs of homeless persons;

Emergency Shelters

Guam has two homeless shelters on island. The Guma San Jose shelters providing temporary housing for males and families. One of the shelters was constructed with CDBG funds from the PY2011 allocation. Both shelters receive operational funds through local funds from the

Department of Public Health and Social Services. Although non-HUD funded, information collected from persons served are inputted into the HMIS and are utilized for various reporting purposes.

Transitional Shelters

Continuum of Care Program funds is utilized to fund one transitional shelter on Guam – the Oasis Empowerment Center. This program provides 6- month transitional housing to homeless women with disabilities who are seeking recovery from their addictions. Women are provided a variety of supportive services to assist them obtain mainstream services, job training and placement, education, and childcare.

Guam also provides 6- month transitional housing to homeless men with disabilities who are recovering from addiction through The Salvation Army's Lighthouse Recovery Center. Men are provided a variety of services to assist them in obtaining mainstream services, job training and placement, and education. This program is not funded with CoC funds but receives funding from U.S. Department of Veteran Affairs and local funds from the Guam Behavioral Health and Wellness Center.

- 3. 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; and**

Emergency Solutions Grant

ESG funds were utilized to help provide rapid re-housing services to 58 homeless persons. Thirty of these persons were adults with the remaining 28 making up children. Four of the adults were veterans.

Continuum of Care Program

Guam receives CoC Program funds for several programs that provide housing with supportive services. These programs aim to provide homeless individuals and families safe and sanitary homes while receiving a variety of supportive services. Permanent supportive housing provides long term housing aimed to help enable special needs populations to live as independently as possible. These programs aim to achieve three main goals for its clients: 1) achieve residential stability, 2) increase their skill levels and/or incomes, and 3) obtain greater self-determination (i.e. more influence over decisions that affect their lives). The following programs provide housing with supportive services.

Aftercare Housing Program – Housing is provided through 17 tenant-based rental assistance vouchers for homeless adults with disabilities. Clients are assisted with housing and continued care to promote self-determination and self-sufficiency. The support system is both therapeutic and empowering allowing clients to obtain and maintain permanent housing and financial stability. Referrals are accepted by island homeless service organizations. This program is administered by GHURA.

CARIDAD – Housing and supportive services for four clients. Services include case management to promote self-determination and self-sufficiency. Services aim to assist clients obtain and maintain permanent housing and financial stability. This program is administered by the Catholic Social Services.

Empowered Together- Housing with supportive services are provided to assist chronic homeless women with disabilities continue their recovery from addiction and obtain and maintain permanent housing and achieve greater independence and self-sufficiency. Permanent housing offers the opportunity to reconnect mothers with their children while supported in their efforts to learn coping skills, good parenting, and gain stability.

Guma Hinemlo'- A 7-bed group home that provides a safe, supportive and nurturing living environment. Support services such as case management, social work, counseling, psychiatry, psychology, behavior analysis, and other therapeutic services (i.e. occupational and physical therapy management), are provided to assist residents develop skills and strength in areas of coping and problem solving. This program is administered by the Guam Behavioral Health and Wellness Center.

Oasis Empowerment Center – This 6-month transitional program managed by the ELIM Pacific Ministries assists homeless women overcome their addictions by providing a safe place to recover while receiving supportive services to obtain permanent housing and achieve greater self-sufficiency.

Housing First Rental Assistance Program- Housing is provided through 16 tenant-based rental assistance vouchers. Eligible clients are afforded permanent housing with supportive services which include case management, housing counseling and placement, dental, mental, health care, vocational rehabilitation training, and job placement services. This program is managed by GHURA with supportive services provided by the Guam Behavioral Health and Wellness Center.

4. Helping low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families and those who are:

- a. likely to become homeless after 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);**

Guam has established a discharge policy that prevents health-care facilities, mental health facilities, foster care and youth facilities, and corrections programs and institutions from discharging their clients into homelessness. Individuals and families needing housing and/or supportive services are coordinated within the Continuum of Care for proper placement based on the needs of the individuals or families.

The CoC collaborated with **Bureau of Social Services Administration (BOSSA)** and Legislature to ensure that youth aging out of foster care are not routinely discharged into homelessness. The Permanency Plan (P.L.20-209:5) was passed that addressed

permanency plan and long term guardianship, discussions are ongoing between BOSSA and GHC to amend the plan that will include and address issues related to housing stability when a child ages out of foster care. The goal is to help children reunite with their families. If reunification not be in the best interest of the children, BOSSA finds homes for the children in relative placements or licensed foster families. The FCP discharge policy prohibits from closing any foster care case unless the young adult has housing in place. FCP works closely with organizations that serve youth such as Sanctuary, Inc., & DYA. Educational programs, employment and job training and placements are also provided to assist the youth towards self sufficiency.

Guam CoC ensures that individuals with health care issues are not routinely discharged into homelessness by making appropriate housing arrangements prior to the individuals release from the hospital. Patient's discharge needs are assessed at admission and discharge plan is developed using a collaborative approach in meeting the patient's needs for discharge into the community. The **Guam Memorial Hospital Authority (GMHA)** Staff familiarize themselves with all agencies providing support services. This process is implemented as follows: All initial discharge assessments will be completed upon admission. Staff will be responsible for making appropriate referrals and coordinating all follow up care. Staff is responsible for collecting and entering the information, reviewing and finalizing the Discharge Plan. The completed Discharge Assessment must be printed, signed and placed in the patient's chart. Guam CoC in collaboration with GMHA created protocols that include housing to assist GMHA in preventing discharge into homelessness.

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 placement is available and secured. At this time, GBHWC is in the process of addressing all issues and concerns brought about as the result of a permanent injunction filed by consumers. Discharge Planning has been identified as a key point of concern. The Center has been working diligently to address this concern and implement effective policies and procedures, which will have clear and established protocols for all individuals in need of housing placement prior to discharge. The current Wait List policy restricts GBHWC from releasing individuals who would otherwise be homeless upon discharge.

Before complete application for any homeless services, a detailed list of all resources, including possible housing options is prepared and reviewed by case management teams who then seek to expand on limited options and take advantage of current resources. Further, due to a few current federal and local statutes, local service providers are prevented from discharging a person who is homeless into an unsuitable environment. Representatives from the field of homeless prevention and several different human rights advocates are current members of the CoC. The local CoC model ensures that a discharge into homelessness is not an option. Emergency shelters, transitional living programs, and recovery programs, including those not funded by HUD, are other local resources that help prevent discharge into homelessness.

b. Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Guam's Continuum of Care, the Guam Homeless Coalition, continues to conduct outreach services to inform the public of services available through the Continuum. The Coalition has an established member list with representatives from agencies and organizations that provide housing, health, social services, employment, education and youth services. This network allows for efficient and effective placement of individuals and families in need of services.

Guam also continues to administer the Emergency Solutions Grant which aims to provide homeless prevention services to individuals and families at-risk for becoming homeless. During PY2012, homeless prevention services were provided to 132 persons, of whom 67 were children and 65 were adults.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

Projects selected for funding as indicated on Guam's Annual Action Plans must meet ConPlan priorities. Projects selected for funding under CDBG all meet a national objective as required under the 24 CFR Part 570. CDBG funds expended during this reporting period met CDBG's Suitable Living Environment and Decent Housing objectives.

Not more than 15% of CDBG funds were utilized for public service activities which included substance abuse treatment, family education and youth mentoring to low-and moderate-income persons in underprivileged neighborhoods, homeless services to individuals with severe mental illness, and a comprehensive database system that allows programs, island leaders, Guam's CoC, and HUD to view and analyze various reports on the characteristics and services provided to homeless persons on Guam. Although a small portion of funds are allocated for these purposes, the impact to the community is large.

The remaining CDBG funds are utilized for the development of facilities that either serves a limited clientele or specific area. Projects completed or ongoing during this reporting period provide housing for eligible low-and moderate-income households to rent at an affordable price, provide immediate and temporary shelter for the elderly and adults with disabilities who are abused, and provide facilities that are utilized by various non-governmental organizations to service individuals and families in need.

b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Guam renovated 10 abandoned staff housing units in the northern villages of Dededo and Yigo during PY12. These units were renovated for the purpose of making affordable housing available to eligible low-and moderate-income households.

Guam continues to manage other affordable housing units that were rehabilitated in prior program years utilizing CDBG funds. These projects include:

Staff Housing Rental Rehabilitation (Talofofo & Malesso) (aka Renaissance Rentals)

A total of 10 former staff housing units were renovated in the southern villages of Talofofo and Malesso utilizing CDBG funds from PY11. These units were placed back into service as affordable rental. Guam continues to market these units to achieve full occupancy. Since its completion, a total of 5 units have been occupied during PY12.

Sagan Linahyan Rental Rehabilitation

Ten abandoned units in the Sagan Linayhan subdivision in Dededo were rehabilitated utilizing funds from PY11. These units were placed back into service as affordable rental and are operated and maintained by the Guam Housing Corporation.

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

All funds expended were utilized for projects that met one of CDBGs national objectives. Guam continues to focus its efforts on building communities and supporting projects that provide direct services to extremely low-and moderate-income persons.

2. Changes in Program Objectives

a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

No changes were made to program objectives. Guam continues to follow objectives outlined in its Consolidated Plan for Program Years 2010-2014. Guam does plan to revisit its objectives as outlined in the current ConPlan in anticipation of the next submission of the Plan for Program Years 2015-2019.

3. Assessment of Efforts in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Guam continues to utilize funds through the U.S. Department of Housing and Urban Development to carry out eligible activities that benefit low-and moderate-income persons on Guam. Other funds from the Low Income Housing Tax Credits are also available for the use of development of affordable housing. U.S. Department of Agriculture's Rural Development Office also provides developer loans for affordable housing and low-interest mortgage loans to qualified individuals.

The Guam Housing Corporation as an autonomous agency of the Government of Guam also offers mortgage loans to eligible first-time homebuyers. Other ConPlan partners also assess other sources of funds (local and federal funds, grants, budgetary allocations, etc.) to accomplish the goals set forth in the ConPlan.

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

During the application process, GHURA staff provides technical training to interested applicants. Applicants comprise of local organizations, public and private. All potential applicants are advised of the Consolidated Plan (ConPlan) 2010-2014 priorities. The ConPlan includes objectives and activities for addressing Guam's needs to support the low-income populations, special needs populations, affordable housing objectives, fair housing and the sustainability of existing communities. Additionally, all proposal ideas are discussed with the applicant to ensure projects meet national objectives and are within Code of Federal Regulations. Projects are again screened during the selection process for compliance with national objectives, program objectives and ConPlan Priorities.

Applications for the use of CPD funds are then made available for interested organizations with a project idea. Applications for Program Year 2012 were made available on January 24, 2012. A workshop is then provided to interested applicants. For this reporting year, the workshop was made available on February 23, 2012 at GHURA's main conference room. Application deadline was on March 23, 2012. Each proposal is screened for national objective compliance and ConPlan priorities and objectives. Evaluations for PY2012 projects were conducted from March 27 – April 5, 2012.

Projects that are selected for funding are included in Guam's Annual Action Plan (AAP) which is submitted for HUD approval. The AAP is then made available to the public for comment. GHURA initiated a thirty (30) day comment period which ended on August 2, 2012. A notice was published on two occasions on local newspapers and was posted on GHURA's website – www.ghura.org. A public hearing was then held on July 19, 2012 which allowed the community to comment on the projects selected for CPD funding. These comments are then included into the AAP as are all comments made when the ConPlan and CAPER are available for public comment and review.

c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Guam did not hinder its ConPlan implementation by action or willful inaction. All applications for CPD funding go through a screening process identifying their eligibility based on the national objectives. Projects are also awarded based on priorities of the ConPlan.

4. For Funds Not Used for National Objectives

a. Indicate how use of CDBG funds did not meet national objectives.

All projects awarded CDBG funding are deemed eligible for funds based on meeting national objectives. Guam does not engage in activities that do not meet national objectives.

b. Indicate how did not comply with overall benefit certification.

All projects awarded CDBG funding are deemed eligible for funds based on meeting national objectives. Guam does not engage in activities that do not meet national objectives.

- 5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

General notices and screening applications were issued to all occupants in the units of a CDBG-assisted activity under the Staff Housing Project. Screening applications were reviewed and interviews were conducted. Final review resulted in the unlawful occupancy for all the occupants in this project and therefore did not qualify for assistance under the Uniform Relocation Act.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

Funds in the amount of \$230,000 were awarded for the *Historic Inalahan San Jose Street Heritage Tour Development* project which met the CDBG objective of Economic Development. However, due to environmental issues which led to the requirement of flood insurance for the identified property, Guam could not proceed with the project. Guam will reprogram funds if flood insurance is not provided.

- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit**
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

Guam could not avail itself of the 2010 Census data during the selection of projects for PY12 which limited its selection of projects to servicing a limited clientele. Project sponsors must collect income

information on the clients served to verify that the target population and that at least 51% of clientele assisted are low-and moderate-income.

8. Program income received

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.**

Guam received and expended a total of \$163,044.69 in program income. Of this amount, \$36,640.49 was from CDBG program income and \$126,404.00 was from HOME program income.

- b. Detail the amount repaid on each float-funded activity.**

N/A

- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.**

N/A

- d. Detail the amount of income received from the sale of property by parcel.**

N/A

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. The activity name and number as shown in IDIS;**

N/A

- b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;**

N/A

- c. The amount returned to line-of-credit or program account; and**

N/A

- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.**

N/A

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.**

N/A

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period. N/A**
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness. N/A**
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period. N/A**
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

N/A

11. Lump sum agreements

- a. Provide the name of the financial institution.**
- b. Provide the date the funds were deposited.**
- c. Provide the date the use of funds commenced.**
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.**

N/A

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.**

Homeowner Rehabilitation Loan Program

This project provided low-interest loans or deferred loans to assist low and very-low income homeowners to rehabilitate their homes and bring their primary residence to local building code standards. Guam rehabilitated 3 homes during PY12. All homeowners were below the 50% AMI.

- b. Provide the total CDBG funds involved in the program.**

Homeowner Rehabilitation Loan Program

CDBG funds in the amount of \$160,111.55 were utilized as Homeownership Rehabilitation Direct Costs. CDBG funds are utilized to support the administration of the Homeowner Rehabilitation Loan Program under HOME. CDBG costs are related to the provision of services to homeowners engaging in rehabilitation activities. Services provided under the Direct Costs program include housing counseling, preparation of work specifications, loan processing, inspections, and other services related to assisting owners, contractors, and other entities participating or seeking to participate in the HOME program.

- c. Detail other public and private funds involved in the project.**

No other public or private funds were involved in the Homeowner Rehabilitation Loan program.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.**

Guam did not engage in Neighborhood Revitalization Strategies.

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

All projects funded under CDBG's Public Service activities contributed to the reduction of persons living below the poverty level in some way. These projects provided services to persons who are homeless without any sources of income or supports, adult males and females recovering from substance abuse, homeless persons with disabilities, and families and youth living in underprivileged neighborhoods.

ESG funds were also utilized during PY12 to provide financial assistance and supportive services such as case management, credit repair counseling, life skills class, and referrals to mainstream and medical and mental health care services to homeless persons and those at-risk for becoming homeless.

Additionally, Guam utilized CoC Program funds to rapidly re-house homeless individuals and families and provide the necessary supportive services based on their individual/family needs. Individuals and families in these programs are placed in an Individualized Service Plan which identifies the services/support that will assist each program participant increase their income/resources with an ultimate goal of achieving permanent housing outside of housing supported with CoC funds.

NON-HOMELESS SPECIAL NEEDS**Non-homeless Special Needs**

- 1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

ESG funds not only helped homeless persons but those at-risk for becoming homeless. While receiving rental and utility assistance, program participants were provide supportive services such as case management, credit repair counseling, life skills class, and referrals to mainstream and medical and mental health care services. These services assisted each participant with achieving greater self-sufficiency and ultimately maintaining housing stability.

Specific HOPWA Objectives

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives

Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:

Guam does not receive HOPWA funds.

- a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist

persons living with HIV/AIDS and their families.

- ii. **Project Accomplishment Overview**
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. **Barriers or Trends Overview**
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. **Accomplishment Data**
 - i. **Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).**
 - ii. **Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).**

Guam does not receive HOPWA funds.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

U.S. Department of Housing and Urban Development CDBG On-Site Monitoring

The U.S. Department of Housing and Urban Development conducted an on-site monitoring visit from May 13-16, 2013 to assess Guam's compliance with the Community Development Block Grant's statutory and program regulations. HUD reviewed and analyzed Guam's CDBG funded rental housing programs in the following areas: 1) review of National Objective of low-and moderate-income Housing; 2) CDBG Compliance with CDBG-Funded Rehabilitation Activities; 3) CDBG Financial Management and cost allowability; and 4) Lead-Based Paint Compliance. The review found Guam's implementation of the CDBG program to be acceptable. However, findings were noted in Guam's national objective compliance and CDBG written agreements.

The CDBG program monitored were for 10 abandoned staff housing units in the village of Sagan Linahyan that were rehabilitated and placed back into service as affordable rental. CDBG funds awarded for this program were from 2011 CPD funds. These units were turned over to the Guam Housing Corporation (GHC) to manage as affordable rental according to CDBG statutory and program regulations.

National Objective

Guam failed to meet the CDBG national objective of serving low-and moderate-income households. Two of the 10 units were occupied with households whose incomes were not verified. Income documentation was not on file.

Written Agreement

The Subrecipient Agreement between GHURA and the GHC gives the GHC the authority to maintain and operate the 10 affordable rental homes, called Sagan Linahyan. HUD found that the agreement was not fully executed.

Findings Resolved

Guam responded to these findings on July 12, 2013. HUD has closed the issue for both findings.