



## **GHURA**

**Guam Housing and Urban Renewal Authority**

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**Eddie Baza Calvo**  
Governor

**Ray Tenorio**  
Lieutenant Governor

**NOTICE TO THE PUBLIC**  
**Available for Public Review**  
**Guam's Consolidated Annual Performance**  
**And Evaluation Report (CAPER)**  
**Program Year 2017**

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability of Guam's Program Year 2017 Consolidated Annual Performance and Evaluation Report (CAPER) for public review and comment.

The CAPER outlines Guam's progress in achieving the goals outlined in the 5-Year Consolidated Plan 2015-2019 (ConPlan). The ConPlan prioritizes areas to be addressed with funds available from the U.S. Department of Housing and Urban Development, Office of Community Planning and Development – Community Development Block Grant (CDBG), HOME Investment Partnerships Grant (HOME), the Emergency Solutions Grant (ESG), and the Continuum of Care Program Grant for the period covering October 01, 2017 to September 30, 2018.

The CAPER will be available for review beginning Friday, November 16, 2018 at the GHURA Main Office located at 117 Bien Venida Avenue, Sinajana, Guam, or you may download the report from our website at [www.ghura.org](http://www.ghura.org). The public is invited to provide oral commentary on the CAPER during a public meeting scheduled at 10:00 a.m. Tuesday, December 4, 2018 at the GHURA Main Office. Written comments will be accepted at the GHURA Main Office no later than 12 p.m. Wednesday, December 19, 2018. Comments may also be sent via email to [katherine@ghura.org](mailto:katherine@ghura.org).

Should you require additional information, please contact Ms. Katherine E. Taitano, GHURA Chief Planner, at 475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

/s/ MICHAEL J. DUENAS  
Executive Director

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GUAM  
CONSOLIDATED ANNUAL  
PERFORMANCE AND  
EVALUATION REPORT  
(CAPER)

PROGRAM YEAR 2017

OCTOBER 1, 2017 TO SEPTEMBER 30, 2018

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Guam has made progress toward addressing the goals established in Guam's Consolidated Plan and its 2017 Annual Action Plan. The accomplishments can be found in the following areas: 1. Public Facilities and Improvements; 2. Sustain Affordable Housing Stock; and 3. Community Enhancement. Public Facilities and Improvements projects made up 70% of the CDBG funds, while Public Services used 10% of the CDBG budget. Funds for administration and planning activities totaled 20% of the budget.

In this reporting year, Guam set out to address PFI through the funding of: 1) Dept. of Parks and Recreation - Baseball Park Enhancements, 2) Construction of the Inarajan Basketball Court, 3) Ongoing Rehabilitation of the Umatac Baseball Field, and 4) Ongoing Rehabilitation of the Sinajana Recreation Center. These projects will serve areas where at least 51% of the persons who benefit low-and moderate income. In total, these projects will assist 58,355 low-and moderate-income persons. The priority need addressed for all four projects is Non-Housing Community Development.

Guam also set out to Sustain Affordable Housing Stock by utilizing \$898,722 in HOME funds to construct three (3) homes for low-and-moderate income individuals who have property, but not the resources to build. Finally, Guam addressed its goal of Community Enhancement by funding the following projects: Lighthouse Recovery Center, Family Services Center, The Opportunity Initiative, Homeless Management Information System, and Homeless Prevention & Rapid Re-Housing Services.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

In Program Year 2017, Guam substantially amended its Annual Action Plan to reprogram funds from the Inarajan Basketball Court project to the Phase I Site Preparation and Planning for a Public Facility and Affordable Homes project. After conducting an initial environmental assessment of the proposed project site, Guam determined that more research for an alternate site was necessary before proceeding with the project. Therefore, Guam requested to reprogram \$100,000 to begin the work on Phase I Site Preparation and Planning for Public Facility and Affordable Housing Project. The project will address the need for a public service facility in a low- and moderate-income area and the need for affordable housing. Guam also sought a substantial amendment to reprogram unspent funds from closed or slow-moving HOME projects. The amount of \$920,000 was reprogrammed from the HOME funds to a new project, Rehabilitation for Affordable Housing, which will result in a 14-unit affordable rental housing project for low- and moderate-income individuals. Both activities address the highest priorities of the ConPlan and Action Plan.

Four projects funded under the PY17 CDBG grant addresses the specific ConPlan and AAP priorities to acquire, construct or rehabilitate facilities to serve LMI communities through improved access to recreation and sports centers. Baseball Park Enhancements, the Inarajan Basketball Court, the Umatac Baseball Field, and the Sinajana Baseball Field will serve LMI residents in northern, central and southern Guam.

The Baseball Park Enhancements project in Dededo broke ground on April 10, 2018; the Sinajana baseball project broke ground on July 12, 2018; and the Umatac project broke ground on July 17, 2018. Likewise, the completion of the Astumbo Gym project on January 8, 2018, improved access to the sports facility for more than 28,000 LMI individuals. Further, the gym served as a Tier II emergency shelter for over 300 individuals displaced on Sept. 10, 2018 when Typhoon Mangkut struck Guam.

The HOME program marked the completion of the construction of 5 new homes under the Renewal Affordable Homes Project. Five income-eligible families, all first-time homeowners, were present for the ribbon cutting ceremony held December 5, 2017.

The projects funded under Public Services address the priority of Community Support Services. During PY2017, CDBG funds helped support the work of organizations that provide suitable living environments and enhance the quality of life of very low and low-income individuals and special needs populations. These service providers include The Salvation Army's Lighthouse Recovery Center, HMIS and Family Services Center and Big Brothers Big Sisters of Guam's Opportunity Initiative. These organizations implement programs that provide homeless prevention

services, jobs placement and family enrichment programs for LMI individuals, and youth development programs.

Guam's participation in the Low Income Housing Tax Credit program in PY17 bolstered the priorities and the objectives set forth in the Plan. In November 2017, Ironwood Guam Development broke ground on Villa del Mar, a 50-unit complex that will serve low- and moderate income families in central Guam. In September 2018, Guam's Board of Commissioners approved the allocation of \$2.9 million in tax credits to Ironwood Guam Development to complete the second phase of Villa del Mar, which will add an additional 88 multi-family units for eligible tenants.

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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG	HTF
White	47	0	1	0
Black or African American	13	0	1	0
Asian	76	1	1	0
American Indian or American Native	1	0	0	0
Native Hawaiian or Other Pacific Islander	1,713	26	112	0
<b>Total</b>	<b>1,850</b>	<b>27</b>	<b>115</b>	<b>0</b>
Hispanic	0	5	0	0
Not Hispanic	1,850	22	115	0

Table 1 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

In 2017, the activities implemented with CDBG, CPD and ESG funds benefited approximately 1850 individuals plus an additional 44 individuals who identified as multi-racial. The majority of clients were Pacific Islanders that includes ethnicities from multiple islands including Guam, the Commonwealth of the Northern Mariana Islands, Palau and the Federated States of Micronesia.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	3,051,744	2,974,085
HOME	HOME	1,818,722	1,209,535
HOPWA	HOPWA		
ESG	ESG	377,118	142,226
HTF	HTF	0	
Other	Other		

**Table 2 - Resources Made Available**

### Narrative

In this reporting year, Guam received an allocation of \$4,177,084 in Community Planning and Development (CPD) funds. Of the total funds awarded, \$3,051,244 was utilized for Community Development Block Grant projects. ESG funds in the amount of \$377,118 have been awarded to provide homeless prevention and rapid re-housing services. Guam received an allocation of \$748,722 in HOME funds, of which \$636,413 was allocated for the Homebuyer Acquisition/New Construction Project. Guam planned to use HOME funds in the acquisition of private property for 3 single family units for sale to eligible first-time homeowners.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Rehabilitation/Upgrade of the Astumbo Gym			Low-Moderate-Income Area Benefit
Rehabilitation/Upgrade of the Yigo Gym			Low-Moderate Income Area Benefit

**Table 3 – Identify the geographic distribution and location of investments**

### Narrative

The Rehabilitation of the Astumbo Gym project was completed in PY2017. In PY2015, Guam allocated \$700,000, in addition to reprogrammed funds in the amount of \$170,000. The total expenditure for the Astumbo Gym was \$869,640.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Guam takes into consideration project proposals that utilize leverage funding and that have demonstrated the ability to sustain programs beyond the Program Year. Sub-recipients of public service grants leverage additional resources from various sources to complete their proposed projects. A mix of federal, local, and private resources complement the CDBG funds. Sources include: U.S. Probation Office, U.S. Dept. of Interior, Guam Behavioral Health and Wellness Center, and Guam Dept. of Public Health and Social Services. In addition, sub-recipients have used revenue from private donations and fundraising events to support their CDBG-funded programs.

Guam leveraged funds from the U.S. Dept. of Interior to complete the ongoing work for the Umatac Baseball Field and the Sinajana Recreational Center.

### Public Facilities and Improvements

This program period, the Dept. of Parks and Recreation received funding for the construction of kiosks, restrooms and pathways to be built on public property located at the Dededo Sports Complex. Once completed, Dept. of Parks and Recreation will oversee the maintenance and repair of the facility.

### Matching Requirements:

Guam is waived from HOME and ESG matching requirements.

Guam allocated \$30,000 of its CDBG funds, representing less than 1%, to match the Continuum of Care program database project known as Homeless Management Informational System (HMIS).

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0



**Table 4 – Fiscal Year Summary - HOME Match Report**

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 5 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
412,874	291,510	356,030	0	348,353

Table 6 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	765,915	0	765,915	0	0	0
Number	3	0	3	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	630,000	630,000	0			
Number	1	1	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 7 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 8 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 9 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	21	0
Number of Non-Homeless households to be provided affordable housing units	59	8
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>80</b>	<b>8</b>

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	61	0
Number of households supported through The Production of New Units	7	5
Number of households supported through Rehab of Existing Units	15	0
Number of households supported through Acquisition of Existing Units	5	3
<b>Total</b>	<b>88</b>	<b>8</b>

Table 11 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Guam's ConPlan identified several objectives to sustaining the stock of affordable housing and providing affordable housing for LMI populations. These include homeowner rehabilitation of 200 homes; construction of 40 homeowner housing; and the construction of 200 rental units. To date, Guam has fallen short of reaching its goal of rehabilitating 200 homes, in large part due to the difficulty of obtaining program participants. In PY2017, there were no applicants eligible for the program. While Guam completed the construction of 5 new homes under HOME in PY2017, Guam is still behind in its

goal to complete 40 units within the 5 year period. This is due to ongoing, unanticipated labor shortages in the construction industry. The shortage has not only delayed projects, but has driven up the costs of construction. In PY2017, Guam broke ground on a 50-unit multi-family LIHTC development project. The anticipated completion date is 2019. The completed project will bring Guam closer to its goal of 200 constructed rental units. Guam also re-programmed funds for the rehabilitation of existing 14 units.

**Discuss how these outcomes will impact future annual action plans.**

The PY18 Annual Action Plan takes into consideration the challenges identified in this and prior CAPERs. As a response to a tightening construction labor market, Guam approved two Public Facilities and Improvements projects that will utilize alternate building materials, such as steel construction, to reduce labor costs. Additionally, the HOME program will collaborate with Micronesia Community Development Corporation on their mutual self-help program. In this program, funds are provided to qualified organizations to help families participate in the construction of their homes, with technical assistance from the organization overseeing the project.

In PY18, Guam also continued to pursue public-private partnerships in awarding Ironwood Guam Development with \$2.9 million in tax credits under the Low Income Housing Tax Credit program. The project will result in the construction of 88 affordable rental units.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>HTF Actual</b>
Extremely Low-income	0	0	0
Low-income	0	0	
Moderate-income	0	8	
<b>Total</b>	<b>0</b>	<b>8</b>	

**Table 12 – Number of Households Served**

**Narrative Information**

Under the HOME program, a total of 8 individuals were served. All 8 qualified as moderate income.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Guam works closely with the Guam Homeless Coalition (GHC), which regularly conducts street outreach to identify and assist homeless persons including unsheltered populations. Outreach is quite extensive, and includes both special outreaches such as the Point In Time Count, and routine outreaches conducted by GHC members throughout the year. The GHC members also use a social media application wherein members alert others around the clock about sightings of homeless individuals in real time. From these alerts, members respond by going to the location and conducting an assessment of the individual.

The GHC connects persons experiencing homelessness with mainstream programs beginning at intake. Case workers obtain information from the client to determine types of resources and supports already in place; information is gathered to determine if the client is eligible for other mainstream benefits. Oftentimes, case workers will also assist clients obtain personal identification documents, the absence of which serves as a barrier for homeless individuals attempting to obtain benefits. Once benefits are obtained, case workers guide clients to ensure the process is completed.

The GHC's use of a coordinated entry system (CES) and the scores of the VI SPDAT assessment tool is another strategy for assessing needs of homeless individuals. Priority placement of individuals in housing is based on the assessment scores. The CES system brings existing programs together to coordinate efforts to quickly address homelessness.

The overall impact of these strategies on reducing homelessness is somewhat mixed. While the 2017 PIT Count of 852 homeless individuals reflects a significant decrease from 1085 individuals reported in the 2016 PIT Count, there are several notable reasons for this decline. Included among the explanations is the change in definition of whom to count in the PIT Count. Those living in permanent supportive housing projects, in locations not listed on the Homeless Inventory Count, or those who live in rented or owned housing were excluded from the PIT Count. Other indicators from the Count presented some areas of concern. First, the average length of time individuals spent in emergency shelters increased from 66 days in 2017 from only 60 days in 2016. Secondly, in 2017, the rate of the return to homelessness increased to 5%, compared to a 4% rate in 2016.

To improve results, the Guam Homeless Coalition is working to expand Coordinated Entry Users and improve the quality of supportive services.

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

Guam addresses emergency shelter and transitional housing needs via the ESG program. In PY2017, the Salvation Army was the subrecipient of ESG funds to provide rapid rehousing and homeless prevention services. To ensure program objectives are met, the Guam Homeless Coalition (GHC) reviews and analyzes data including number of individuals assisted, and number of individuals or households prevented from becoming homeless. Qualitative assessments are conducted through ongoing discussions between the ESG sub-recipient and CoC members. To further improve services to homeless persons, GHC increased the number of programs that provide transitional housing. Youth-serving agency Sanctuary Inc. increased its number of beds with two housing programs, the Basic Center Program for emergency housing and the Transitional Living Program.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Guam works closely with homeless-serving agencies that utilize a “Phased Approach” in their case management. This entails the continuation of support services and aftercare for individuals even after their discharge from programs such as emergency shelters and institutions. This ensures individuals receive professionally-supported assistance to avoid a return to homelessness.

**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**

In 2017, the Guam Homeless Coalition reported a 5% rate of return to homelessness, up from 2016’s reported rate of 4%. Despite the slight increase, the GHC will continue to pursue its current strategies while making adjustments to the existing programs and processes.

The Guam Homeless Coalition assists chronically homeless individuals transition to independent living through intensive support services. The strategy is to move clients out of emergency shelter into permanent housing upon completion of their case plan, which could include job readiness training and successful enrollment in other mainstream services. While agencies strive to complete these tasks in under 60 days, the result has generally taken longer at approximately 66 days. This is due in part to other assistive efforts that are undertaken, such as addressing clients’ lack of proper government identification. Case workers help homeless individuals with the lengthy process of procuring proper ID, including social security cards, updated passports, and other migration documents to facilitate access to



programs.

Additionally, the Guam Homeless Coalition prioritizes housing the chronically homeless. Careful assessments of the chronically homeless are conducted at intake and exit of institutions to better understand how to tailor support services. To better enhance outcomes, the GHC partners typically provide aftercare for individuals even after being discharged from programs.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

GHURA launched its Housing Counseling program in May 2018 with an initial target audience of participants in the HOME program, the Family Self Sufficiency Program, and the Housing Choice Voucher program. Housing Counseling will assist residents of public housing, in addition to other LMI individuals, with tenancy, budgeting, future homeownership, post homeownership, eviction and foreclosure avoidance, among other topics. In the reporting period, 5 families have signed up for housing counseling. Guam also is pursuing the requirements to become a certified housing counseling agency, with a targeted date of applying in June 2019.

In 2017, the Family Self-Sufficiency Program graduated 4 participating families, all of whom had chosen homeownership as a final goal. The FSS program provides numerous opportunities to assist families achieve self-sufficiency, including courses on credit repair, budgeting and other relevant topics. In 2017, the FSS program assisted 158 individuals, 132 of whom were Housing Choice Voucher program participants and 26 individuals were from public housing. 29% of FSS participants indicated homeownership as their long-term goal.

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

The Resident Advisory Board (RAB) provides public housing residents an opportunity to become more involved in management. This program year, the RAB provided input on the annual Public Housing Authority plan. Their discussions covered issues relevant to their respective communities, including neighborhood safety, the newly implemented smoke-free policy, and the utility allowance.

Guam provides opportunities for Public Housing residents to participate in homeownership through the Family Self Sufficiency program and the Housing Counseling program, which began in PY2017.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

In April 2018, Guam participated in a roundtable discussion held at the Guam Legislature to discuss proposed legislation for the Guam Landlord and Tenant Rental Act. The bill sets the ground rules for property maintenance, security deposits, evictions, fair housing issues and other matters relating to rental properties. During a follow-up legislative hearing, Guam contributed oral testimony and written recommendations to improve protections for landlords and tenants.

GHURA continues to utilize tax credits to assist large developers in their housing projects. The Low-Income Housing Tax Credit (LIHTC) program serves as incentives for the development of low-income rental units. The Internal Revenue Service annually allocates tax credits to eligible jurisdictions, and in 2017, GHURA's Board of Commissioners awarded \$2,389,241 in tax credits to Villa Del Mar LLC and the SummerTown Estates III project. The Villa Del Mar project will result in the development of 50 units that includes 4- and 3-bedroom units to accommodate larger families. The development, located in Toto, also represents the first LIHTC project to be constructed in central Guam.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Serving low- and moderate-income families remains Guam's priority. Using federal resources as well as leveraged resources from its NGO and government partners, Guam is better equipped to address the obstacles affecting the underseved population.

Through the CDBG program, Guam assisted the following nonprofit organizations that work directly with the underserved: the Salvation Army's Lighthouse Recovery Center, which provides substance abuse treatment for homeless and LMI, at-risk men seeking treatment services; Big Brothers Big Sisters of Guam's, which provides enrichment activities, work readiness and literacy skills trainings, and jobs placement; the Salvation Army's Family Services Center, which provides homeless prevention services, rapid rehousing and emergency and transitional housing; and the Homeless Management Information System that captures client level information on persons served through various homeless programs. The CDBG program will also increase access to recreational facilities in four communities in southern, central and northern Guam.

Through the HOME program, Guam proposes to construct 3 affordable homes. Additionally, in the program year, Guam reprogrammed HOME funds for the rehabilitation of a facility that will result in 14 affordable rental homes.

Through the Continuum of Care program, Guam works in collaboration with NGOs and government

agencies to address the needs of chronically homeless individuals. To overcome obstacles, clients are provided supportive services along with case management support.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Guam complies with local and federal statutes pertaining to Lead-Based Paint (LBP). Moreover, Guam contractors are required to comply with 40 CFR Part 745. The federal law requires contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 to be certified and to follow specific work practices to prevent lead contamination.

GHURA maintains an allocation of approximately 2,500 housing vouchers under the Housing Choice Voucher Program (HCVP). New HCVP tenants attend an initial briefing as part of their entrance into the program. Participants are instructed on the hazards of lead-based paint and are provided HUD-approved materials on the subject. HCVP building inspectors conduct lead-based paint inspections to ensure safety compliance prior to permitting occupancy for an individual or family participating in the program.

An equivalent process is maintained for the 750 units of Public Housing (PH) administered by GHURA. PH administration is mandated to comply with all federal laws regarding the operation and upkeep of units receiving federal funds. In August 2018 GHURA re-tested 146 PH units for any evidence of LBP. Testing was conducted on three developments that were constructed prior to 1978: AMP1 G250 in Agana Heights, Mongmong, and Sinajana; AMP2 in Yona; and AMP4 in Toto. Through this testing GHURA has identified units in AMP 1 and AMP2 needing abatement and is currently moving forward in addressing them.

Guam also conducts inspections for CoC funded tenant-based rental assistance units, housing units acquired through HOME funds for acquisition and rehabilitation, homeowner units under the HOME-funded Homeowner Rehabilitation Program, and for facilities that are acquired and rehabilitated where children will occupy the building. Families who are occupying units that are built prior to 1980 that have been inspected and passed are provided a Lead-Based Paint brochure that discusses the hazards of lead-based paint poisoning. These inspections are part of Guam's housing policies and procedures.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Guam has taken actions to reduce the number of poverty-level families by working toward the goals set forth in the 2015-2019 ConPlan.

These goals include the following:

1. Construct or rehabilitate sports and recreational facilities that serve low-and moderate income communities and special needs populations.

In the program year, Guam allocated CDBG funds for the rehabilitation and construction of four recreational facilities in the norther, central and southern area of Guam. The total benefit, once

completed, is anticipated to be 57,637 LMI individuals. Guam also completed the rehabilitation of the Astumbo Gym in PY2017. The gym also serves as a Tier II emergency shelter for up to 400 individuals requiring housing during a natural disaster.

2. Support organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations. Guam's CDBG and ESG sub-recipients provided numerous services to assist poverty-level families. Programs from Big Brothers Big Sisters of Guam included family enrichment activities and work readiness programs. 429 individuals, all of whom qualify as LMI, were served. The Salvation Army provided in/outpatient substance abuse treatment and support services to 202 men, of which 100% qualified as LMI individuals. CDBG funds also supported the match requirement for the HMIS database, a resource used to track client-level information on persons served through various homeless programs. The Family Services Center served 115 individuals, all 100% LMI, with homeless prevention and rapid-rehousing assistance.

3. Support organizations that aim to reduce and end homelessness

Through the Continuum of Care and the ESG, Guam works with other agencies and nonprofit organizations who prioritize homeless assistance. The organizations include Guam Behavioral Health and Wellness Center's Guma Hinelmo', Catholic Social Service's Y'Jahame Permanent Housing Program, GHURA's Housing First Rental Assistance Program, Elim Pacific Ministries' Empowered Together, and Sanctuary Inc.'s Forrester's Refuge. Guam also works in close concert with the Guam Homeless Coalition and their outreach events. These include the annual Point In Time Count and the island-wide Passport to Services event.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Guam incorporates regular training and development opportunities to increase employees' abilities to improve performance and meet program objectives. The following is a list of trainings undertaken by staff in the reporting year:

- Part 58 Environmental Review Training
- ICF Building HOME Training – 4 sessions
- Fundamentals of LIHTC Management
- Housing Counseling Certification Exam
- Fundamentals of Government Procurement
- ROSS Service Coordinators Webinar Series: Resident Engagement Strategies
- Guam Aging Conference
- Pacific Judicial Conference, Agism and Elderly Abuse
- Quadel and NAHRO Trainings
  - Uniform Physical Condition Standards (UPCS) Fundamentals
  - Public Housing Assessment System (PHAS)
  - HCV Executive Management Certification

- Housing Quality Standards (HQS) Certification
- Section 8 HCV Housing Specialist Certification
- Public Housing Specialist Certification
- Informal Reviews and Hearings Trainings

In the program year, Guam initiated steps to improve and promote online services offered through the ghura.org website with an eye focused on the needs of tenants and landlords. Guam used paperless applications for Public Housing and conducted the Section 8 lottery entirely online. Guam also implemented its annual hardware and software assessments to improve the stability and integrity of agency data. As part of future upgrades, Guam will launch a new website in the next program year to feature new home search features for prospective Section 8 tenants, updated program FAQs, and a dynamic events calendar for CDBG and HOME activities.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Guam continues to coordinate and work closely with public and private housing and social service agencies to achieve the goals of its Annual Action Plan and 5 Year Consolidated Plan.

These organizations include the following: Catholic Social Service, Core Tech, Dept. of Public Health and Social Services, Guam Alternative Lifestyle Association, Guam Association of Realtors, Guam Behavioral Health and Wellness Center, Guam Dept. of Education, Guam Dept. of Labor, Guam Division of Integrated Services for Individuals with Disabilities, Guam Homeless Coalition, Guam Legal Services Corp. – Disability Law Center, Guam Police Department, Habitat for Humanity Guam, Mayors’ Council of Guam, Micronesia Community Development Corp. (MCDC), Micronesian Resource Center, Oasis Empowerment Center, Sanctuary Guam, Inc., The Salvation Army ,University of Guam U.S. Dept. of Veterans Affairs, Victim Advocates Reaching Out, and Westcare Pacific.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

This reporting year, Guam continued the work of planning an updated Analysis of Impediments to Fair Housing, which it plans to contract out in 2019. Guam has outlined the scope of work, which calls for the input of PHA staff, public housing constituents, government agencies, NGOs, and community stakeholders, and will plan to submit in 2020.

This reporting year, Guam continued the work of planning an updated Analysis of Impediments to Fair

Housing, which it plans to contract out in 2019. Guam has outlined the scope of work, which calls for the input of PHA staff, public housing constituents, government agencies, NGOs, and community stakeholders, and will plan to submit in 2020.

Guam's Fair Housing Coordinator receives information from complainants and respondents regarding discrimination complaints. The Coordinator also reviews discrimination complaint information and makes recommendations. In the Program year, there were a total of eight fair housing inquiries, usually, however, upon discussion with the individuals, no discrimination complaints were received. Inquiries come as direct calls and visits to the FH Coordinator. Also, through referrals from private companies, non-profit service providers, advocates for persons with disabilities, Public Housing site managers and staff, and Section 8 management and staff.

DRAFT

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

During this project year, the following monitoring activities took place:

- Guam completed monitoring and review of two Low Income Housing Tax Credit (LIHTC) program awardees, Summer Town Estates and Ironwood Guam Development, during PY2017. A file review of tax credit tenant files was conducted for compliance with Internal Revenue Service requirements.
- Site visits and file audits were conducted on Continuum of Care and ESG programs in March 2018 for financial and programmatic compliance.
- Guam conducted onsite monitoring of all construction-related activities throughout the construction process. Monitoring includes compliance with applicable federal and local laws.
- CDBG Public Service projects were monitored for performance measured against programmatic and financial requirements.
- CDBG public facilities constructed through past awards were physically inspected for continued compliance with HUD regulatory requirements. As government-owned public facilities are held to compliance in perpetuity, monitoring is continual.
- On-site and remote monitoring of HOME activities is conducted for homebuyer and homeowner programs.

Guam's Architect and Engineering (A/E) Division continues to conduct physical inspections and regular monitoring for all the CDBG and HOME –funded construction activities. A/E staff conducts physical inspections of project sites 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 monitoring process continues annually once CDBG and HOME-funded projects are completed to ensure the use of the buildings is in compliance with HUD regulations.

### Program Monitoring

GHURA continues to conduct monitoring activities such as desk-reviews and on-site reviews throughout the program year. These activities allow GHURA to administer the funded programs effectively and ultimately improve services rendered to the community. GHURA continues to increase efforts to educate, train and work in partnership with sub-recipients and stakeholders to ensure compliance with the laws and regulations governing those funds. Additionally, improving monitoring activities is a goal the agency continues to build upon to effectively administer funded activities /programs.

## **Citizen Participation Plan 91.105(d); 91.115(d)**



Guam conducts a public hearing to allow the public to provide oral and written commentary on the draft performance report, or the Consolidated Annual Performance Evaluation Report (CAPER). Comments are then incorporated into the report prior to Guam's final submission to HUD.

Guam publishes a total of two advertisements, or Notice to the Public ads, that include details of the purpose of the report, important dates and timelines concerning the public comment period, public hearing and deadline to receive written comments. The ads are placed in a newspaper of general circulation. This CAPER was made available for public review and comment on November 16, 2018 to December 19, 2018. Guam advertised the availability of the report on two different dates: November 16, 2018 and December 3, 2018 in the Guam Daily Post.

Guam held a public hearing on December 4, 2018 to give the public an opportunity to provide oral comments. The report was also published online on the GHURA website, [www.ghura.org](http://www.ghura.org), and hard copies were made available at GHURA's Main Office located at 117 Bien Venida Ave., Sinajana, Guam 96910.

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Guam conducts a public hearing to allow the public to provide oral and written commentary on the draft performance report, or the Consolidated Annual Performance Evaluation Report (CAPER). Comments are then incorporated into the report prior to Guam's final submission to HUD.

Guam publishes a total of two advertisements, or Notice to the Public ads, that include details of the purpose of the report, important dates and timelines concerning the public comment period, public hearing and deadline to receive written comments. The ads are placed in a newspaper of general circulation. This CAPER was made available for public review and comment on November 16, 2018 to December 19, 2018. Guam advertised the availability of the report on two different dates: November 16, 2018 and December 3, 2018 in the Guam Daily Post.

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**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Guam made a substantial amendment to its PY2017 Annual Action Plan. Guam was approved to reprogram \$920,000 in unspent HOME funds to the Rehabilitation for Affordable Housing project. The new project will increase the number of affordable rental housing units by 14. Another amendment was made to reprogram \$100,000 from the Inarajan Basketball Project to the Phase I Site Preparation and Planning for Public Facility and Affordable Rental Housing. The Inarajan Basketball Project was stalled due to topographical challenges with the site. Guam is considering another lot for the project. The reprogrammed funds will be used to begin site preparation and planning for a public facility and affordable rental homes in Dededo.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

DRAFT

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During this reporting year, Guam did not fund any HOME affordable rental housing projects.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

- Guam's HOME program marketing was primarily on print and online media advertising through the Guam Pacific Daily News and the Guam Daily Post. This medium generally reaches the vast majority of the island's ethnically diverse populations of households and creates the most effective response of inquiries and applications from HOME-eligible households.
- Special outreach was conducted for those who may not have access to the daily news print ads. This includes advertising in a religious publication, U Matuna Si Yu'os and distribution of brochures to the Mayors' Council and Mayors' offices. Partnering nonprofits conducted a housing fair at one of the local shopping malls specifically for a HOME-funded project. Periodic meetings with partner nonprofits are conducted to provide program updates, availability and discussion of clientele.
- GHURA HOME Program contracted 3 minority-owned businesses for new construction as well as renovation of units for this period. One contractor was a woman-owned business. Opportunity for HOME projects is advertised through the local news print and online media.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

DRAFT

**CR-56 - HTF 91.520(h)**

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

Recipient Name GUAM  
 Organizational DUNS Number 855031519  
 EIN/TIN Number 960001279  
 Identify the Field Office HONOLULU  
 Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

**ESG Contact Name**

Prefix Ms  
 First Name Katherine  
 Middle Name E  
 Last Name Taitano  
 Suffix 0  
 Title Chief Planner

**ESG Contact Address**

**Street Address 1** 117 Bien Venida Avenue  
**Street Address 2** 0  
**City** Sinajana  
**State** GU  
**ZIP Code** -  
**Phone Number** 6714751322  
**Extension** 0  
**Fax Number** 0  
**Email Address** katherine@ghura.org

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 10/01/2017  
**Program Year End Date** 09/30/2018

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	0
Total Number of bed - nighths provided	0
Capacity Utilization	0

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The CoC reviews and analyzes the following data of ESG programs: unduplicated number of persons or households prevented from becoming homeless, the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing, race, ethnicity, age, amount spend per sub-recipient and their timeliness of expenditures. Other qualitative forms of assessments are done through monthly discussions between the ESG subrecipient, CoC members, and the funding agency. This includes discussions on the most pressing needs of clients, barriers to housing, success in connecting clients to other mainstream resources, and the outcomes of families and individuals upon completion of their programs.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	16,722	10,006	800
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	3,162	4,307	175
Expenditures for Housing Relocation & Stabilization Services - Services	44,101	19,837	19,850
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>63,985</b>	<b>34,150</b>	<b>20,825</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	87,244	88,358	58,657
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	12,509	30,945	20,438
Expenditures for Housing Relocation & Stabilization Services - Services	63,684	27,559	31,399
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>163,437</b>	<b>146,862</b>	<b>110,494</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0



Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach	0	0	0
HMIS	0	0	0
Administration	18,796	21,317	10,905

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2015	2016	2017
771	246,218	202,329	142,224

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2015	2016	2017
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

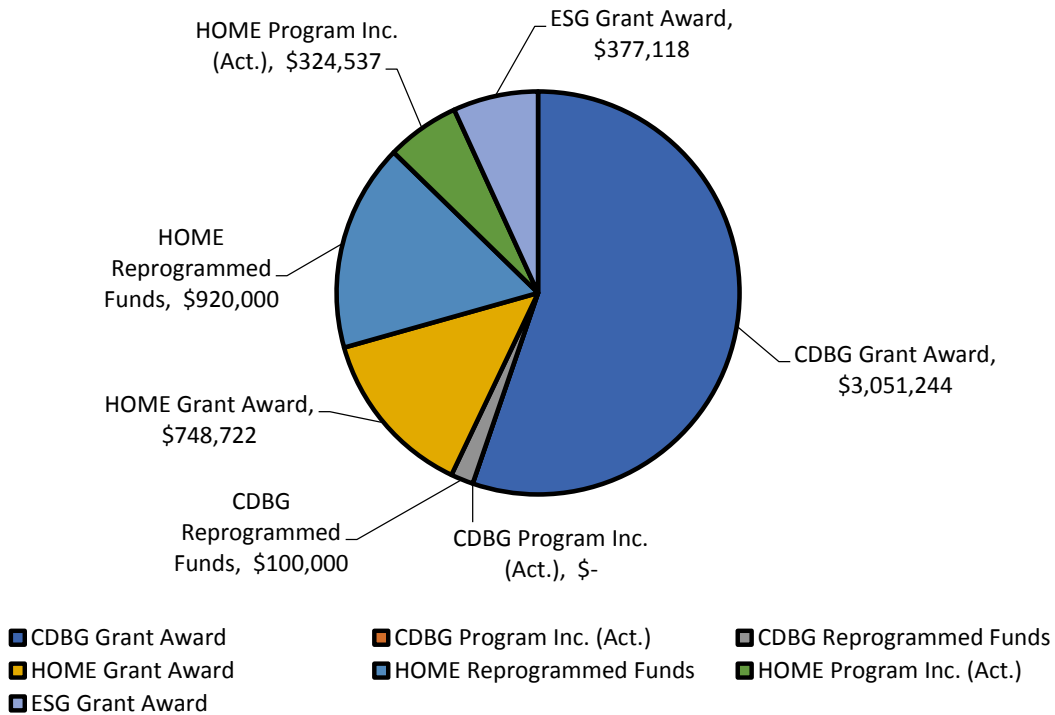
**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
52,111	246,218	202,329	142,224

**Table 31 - Total Amount of Funds Expended on ESG Activities**

# APPENDIX A - Charts and APPENDIX B - IDIS Reports

## HUD CPD Funds Authorized PY17



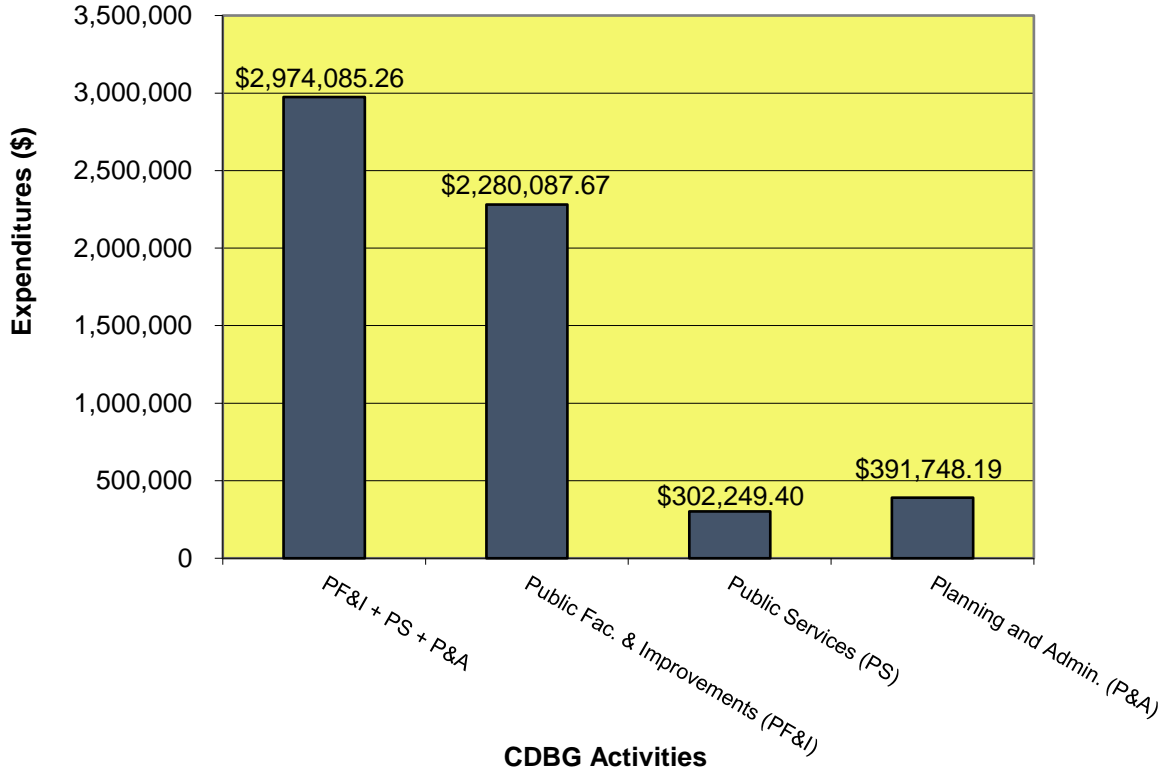
### HUD CPD Funds Authorized PY17

CDBG Grant Award	3,051,244.00
CDBG Program Inc. (Act.)	-
CDBG Reprogrammed Funds	100,000.00
HOME Grant Award	748,722.00
HOME Reprogrammed Funds	920,000.00
HOME Program Inc. (Act.)	324,537.15
ESG Grant Award	377,118.00

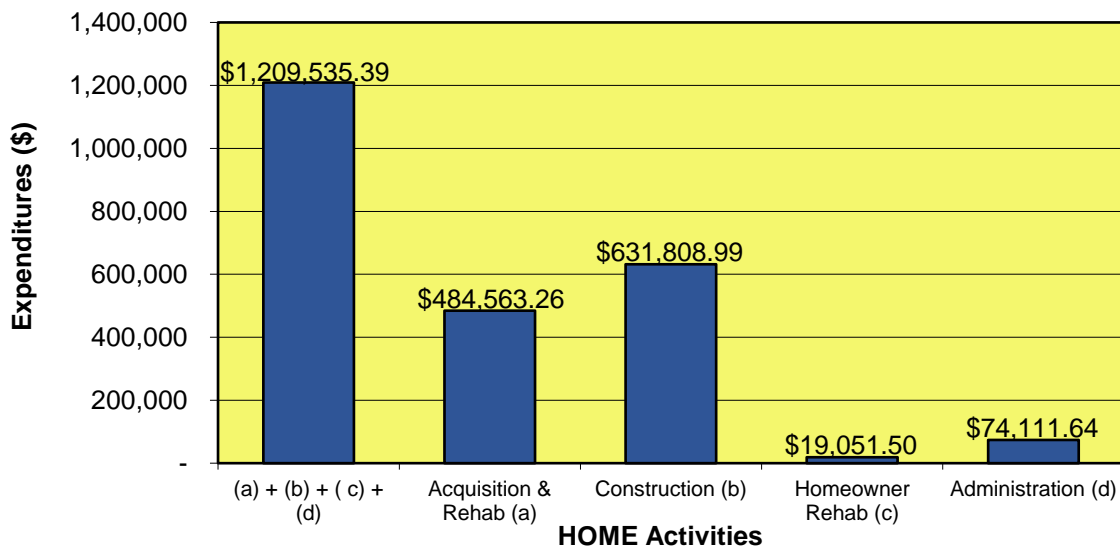
### Program Income Estimate (Per Table 3C)

Project	Amount
CDBG-PI (CPC, Astumbo Gym)	
DPCCA, Rehab, GHC	324,537.15

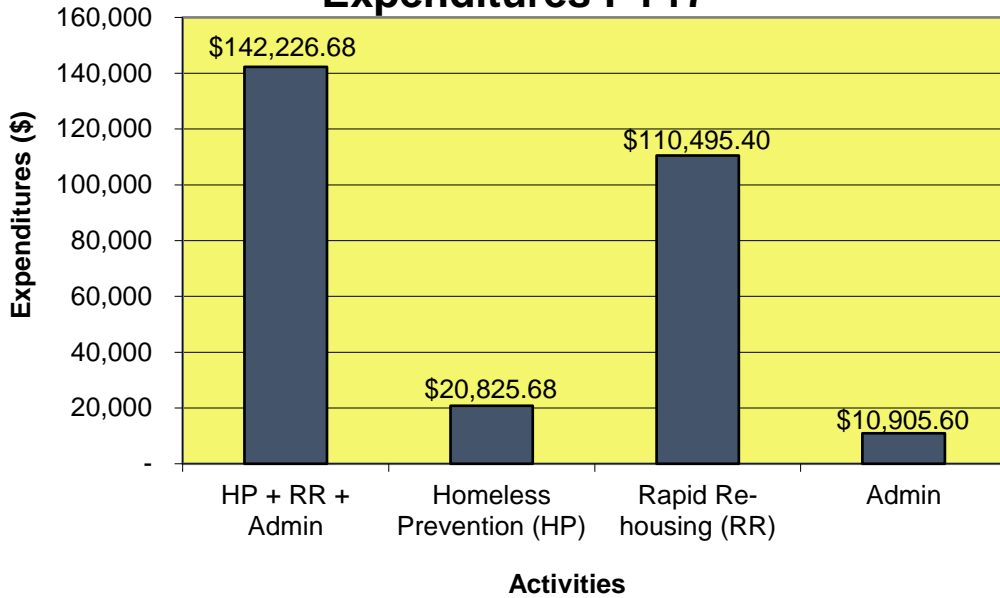
## CDBG Expenditures PY17



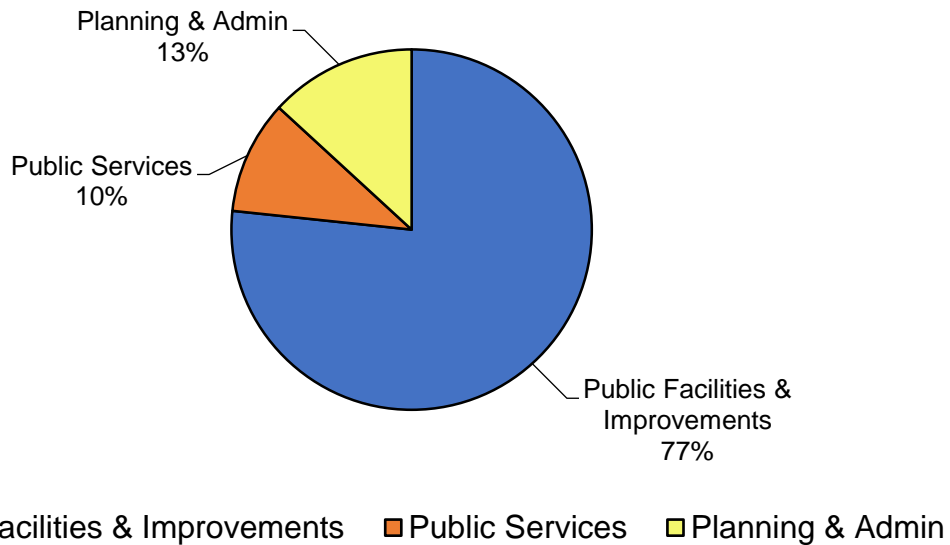
## HOME Expenditures PY17



## Emergency Solutions Grant Expenditures PY17



## Community Development Block Grant Expenditures (by Activity Category)



CPD and CoC FUNDS EXPENDED in PY17	
CDBG (Entitlement and Reprogramming)	\$2,974,085.26
CDBG (Program Income (actual))	-
HOME (Entitlement and Reprogramming)	\$884,998.24
HOME (Program Income (actual))	\$324,537.15
ESG (Solutions)	\$142,226.68
Continuum of Care (CoC)	1,023,663.72
<b>FUNDS EXPENDED TOTAL</b>	<b>\$5,349,511.05</b>

HOME ACTIVITY PY17	
Acquisition and Rehab Program	\$160,026.11
Construction	\$631,808.99
Homeowner Rehab	\$19,051.50
Administration	\$74,111.64
<b>Subtotal</b>	<b>\$884,998.24</b>
Program Income	\$324,537.15
<b>TOTAL HOME Expenditures</b>	<b>1,029,535.39</b>

ESG SOLUTIONS PY17	
Homeless Prevention (HP)	\$20,825.68
Rapid Re-Housing (RR)	\$110,495.40
Administration	\$10,905.60
<b>Total ESG Expenditures</b>	<b>\$142,226.68</b>

CDBG EXPENDITURES PY17	
PFI + PS +P&A	\$2,974,085.26
Public Facilities & Improvement (PF&I)	2,280,087.67
Public Services (PS)	302,249.40
Planning and Admin (P&A)	391,748.19
<b>CDBG Expenditures PY17</b>	
Public Facilities & Improvement	2,280,087.67
Public Services (PS)	302,249.40
Planning and Admin (P&A)	391,748.19
<b>Subtotal</b>	<b>2,974,085.26</b>
Program Income	0.00
<b>TOTAL CDBG EXPENDITURES</b>	<b>2,974,085.26</b>