



ANNUAL ACTION PLAN (AAP) PY2020

Revert to ConPlan 2020-2024 for full Annual Report

https://ghura.org/sites/default/files/conplan_aap_2020-2024_idis_04-17-2021.pdf

EXCERPT from CONPLAN 2020-2024

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Guam Five-Year Consolidated Plan (2020-2024) & Annual Action Plan Program Year 2020

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

Community Development Block Grant
HOME Investment Partnerships Program
Emergency Solutions Grant

Prepared for the U.S. Department of Housing and Urban
Development pursuant to Consolidated Submissions for
Community Planning and Development Programs (24 CFR Part
91)

Prepared by the Guam Housing and Urban Renewal Authority
on behalf of the Government of Guam

Final Submission 3.2021

Executive Summary

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

1. Introduction

In the pursuit of decent housing: Increase homebuyer, homeowner, and tenant/rental housing and appropriate housing for special needs populations. To do so by engaging in development activities, construction, acquisition and purchase, rehabilitation, leasing, financing and other means of support to eligible individuals. Sustain available affordable housing stock and increase affordable housing stock to serve persons across the housing continuum from emergency shelters to permanent housing. Efforts to promote and affirmatively further fair housing through means of education, advocacy, and outreach. To support and increase access to all aspects of housing counseling.

In the pursuit of sustainable communities: Improve and increase access to quality community facilities and services used by low/mod individuals and special needs populations. In particular, community facilities and services providing public health, safety, transportation, assistance to homeless persons, the elderly, adults with disabilities, youth populations, and others with special needs. Engage in infrastructure improvements, and code compliance actions serving eligible persons, neighbors and communities, and low/mod areas. Recognize that strong healthy communities are critical to the growth of affordable housing for all people.

In the pursuit of economic development opportunities: Create new, sustain existing, increase or expand access to job opportunities or business development for low/mod income individuals. To support the efforts of Guam's low/mod population to improve their ability to sustain themselves and their families.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In the pursuit of decent housing: Increase homebuyer, homeowner, and tenant/rental housing and appropriate housing for special needs populations. To do so by engaging in development activities, construction, acquisition and purchase, rehabilitation, leasing, financing and other means of support to eligible individuals. Sustain available affordable housing stock and increase affordable housing stock to serve persons across the housing continuum from emergency shelters to permanent housing. Efforts to promote and affirmatively further fair housing through means of education, advocacy, and outreach. To support and increase access to all aspects of housing counseling.

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communities, and low/mod areas. Recognize that strong healthy communities are critical to the growth of affordable housing for all people.

In the pursuit of economic development opportunities: Create new, sustain existing, increase or expand access to job opportunities or business development for low/mod income individuals. To support the efforts of Guam's low/mod population to improve their ability to sustain themselves and their families.

3. Evaluation of past performance

Housing: Efforts were heavily focused to support new homeownership opportunities through physical development. However, Guam's progress to address its affordable housing needs fell short of expectations. Despite sustained low mortgage rates, incomes are outpaced by the rising cost of homes. The island is a recognized difficult to develop area and high-cost area which can and does make for expensive housing. From a development standpoint over the five-year timeline of the last ConPlan, industry difficulties plagued efforts to address housing needs in the form of heavy Foreign Worker (H-2B) restrictions, the rising cost of materials, the lack of local skilled labor, lengthy zoning and permitting timelines exacerbating the high cost of housing. More substantial subsidies than experienced over years are needed to address the challenges faced low/mod homebuyers in Guam. The island is improving fair housing knowledge by institutions and sectors (the public housing authority, real estate professions, landlords, et al.) through recurring education efforts.

Community: Guam made good progress in the area of constructing community facilities to broadly serve low/mod communities and neighborhoods and to provide continued funding for public services especially for persons with disabilities and the homeless. Greater efforts must be made to address the needs of unreliable and limited access to public transportation, child and youth programs, recreational facilities, mental health care, and other areas.

Economics: Identifying partners and programs to promote economic improvement, to create business opportunities and jobs for low/mod individuals has been a distinct challenge. Greater effort must be made to engage for profit businesses to increase opportunities for low/mod employment. Execution of Guam's first CDBG Section 108 Loan Guarantee Program development project continues, though not as an economic development activity as initially proposed.

4. Summary of citizen participation process and consultation process

Guam published its Notice of Funding Availability for its year one AAP on February 3 and 18, 2020. Interested applicants were given until April 20, 2020 to submit their proposed applications. Responding to COVID19 public health emergency restrictions, a third notice published on March 30, 2020 extended the deadline for application submissions to April 20, 2020.

Guam published a preliminary list of the proposed Priorities and Goals during its Notice of Funding Availability to encourage community discussion on how future funding can be utilized to address the

needs of low-and moderate-income persons, special needs populations, homeless persons and others. Guam received several inquiries of funding assistance through the Guam Police Department, Offices of the Ordot-Chalan Pago Mayor and Sinajana Mayor, Guam Behavioral Health and Wellness Center, Mañelu, Habitat for Humanity of Guam, The Salvation Army, and Sanctuary Inc. These agencies did not object to the proposed priorities and goals and found that they were in line with their missions or work to improve the lives of low-and moderate-income persons.

Guam published the draft Five-Year Consolidated Plan (2020-2024) and First Year Annual Action Plan (2020) on January 23, 2021. The Plans were made available from January 23-29, 2021. Guam published a total of two advertisements in the Guam Daily Post, the island's newspaper of general circulation. Guam also published the Plans on GHURA's website and were made available upon request.

5. Summary of public comments

Guam received a total of four comments, two written and two oral comments. Of the comments received, one current subrecipient of HUD funds provided both oral and written comment reiterating the appreciative sentiment for GHURA's partnerships and support of programs serving the homeless. Other comments were in general support of the proposed projects and expressing thanks for GHURA's effort to support community needs.

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

All comments and views were accepted.

7. Summary

Guam received inquiries for use of CPD funds. The issues identified include:

- Construct facilities providing drug and alcohol treatment and support services to special population
- Rehabilitate/Construct public facilities used for recreation for LMI populations and storm shelters
- Provide intensive employment training and job placement for low-and moderate-income individuals
- Support programs that enhance crime awareness most especially in areas where there is a high concentration of low-and moderate-income persons.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GUAM	
CDBG Administrator	GUAM	Guam Housing and Urban Renewal Authority, GovGuam
HOPWA Administrator		
HOME Administrator	GUAM	Guam Housing and Urban Renewal Authority, GovGuam
ESG Administrator	GUAM	Guam Housing and Urban Renewal Authority, GovGuam
HOPWA-C Administrator	GUAM	Research, Planning, and Evaluation Division
		N/A

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Guam works closely with a variety of public/government agencies and private/non-government organizations to address the needs of low-and-moderate income persons and special needs populations. One of the ways the island coordinates the delivery of housing, health, and mental health and other services for homeless persons is through the Continuum of Care (CoC), the Guam Homeless Coalition (the Coalition). The Coalition is comprised of a cross-section of government agencies, non-profit organizations and the private sector that work together to respond to the needs of homeless youth, families and single adults. The needs consist of physical health and mental health, employment, independent life skills and childcare.

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

Guam plays an active role in enhancing coordination between organizations and agencies that provide housing across the continuum from street homelessness to permanent housing, and housing for special needs populations, to connect housing services and opportunities to qualified and eligible individuals. The jurisdiction’s activities include the following: a) Working through coalitions and umbrella organizations that address homeless issues, veterans’ issues, needs of individuals with disabilities; b) Providing consultation and technical assistance to individuals or groups seeking guidance; c) Participating in public education and outreach events; and d) Serving on consultative bodies, panels and roundtable discussions to provide insight on policies and proposed legislation.

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

To prevent families from becoming homeless again, Guam works with the Coalition, who dedicates time to identifying barriers to maintaining housing so that appropriate supportive services and aftercare can be administered. This is done through case managers and social workers who help clients eliminate those factors leading to evictions or homelessness. Further, the Coalition conducts quarterly assessments of project recipients to gauge effectiveness of funded programs. Moreover, Guam supports organizations that aim to reduce and end homelessness. This includes funding programs that provide housing and supportive services for the chronically homeless, survivors of domestic violence and their children, and homeless individuals with disabilities.

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

The Coalition and GHURA (a member of the Coalition and responsible entity administering HUD funds on behalf of the Grantee) consult extensively with the subrecipients of ESG funds on planning and allocation of funds for program activities. Consultations include how funds are allocated between rapid rehousing and homeless prevention services based on community needs; assessing gaps in services; and collaborations with other agencies on outreach events. The Coalition and ESG recipients work closely on aligning reports such as the HMIS (Homeless Management Information System) and HIC (Housing Inventory Count) data for improved analysis. In the course of regular reviews of these reports, the Coalition participates in the evaluation and performance reporting of the ESG subrecipient. The information gathered from these sources further help inform the Coalition's strategic planning efforts and GHURA's development of Guam's 5-Year Consolidated Plan and Annual Action Plans.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Guam Housing and Urban Renewal Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guam Housing and Urban Renewal Authority includes the Community Planning and Development division, Section 8/Housing Choice Voucher program, Public Housing, and Multi-family Elderly Housing. While separate and distinct, the divisions consult regularly on planning and program coordination.
2	Agency/Group/Organization	Guam Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	GHURA, in its role as Collaborative Applicant for the Continuum of Care funding, works closely with the Coalition. GHURA participates in the Coalition's working committees and in the organization's outreach events. Along with the Coalition, GHURA works closely with the ESG subrecipient in determining the allocation of funds for program activities and in the evaluation of program outcomes. Moreover, data collected from ESG and the Coalition help inform the priorities of Guam's Annual Action Plan and provides information used by island organizations, government and private to address homelessness.
3	Agency/Group/Organization	Mayors Council of Guam
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mayors Council of Guam members participated in a survey to determine priority needs of their respective villages. In addition, Guam engages in regular consultations and technical assistance discussions with individual mayors to address eligibility of prospective projects.
4	Agency/Group/Organization	Guam Behavioral Health and Wellness Center
	Agency/Group/Organization Type	Services-Health Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guam Behavioral Health and Wellness Center has consulted with Guam to address housing for individuals with special needs. They have sought additional guidance on CDBG eligibility for their proposed youth activities and mental health programs.
5	Agency/Group/Organization	Guam Veterans Commission
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	GHURA met with members of the Guam Veterans Commission to seek input on housing issues pertinent to homeless veterans. Guam met separately with members of the Commission to discuss other needs, including how to meet eligibility for a facility to address veterans affairs.
6	Agency/Group/Organization	Guam Dept. of Education - Head Start Program
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guam consulted with the Dept. of Education's Head Start program to solicit input on needs of homeless families with young children.

7	Agency/Group/Organization	Department of Public Health and Social Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Non-homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guam held meetings with the Dept. of Public Health and Social Services Division of Senior Citizens to discuss their need for adult daycare facilities in central and southern Guam.

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

Guam did not prohibit any agency types from participating in the development of this plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Guam Homeless Coalition	Guam works in concert with the Guam Homeless Coalition to coordinate activities that aim to reduce and eliminate homelessness through supportive services and housing.
GWA Five-Year Financial Plan and CIP	Guam Waterworks Authority	The priorities of the ConPlan include improving infrastructure and regulatory obstacles to facilitate more housing development. The GWA report outlines plans for service improvements in water distribution, renewal of aging water infrastructure systems, and regulatory compliance. Regulatory compliance in particular was a topic of considerable discussion with GWA officials as they are gearing up for major improvements to upgrade neighborhood systems from septic to sewer service to comply with U.S. EPA mandates. They are considering how to mitigate the costs of such improvements on lower income families through grants assistance in qualifying service areas or neighborhoods.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2019 Comprehensive Economic Development Strategy	Guam Economic Development Authority	The ConPlan prioritizes anti-poverty activities and economic development. GEDA's 2019 CEDS plan assesses Guam's economic assets and identifies areas that will improve the economic outlook of the territory to include capital improvement projects and other economic opportunities.
2016-2019 Guam Four-Year State Plan on Aging	Dept. of Public Health and Social Services	Guam's ConPlan considers housing for Guam's aging population.
Guam Integrated HIV Prevention and Care Plan	HIV Planning Group	The ConPlan considers the housing needs of people living with HIV/AIDS as stated in the HIV Planning Group report.
Guam Public Housing Agency (PHA) 5 Year Plan	Guam Housing and Urban Renewal Authority	Guam's Strategic Plan includes a narrative of the PHA's efforts to address public housing residents' needs and plans to support and increased self-sufficiency.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Guam’s Consolidated Plan coordination efforts included engagement of a broad sector of Guam’s population. Various agencies, non-profit organizations, special populations, civic and community groups and other entities identified various needs in the community to include more specifically homelessness, non-homeless, special needs persons, public housing residents, and needs of the community as a result of the public health emergency, due to COVID-19. Relevant State plans were reviewed to gather information to substantiate the priorities and goals of this Consolidated Plan. Efforts were made to identify the needs of the island’s varying population. The information in this plan is derived from various State Plans, working group consultations, paper and online surveys, and round table discussions with various groups and agencies, and the most current comprehensive data on Guam available through the U.S. Census Bureau.

This plan will be made available for public review and comment from January 23, 2021 - January 28, 2021. The public is encouraged to submit oral or written comments which must have been received by Guam Housing and Urban Authority not later than 5 p.m. on January 28, 2021.

Due to Guam’s Public Health Emergency due to COVID19, a waiver to the Citizen Participation Plan is granted under extenuating circumstances, such in times of a disaster declaration. Upon the declaration of the Public Health Emergency by the Governor of Guam on March 12, 2020 and extended through the date of publication for this Consolidated Plan, GHURA has exercised the waiver to the Citizen Participation Plan which reduces the public review time from 30 days to five days.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The citizen participation process included engagement of a broad sector of Guam’s population. This includes the use of paper and online surveys, round table discussions and community forums. Surveys and discussions took place with various special populations, civic and community groups including veterans, seniors, individuals with disabilities, university students, mayors, municipal planning council members, youth, individuals with disabilities, service providers, homeless populations, Housing Choice Voucher program participants and public housing tenants.

Municipal planning councils: 16 (Forum)

Mayors Council of Guam: 12 (survey)

Survey: 264 responses (Survey)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Village Meeting (Southern)	Non-targeted/broad community	Guam coordinated with the Inarajan Mayor's office to facilitate a roundtable talk with village residents on needs and priorities on Sept. 25, 2019. Nine individuals were in attendance who provided written input.	Comments were recorded and compiled. Concerns focused on the need to improve infrastructure in Southern Guam to facilitate construction development. The group also cited concerns about zoning laws which impede housing development. Community members would like to expand on anticipated recreational facilities.	All comments have been accepted.	N/A

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Village Meeting (Southern)	Non-targeted/broad community	Guam coordinated with the Dededo Mayor's office to facilitate a roundtable discussion on Oct. 9. Sixteen individuals were in attendance and provided oral comments. In addition, two attendees provided written comments.	Comments included concerns about the growing homeless programs in the northern village, the need for a 24-hour outdoor recreational facility, plans to rehabilitate an old fire station into community meeting space, and need to develop a public transportation hub in the village.	All comments have been accepted.	N/A

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Village Meeting (Southern)	Non-targeted/broad community	Guam coordinated with the Sinajana Mayor's office to facilitate a roundtable discussion on Dec. 4. Thirteen individuals were in attendance and provided oral comments.	Comments included concerns about services for the island's aging population and the need for site-based health and wellness programs for seniors. While the attendees supported more affordable housing, they did not favor vertical housing development.	All comments have been accepted.	N/A

Table 4 – Citizen Participation Outreach

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2020	2024	Affordable Housing Homeless		Homelessness Affordable Housing	CDBG: \$3,600,000 HOME: \$2,178,378 ESG: \$84,635	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 4 Households Assisted Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit
2	Improve & Expand Comm Facilities & Improvements	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14817 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Expand & Provide Svcs to Homeless/Non-Homeless	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Non-homeless Special Need	CDBG: \$241,179 ESG: \$155,047	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 90 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1146 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 205 Households Assisted
4	Improve and Expand Economic Opportunities	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development	CDBG: \$89,240	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Planning and Administration	2020	2024	Grants Planning and Administration			HOME: \$195,596 ESG: \$18,040	Other: 2 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing
	Goal Description	
2	Goal Name	Improve & Expand Comm Facilities & Improvements
	Goal Description	
3	Goal Name	Expand & Provide Svcs to Homeless/Non-Homeless
	Goal Description	
4	Goal Name	Improve and Expand Economic Opportunities
	Goal Description	
5	Goal Name	Planning and Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

In PY20, Guam proposes the various project types; to acquire/construct a public facility, conduct infrastructure improvements, acquire/rehab affordable rental housing, and fund public service projects through programs operated by NGOs assisting special needs populations, extremely-low and very-low income individuals, low/mod income individuals to receive housing assistance (rapid re-housing and homeless prevention), case management, street outreach, workplace preparation, youth mentoring, other services, program administrations, and the match funds for a homeless information system. Guam will engage in homebuyer housing projects to acquire and construct homes for sale.

Projects

#	Project Name
1	GPD Eastern Sub-Station Phase 1 (Site acquisition and A/E)
2	SMO Sinajana Walks
3	GHURA Acquisition of Affordable Rental Units (Multi-Family)
4	Manelu - The Opportunity Initiative 2020
5	Homeless Management Information System
6	Family Services Center (PS)
7	Lighthouse Recovery Center
8	Emergency Solutions Grant Activities
9	Build On Your Own Land-Homebuyer New Construction
10	Homebuyer Acquisition or New Construction
11	HOME Administration

Table 56 – Project Information

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

The challenges of addressing community and individual needs of the underserved is perennial. Government and non-government entities lack sufficient resources to addressing identified priority needs. Non-government entities struggle constantly for sufficient funding to provide for the gamut of needs faced by special needs populations and those at significantly lower incomes. Projects were selected based on their capacity to serve one or more of the target populations identified above and in the PY2020-2024 ConPlan as a high need.

Guam lacks sufficient rental housing stock affordable to lower income persons at and below 80% of area median income. Guam also lacks sufficient housing stock suitable for persons with special needs

(persons with disabilities and homeless persons). Guam works to address the rental housing insufficiency by supporting the Low Income Housing Tax Credit Program (in PY20) with CDBG funds to acquire rental housing. HOME funds will be used to assist landowners incapable of building their first home without subsidy assistance and to acquire or construct new housing and subsidize the purchase by first-time homebuyers.

Guam lacks a sufficient number of non-governmental organizations providing services to the island's special needs populations and the lowest income populations. The challenges faced by NGOs include high employee turnover, insufficient/limited funding, and limited administrative capacity diminish many organizations' ability to serve their populations and achieve their goals of serving the underserved. Combined, these conditions lead to gaps in services. GHURA supports the growth of NGO partners by providing training and education on program compliance, fiscal responsibility, procurement, and other topics. Partnerships are encouraged and supported, especially in the service of Guam's homeless.

AP-38 Project Summary
Project Summary Information

1	Project Name	GPD Eastern Sub-Station Phase 1 (Site acquisition and A/E)
	Target Area	
	Goals Supported	
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$200,000
	Description	Guam will use CDBG funds to conduct Ph 1 site acquisition and A/E work to construct a new facility for the Guam Police Department, an Eastern Sub-Station. This is a public facility that will improve (shorten) response time to the communities served by the Southern Police Precinct. This project will improve access to law enforcement by persons in low-and moderate-income communities. Villages located in the beat area for this facility includes Asan, Piti, Agat, Umatac, Merizo, Inarajan, and Talofofo. Future funds for Phase II will be identified to construct the sub-station. An estimated 12,988 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income. Completion of the project is expected by September 30, 2023. HUD MATRIX CODE: 03ECDBG CITATION: 24 CFR 570.201(c) and (d) CDBG NATIONAL OBJECTIVE: LMA 24 CFR 570.208(a)(1)
	Target Date	9/30/2023

	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>An estimated 12,988 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income.</p>
	<p>Location Description</p> <p>Villages located in the beat area for this facility includes Asan, Piti, Agat, Umatac, Merizo, Inarajan, and Talofofo.</p>
	<p>Planned Activities</p> <p>Funds in PY20 will be used for costs related to the acquisition of the site and architectural and engineering design (Phase I).</p> <p>Guam will authorize pre-award costs for the GPD Eastern Sub-Station Phase 1 (Site acquisition and A/E) project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>
<p>2</p>	<p>Project Name</p> <p>SMO Sinajana Walks</p>
	<p>Target Area</p>

Goals Supported	
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$150,000
Description	Guam will use funds to repair/replace aging sidewalk segments throughout the village of Sinajana. This project will improve access throughout the neighborhood by the community in general, but especially to residents with disabilities by restoring accessibility at points throughout Sinajana. This project will improve the walkability of the community and promote health and wellness in Sinajana. An estimated 1,829 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income. Completion of the project is expected by September 30, 2022. HUD MATRIX CODE: 03LCDBG CITATION: 24 CFR 570.201(c) CDBG NATIONAL OBJECTIVE: LMA 24 CFR 570.208(a)(1)(i)
Target Date	9/30/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>An estimated 1,829 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income.</p>
<p>Location Description</p>	<p>Rehabilitation activities will take place within the formerly urban renewal portion of Sinajana village.</p>
<p>Planned Activities</p>	<p>Funds will be used to procure the services necessary to prepare for and conduct the repair/replacement of sidewalks at identified points in the neighborhood.</p> <p>Guam will authorize pre-award costs for the SMO Sinajana Walks project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>
<p>3 Project Name</p>	<p>GHURA Acquisition of Affordable Rental Units (Multi-Family)</p>
<p>Target Area</p>	

Goals Supported	Expand Affordable Housing
Needs Addressed	Affordable Housing
Funding	CDBG: \$3,600,000
Description	GHURA will acquire and (if necessary) rehabilitate multi-family rental unit(s) to increase the availability of affordable rental housing to benefit renters at or below 80% of area median income and special needs renters. Guam's 2019 Affordable Housing Study identifies estimated that 1,620 units of multi-family housing are needed to address persons at incomes at or below 80% AMI. Renters with special needs include persons with disabilities who experience the added difficulty of locating an appropriately accessible unit. Structural modifications to concrete structures is an expensive undertaking that many landlords will not make. The Section 8 program reports that this lack of housing with accommodations has resulted in only 81% of authorized vouchers intended for persons with disabilities being utilized. Acquisition is targeted for September 30, 2021. Rehabilitation and/or relocation, should they prove necessary, will extend the completion date of this project. The project is anticipated to acquire 10 multi-family units. HUD MATRIX CODE:14G (Acquisition for Rehabilitation) CDBG CITATIONS: 24 CFR 570.202(b)(1); 24 CFR 570.201(d) Clearance and Remediation Activities; 24 CFR 570.201(i) Relocation CDBG NATIONAL OBJECTIVE: 570.208(a)(3)
Target Date	9/30/2021

Estimate the number and type of families that will benefit from the proposed activities	<p>The project is anticipated to acquire 10 multi-family units which will be rented to low/mod income households at or below 80% of Area Median Income. Rehabilitation and/or relocation, should they prove necessary, will extend the completion date of this project.</p>
Location Description	<p>Acquisition is part of this project. No address is available at this time.</p>

	Plan ned Activ ities	<p>Funds will be used to acquire a multi-family residential building and conduct rehabilitation of the facility should it be determined necessary to bring the unit up to UPCS standards. Funds will also be used to address relocation requirements should the building be occupied at the time of acquisition and/or rehabilitation.</p> <p>GHURA proposes to reprogram \$1,155,267 from two ongoing slow-moving projects in order to provide needed funding for the acquisition of affordable multi-family housing to be rented to renters whose incomes fall at or below 80% of area median income. One million dollars (\$1M) will be reprogrammed from the PY2019 Construction of the Sinajana Fire Station project. Another \$155,267.00 will be reprogrammed from the Women's Residential Treatment Center project. Funding to complete both projects will be identified from future funding as progress at pace resumes. This opportunity to stand up this rental housing acquisition project is a direct result of the Covid pandemic's impact on the progress of both projects being reduced of funding at this time. CDBG PY2020 funds totaling \$2,444,733 are allocated for this project. Total funding for this project is \$3,600,000.</p> <p>Guam will authorize pre-award costs for the GHURA Acquisition of Affordable Rental Units (Multi-Family) project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>
4	Proje ct Nam e	Manelu - The Opportunity Initiative 2020
	Targ et Area	
	Goal s Supp orte d	Improve and Expand Economic Opportunities
	Need s Addr esse d	Non-housing Community Development
	Fund ing	CDBG: \$89,240

<p>Desc ription</p>	<p>Guam is proposing to utilize CDBG funds to provide intensive work-force development assistance to include soft-skills, career-readiness and employability curricula, enrichment activities for youth and families, community-based youth mentorship and adult workplace and adult workplace mentorship, and family literacy programs. Manelu will target low-and moderate-income neighborhoods and housing developments to include the Ironwood Estates in Dededo; Ironwood Heights in Tamuning; Mangilao; Pagachao, Agat; Dededo; GHURA's Yona and Merizo subdivisions. This project supports work of organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations. The activities proposed for this project meet CDBG's regulatory requirements for Public Services; This activity will meet a Low to Moderate Income National Objective by having income eligibility requirements which limit the activity exclusively to low and moderate income persons per 24 CFR 570.208(a)(2)(i)(C). The project will maintain records documenting the household size and income eligibility of participants. The project is estimated to assist 35 Household/100 individuals. Completion of the project is expected by September 30, 2022. HUD MATRIX CODE: 05HCDBG CITATION: 24 CFR 570.201(e) CDBG NATIONAL OBJECTIVE: LMC 24 CFR 570.208(a)(2)(i)(B)</p>
<p>Target Date</p>	<p>9/30/2022</p>

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The project is estimated to assist 35 Household/100 individuals. Individuals assisted will be comprised of families at or below 80% of Area Median Income for beneficiaries served and house by GHURA Public Housing. Low Income Housing Tax Credit-funded properties will yield beneficiaries at or below the 60% Area Median Income level.</p>
<p>Location Description</p>	<p>Islandwide. This project is administered by Mañelu, located at 2nd Fl. Shell Station, Route 4, Chalan Pago, GU 96910.</p> <p>Activities are proposed at the following sites initially, but will not be limited to: Guam Facilities Foundation managed properties in Dededo, Tamuning, and Yigo; GHURA Public Housing Property Sites in Yona, Toto, Agat, and MongMong; Department of Youth Affairs Centers (Northern Center-Lagu, Southern Center-Haya, Central Center-Kattan; and the Guam Department of Corrections.</p>
<p>Planned Activities</p>	<p>Funds will support Manelu's program, The Opportunity Initiative, providing Workplace Readiness Workshops, Enrichment Programs, Mentoring, and Job Placement Assistance to income eligible low/mod clientele. Costs for operations, salaries and benefits, office supplies, program supplies and services, transportation and related costs. The activities proposed for this project are eligible under CDBG's regulatory requirements for public services as stipulated in 24 CFR Part 570.201(e) and 2 CFR Part 200.</p> <p>Guam will authorize pre-award costs for the Manelu - The Opportunity Initiative 2020 project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>

5	Project Name	Homeless Management Information System
	Target Area	
	Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$29,287

Desc ription	<p>HMIS is funded through HUD CoC Program, sub-recipients are required to match 25% of the total cost. Funding from CDBG will be utilized as a match for the renewed Continuum of Care Program application. The Homeless Management Information System (HMIS) addresses homelessness by tracking each client's progress toward permanent housing. The program determines Guam priority needs, allocation priorities and the gaps in services and housing for sheltered and unsheltered homeless persons, especially those considered chronically homeless under HUD's definition. HMIS is not a direct service provider. It supports the organizations that provide services to homeless individuals by maintaining data to monitor program success and to track the participant successful transition from homelessness to permanent housing. Ongoing services include but are not limited to: Technical Assistance for providers on HMIS requirements for HUD mandated reports. Assistance is also provided to non-HUD funded programs who utilize the HMIS so that Guam can submit HUD Annual Housing Assessment Report Technical Support for all end-users utilizing Clarity on Guam and the CNMI Training of new end-users and/ or all end-users due to system wide changes mandated by HUD. Hosting of the HMIS program and database with Bitfocus. This included updates of the data fields to coincide with any HUD changes to HMIS data requirements, maintenance and backup of the database. The project is estimated to assist 1146 Household/517 individuals. Completion of the project is expected by September 30, 2022. The activities proposed for this project meet CDBG's regulatory requirements for Public Services. HUD MATRIX CODE: 03TCDBG CITATION: 24 CFR 570.201(e) CDBG NATIONAL OBJECTIVE: LMC 24 CFR 570.208(a)(2)(i)(A)</p>
Targ et Date	9/30/2022

Estimate the number and type of families that will benefit from the proposed activities	<p>The project is estimated to assist 517 Household/1146 individuals.</p>
Location Description	<p>Guam (Island-wide). The project is will bel administered by the The Salvation Army, whose campus is located at 155003 Corsair Ave., Tiyan, Guam.</p>
Planned Activities	<p>Funds will support The Salvation Army's HMIS cash match requirement for its Continuum of Care program grant award. Costs for operations, supplies, and salary will be paid for with CDBG funds. The activities proposed for this project are eligible under CDBG's regularatory requirements for public services as stipulated in 24 CFR Part 570.201(e) and 2 CFR Part 200.</p> <p>Guam will authorize pre-award costs for the Homeless Management Information System project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>
6 Project Name	<p>Family Services Center (PS)</p>

Target Area	
Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
Needs Addressed	Homelessness
Funding	CDBG: \$30,000
Description	<p>The Family Service Center's Emergency Solutions Grant Homelessness Prevention and Rapid Re-Housing Program will provide temporary rental and/or utility assistance (up to 24-months within a three-year period) to households that meet the program eligibility criteria. This Family Services Center (PS) project will fund program staff who will conduct case management and outreach (including street outreach) to evaluate each individual/family situation to address factors that led them to become homeless or at-risk of becoming homeless, and to strategize a plan with personal goals and objectives to address these factors during the period of service. Program Staff will meet with the household's once a month. Meetings will consist of activities such as but not limited to: Providing HPRRP services, Money Management Courses, Information & Referrals, Completion/ Follow-ups and Communications. The project is estimated to assist 40 Household/15 Individuals. Completion of the project is expected by September 30, 2022. The activities proposed for this project meet CDBG's regulatory requirements for Public Services. HUD MATRIX CODE: 03TCDBG CITATION: 24 CFR 570.201(e) CDBG NATIONAL OBJECTIVE: LMC 24 CFR 570.208(a)(2)(i)</p>
Target Date	9/30/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The project is estimated to provide operational assistance to the Family Service Center to assist homeless persons, those at-risk of homelessness, persons at 30% of Area Median Income and below: 40 Household/15 Individuals.</p>
<p>Location Description</p>	<p>Guam (Island-wide). The project is will be administered by the The Salvation Army, whose campus is located at 155003 Corsair Ave., Tiyan, Guam.</p>
<p>Planned Activities</p>	<p>Funds will support The Salvation Army's Family Service Center (PS) activities. Costs for operations, salaries and benefits, office supplies, program supplies and other related costs will be paid for with CDBG funds. The activities proposed for this project are eligible under CDBG's regulatory requirements for public services as stipulated in 24 CFR Part 570.201(e) and 2 CFR Part 200.</p> <p>Guam will authorize pre-award costs for the Family Services Center (PS) project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>
<p>7 Project Name</p>	<p>Lighthouse Recovery Center</p>

Target Area	
Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
Needs Addressed	Homelessness Non-homeless Special Need
Funding	CDBG: \$181,892
Description	Funds will be utilized to provide operational support of The Salvation Army's Lighthouse Recovery Center. The center provides transitional and supportive housing to men (homeless, low/mod income, and at-risk for homelessness) and outpatient services to men and women in recovery from substance abuse. Programs provided are Residential Treatment to approximately 85 men with low-to-moderate income per year and 12-14 homeless men. Outpatient Services for approximately 90 LMI individuals include weekly family support group meetings, recovery classes, and 12-step support group three times a week. Assistance is provided to clients for housing and employment. The project is estimated to assist 175 individuals. Completion of the project is expected by September 30, 2022. The activities proposed for this project meet CDBG's regulatory requirements for Public Services; HUD MATRIX CODE: 05FCDBG CITATION: 24 CFR 570.201(e) CDBG NATIONAL OBJECTIVE: LMC 24 CFR 570.208(a)(2)
Target Date	9/30/2022

	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>The project is estimated to assist 175 individuals. Homeless men assisted with services and transitional housing: 12-14 individuals. Low/Mod Income men assisted with services and transitional housing: 85 individuals. Low/mod men and women assisted with non-residential recovery services: 90 individuals.</p>
	<p>Location Description</p> <p>Guam (Island-wide). The project is will conducted by the The Salvation Army, whose campus is located at 155003 Corsair Ave., Tiyan, Guam.</p>
	<p>Planned Activities</p> <p>LRC provides services to men and women suffering from substance use disorder. CDBG funds will be used to fund salaries and benefits, utilities and services, fees and costs in compliance with both 24 CFR Part 570.201(e) and 2 CFR Part 200.</p> <p>Guam will authorize pre-award costs for the Lighthouse Recovery Center project in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)</p>
8	<p>Project Name</p> <p>Emergency Solutions Grant Activities</p>
	<p>Target Area</p>

Goals Supported	Expand Affordable Housing Expand & Provide Svcs to Homeless/Non-Homeless Planning and Administration
Needs Addressed	Homelessness Non-homeless Special Need
Funding	ESG: \$257,722
Description	Family Services Center (ESG)/One-Stop Homeless Assistance Center will provide housing assistance to homeless and at-risk individuals and households. Clients will also receive case management, education, and training, in support of lasting stability. Case management will encompass housing search and placement, credit repair, stability case management, and other support services. The project will assist 68 individuals or families. (ESG funds \$155,047)Guma Manhoben will be used to fund the Rapid Rehousing component of a CoC-funded project of the same name. The project will assist four individuals/4 households. (ESG funds \$84,635)GHURA will conduct program administration activities. (ESG funds \$18,040) Completion of these projects are expected by September 30, 2022.24 CFR Part 576 Subpart B
Target Date	9/30/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Family Services Center (ESG)/One-Stop Homeless Assistance Center: The project will assist 68 individuals or families. Rapid Rehousing estimate of 34 households. Homeless Prevention estimate of 34 households. Homeless household or household at or below 30% of Area Median Income.</p> <p>Guma' Manhoben: The project will assist four individuals/4 households. Homeless households to receive rapid rehousing assistance.</p> <p>Direct benefit is not realized as a result of program administration of the ESG Program as will be conducted by GHURA.</p>
<p>Location Description</p>	<p>Family Service Center (ESG)/One-Stop Homeless Assistance Center: Guam (Island-wide). The project is will conducted by the The Salvation Army, whose campus is located at 155003 Corsair Ave., Tiyan, Guam.</p> <p>Guma Manhoben: Guam (island wide). This project will be administered by Sanctuary Inc. located at 406 Mai Mai Road, Chalan Pago, Guam 96910.</p> <p>GHURA: Program Administration will be conducted from 117 Bien Venida Avenue, Sinajana, GU 96910</p>
<p>Planned Activities</p>	<p>Family Services Center (ESG)/One-Stop Homeless Assistance Center. FSC service activities will assist, guide, and provide financial support in all aspects towards obtaining suitable housing for homeless individuals/families, and at-risk households. (Ref. 24 CFR 576 Subpart B for Program Components and Eligible Activities)</p> <p>Guma' Manhoben. The Rapid Rehousing component of the Guma Manhoben program will offer permanent housing and rapid rehousing services in addition to access to self-sufficiently and life-skills support, time management instructions, financial literacy training, and gainful employment education. (Ref. 24 CFR 576 Subpart B for Program Components and Eligible Activities)</p> <p>GHURA will utilize funds for costs associated with the general administration of the ESG Program in accordance with 24 CFR Part 576.108.</p>

9	Project Name	Build On Your Own Land-Homebuyer New Construction
	Target Area	
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$904,379
	Description	Guam will assist HOME-income eligible owners of land suited for residential development to construct their first homes.The project is estimated to assist 3 Households.Completion of the project is expected by September 30, 2022.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	The project is estimated to assist 3 Households. Beneficiaries will fulfill HOME income eligibility requirements at or below 80% of Area Median Income.
	Location Description	GHURA will administer this program from the main office at 117 Bien Venida Avenue, Sinajana, Guam 96910
	Planned Activities	Costs associated with this project include hard costs related to residential construction and related direct costs to identify eligible applicants. HOME funds will be used for direct expenses of salary, benefits, hard costs of construction, construction management, utilities, fees and related costs in accordance with 24 CFR 92.206 and 2 CFR Part 200.
10	Project Name	Homebuyer Acquisition or New Construction
	Target Area	

Goals Supported	Expand Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$1,274,000
Description	Guam will support expanding affordable housing for sale to eligible and qualified homebuyers through (1) the acquisition (with or without rehab) of housing, or (2) the new construction of housing on GHURA-owned property. The project is estimated to assist 5 Household. Completion of the project is expected by September 30, 2023.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	The project is estimated to assist 5 Household. Beneficiaries will be HOME income-eligible and qualified households at or below 80% of Area Median Income.

	Location Description	Program administration will be conducted out of its main office at 117 Bien Venida Avenue, Sinajana, GU 96910.
	Planned Activities	HOME funds will be used to support the acquisition, rehab and construction efforts to accomplish the expansion of affordable housing for sale to homebuyers. Costs for this project will include acquisition of homes, rehabilitation activities, new construction activities, on-site infrastructure, utility connections and services, salaries, benefits and other eligible costs related to the project and direct assistance in compliance with 24 CFR 92.206 and 2 CFR Part 200.
11	Project Name	HOME Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	HOME: \$195,596
	Description	Funds will support the general administrative and planning costs. GHURA administers the Consolidated Plan under the general direction of the Governor of Guam. As grants manager, GHURA monitors projects through reports, site visits, and payment requests. GHURA sees to it that activities are in compliance with HOME requirements.
	Target Date	9/30/2024

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>This is a Program Administration activity. There are no direct beneficiaries as a result of this activity.</p>
<p>Location Description</p>	<p>HOME Program Administration will be conducted by GHURA at their main office located at 117 Bien Venida Avenue, Sinajana, GU 96910.</p>
<p>Planned Activities</p>	<p>GHURA will use the funds to cover the cost of grant management, general administrative oversight and coordination, staff and overhead costs, public information activities, and related costs. GHURA will conduct monitoring and onsite inspections of projects and activities in accordance with HOME regulations. GHURA will maintain records and reports to demonstrate compliance with HOME requirements. GHURA will complete environmental review processes. GHURA will adhere to Federal requirements including non-discrimination and equal opportunity, disclosure requirements, debarred, suspended or ineligible contractors and drug-free workplace. GHURA will adopt affirmative marketing procedures and an affirmative outreach program in the construction, management and operations of the project.</p> <p>The general administrative and planning activities meet HOME's regulatory requirements as stipulated under 24 CFR Part 92.207.</p>

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Of the six projects funded under CDBG, two qualify as an area benefit (one in the central region and one in the southern region). Four projects will serve a limited clientele. All projects which have not been predetermined to be qualifying under an area benefit will undergo a survey of households in the surrounding area to determine whether the projects meet the national objective of serving an area where at least 51% are low-and moderate-income. Projects benefiting an area are not eligible until such time that the results of the survey can prove that the 51% requirement has been met.

The project proposed for HOME funding will not target a specific area but will allow for GHURA to acquire and rehabilitate homes around the island that have the potential for purchase at an affordable price.

Lastly, services provided under the Emergency Solutions Grant will assist low-and moderate-income persons island-wide who are homeless or at-risk for becoming homeless.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Through Citizen Participation, strong institutional networks, and enhanced coordination between housing and social service agencies, Guam will continue the process of evaluating needs to best determine how to allocate federal and local resources.

Guam proposes to use \$419,700 of CDBG funds from Program Year 2020 and additional reprogrammed funds from previous program year’s completed PFI projects to acquire and rehabilitate affordable apartment rental units for the LMI community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	85
Special-Needs	0
Total	89

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	72
The Production of New Units	8
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	90

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

Guam continues to support affordable housing through the rehabilitation of existing housing, new construction, or acquisition for sale as affordable housing. Guam expects to construct 8 additional units for purchase by first-time homebuyers. In addition, Guam will continue to provide affordable rental units in partnership with NGOs providing rental assistance. Guam strives to provide decent, safe, and affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

Guam administers a total of 750 public housing units of which 82 are designated for the elderly. Guam also manages 49 project-based rental units for the elderly and adults with disabilities. Guam's public housing units are separated into four sites otherwise known as Asset Management Properties (AMP); AMP 1 comprises 158 units in the villages of Agana Heights, Sinajana, Mongmong, and Asan; AMP 2 comprises of 163 in the southern villages of Yona, Talofoto, and Inarajan; AMP 3 comprises 195 units also in the southern villages of Agat, Malesso, and Umatac; and AMP 4 comprises of 234 units in the central village of Toto and the northern village of Dededo. The Section 8 Housing Choice Voucher Program administers over 2,500 vouchers. Include in this figure are dedicated vouchers serving the disabled (Near Elderly Disabled and Mainstream), Family Unification Program, and veterans vouchers (HUD-VASH).

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

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

1. Maintain or Increase the availability of decent, safe, and affordable housing and provide more choices in housing – Pursue renovation and rehabilitation of Public Housing through the use of the Capital Fund Program
2. Improve community quality of life and economic vitality of PH tenants and voucher holders of the HCV/S8 Program.
3. Promote self-sufficiency and asset development of families and individuals
4. Ensure equal opportunity in housing for families living in assisted housing
5. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking
6. Improve housing delivery system

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

With respect to increased involvement in management, GHURA continues to engage the Resident Advisory Board (RAB) for review and input on the Public Housing Agency Annual Plan, Capital Fund Plan, and any significant amendments or modifications to those plans. The Public Housing Property Site Managers (PSMs) continue to recruit for more increased involvement by the residents.

GHURA continues to provide the Family Self-Sufficiency (FSS) program to Guam's public housing families by creating a step-by-step plan which leads them to economic independence. Its purpose is to facilitate FSS families' access to supportive services needed to become free of public assistance and achieve self-sufficiency. FSS provides guidance to increasing financial assets and capability through workshops, training, coaching, and case-management. The program further seeks to encourage and assist

participants to pursue homeownership as much as is possible, and provides credit counseling, budgeting workshops, and homeownership seminars in collaboration with its Program Coordinating Committee partners, to achieve this pursuit. Program Coordinators are committed to enhancing program activities which include job training, attaining secondary and post-secondary education, participation in job fairs, budgeting & credit workshops, Renters-101 workshops, and pathways to homeownership courses.

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

Guam is not designated as troubled.

Discussion

Sustaining the existing stock of affordable housing managed by the Guam PHA is a priority. Capital Fund Program allocations alone are insufficient to address the physical repair needs in their entirety. Thus, the PHA plans to seek additional and alternative funding for the renovation and rehabilitation of public housing. Guam plans to train staff on the Rental Assistance Demonstration (RAD) program in the upcoming year. The PHA is examining the eligibility and potential benefit of a public-private partnership to rebuild public housing utilizing a higher density profile. The use of mixed income and mixed-use properties are also under consideration for the beneficial impacts on the PHA's target population. GHURA's PHA activities are detailed in the 5-year plan (2019-2024) and can be found on the GHURA website.

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

Introduction

An increase in the number of households with disabled persons from 2009-2019 shows the need for accessible housing units with supportive care services and facilities. A high rate of unemployment and poverty can be found within this population, and 64 percent of those who are disabled but not in the labor force are living below the poverty level. The proportion of households affected by disability grew by about 4 percent in the last 10 years. Moreover, older facilities are generally not ADA compliant and financially unprepared to afford improvements, and currently, no permanent care facility for the elderly exists on Guam. The island's senior citizen population is increasing, indicating an increased need and demand for elderly assistive services.

This section of the Plan addresses Guam's one-year goals and actions that it will undertake to serve the housing supportive needs of homeless and non-homeless populations who require supportive housing.

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

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

Guam's Co-funded programs and GHC member organizations such as the University of Guam (UOG) School of Nursing and the DPHSS had planned to execute outreaches to homeless persons, however due to the public health emergency any community activity is limited or restricted, due to COVID19. Co-funded programs continue to engage in limited community events that allow for them to engage the community and share available resources, considering restrictions in place. The island was slated to conduct the Point in Time (PIT) and the Annual Passport to Services event where GHC member organizations and other related community service providers, businesses, and other entities gather to provide direct services such as immunizations and haircuts and information on housing and other related services. Each of these community efforts are critical to identifying needs of this homeless or at-risk population.

Addressing the emergency shelter and transitional housing needs of homeless persons

In the first year of this Action Plan Guam has maintained its support for programs which assist the homeless and at-risk homeless individuals, in addition to the existing support, GHURA has expanded partnerships in programs which focus on youth and young adults who are homeless or are at risk of 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

Homeless persons are assisted with permanent housing through a variety of programs on the island. The Emergency Solutions Grant (ESG) allows for homeless persons to be quickly rehoused by providing security and utility deposits and up to 24 months of rental and utility assistance while providing case management services. Additionally, persons who are at risk for becoming homeless are also provided financial assistance and case management services to prevent the incidence of homelessness. All persons receiving ESG assistance must follow a Service Plan that will lead to the stabilization of their housing. Guam also receives over \$1M in Continuum of Care (CoC) Program Grant funds. These funds support a variety of programs to include a rental assistance program (Housing First Rental Assistance Program) that provide tenant-based rental assistance vouchers to homeless individuals with disabilities. The rental assistance and permanent supportive housing programs are permanent housing programs that allow for homeless individuals and families to obtain services while being housed and ultimately achieve stability. GHURA manages the Housing First Rental Assistance Program while organizations and government entities refer their respective clients for housing and are responsible for providing the supportive services.

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

Guam implements the Emergency Solutions Grant to assist in the prevention of homeless of individuals and families who are on the verge of eviction. The Salvation Army's Family Services Center operates this program. Individuals and families can receive up to 24 months of rental and utility assistance. Other than CoC Program grant funds, Guam receives FEMA's Emergency Food and Shelter Program (EFS) grant funding to assist with rental assistance. Sanctuary Inc.'s Guma' Manhoben Program will provide mentoring and training programs to adults and youth.

Discussion

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

Introduction:

In May of 2019 Guam released RFP#-GHURA-5-6-2019-CPD requesting proposals to design and conduct a Housing Study and Needs Assessment. SMS Research & Marketing Services, Inc. and PCR Environmental, Inc. was selected to identify Guam's present and future housing stock, as well as strategies to produce housing stock affordable to all family income levels.

Although the available data from the past seven years show that unemployment has dropped every year since 2010, homeless clients report unemployment as one of the main causes for homelessness, and the major cause of unemployment was transportation. Most employment centers are located in the central and northern areas, and people from low income housing areas are unable to commute to job centers due to inability to afford gas money or bus fare. In addition, property costs are lower in the south than in central or northern areas, but higher infrastructure costs to bring power lines, water and sewer lines, and roads to new housing are also associated with the southern areas. Public Housing units in the Southern area are difficult to lease, and investors are not interested in developing in the south partially due to the lack of transportation for residents.

The price for two-bedroom multi-unit rentals increased over 30% between 2010 and 2019. The median mortgage payment on Guam is \$1,294 per month, and the highest rate is at \$1,389 per month in the South. Stakeholders suggest visitor rentals, such as Airbnb or for the military, are resulting in higher rental rates in the southern areas. Single-family homes increased by 25% from 2008 to 2018, and the median sales price for condominiums was up 35% in that same period. Median sales price for a single-family home is \$271,000 by the end of 2019, up from \$265,000 in 2018, an increase of 2% in a single year. Although there is no hard data to support this claim, reactions from stakeholders indicate that they believe foreign buyers and investors are driving up new home prices.

Other factors impacting Guam's housing stock include an increase in the rising cost of labor, materials, land, and new fees imposed by Guam Waterworks Authority, as well as an increase to new residential construction permits due to the rising construction costs. Moreover, Guam's main source of H-2B workers has been the Philippines; however, the ban on bringing in Filipino labor was renewed in 2020, restricting civilian projects from using Filipino labor for construction.

In addition, some owners do not list their units on the market because they need refurbishing, and others are waiting for the upcoming military build-up so they can list their units at higher rental prices. The tourism industry is vital to Guam's economy, but tourism brings with it an increase in second homes, property taxes, issues in affordability, displacement, and gentrification. Moreover, it can lead to short-term vacation rentals, which also impact residential housing stock.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning

ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Guam Housing Study and Needs Assessment, 2019 was completed in January 2020 and replaced the previous report published in 2009.

SMS Suggestions:

- Focus CDBG and other housing-related funds on projects that makes more affordable housing available
- Reduce the number of housing units that are not available for purchase or rent
- Develop programs to assist Section 8 voucher recipients to find and retain housing

Guam also issued an RFP for the Analysis of Impediments to Fair Housing in June 2019. The study, which has been completed, provides an update on fair housing issues. This AI study replaced the previous report published in 2011.

In addition, Guam provided comment in support of the proposed bill, *Homeless Youth and Families Identification Act* in April 2019. The bill aims to ease the process for individuals experiencing homelessness to obtain Guam identification cards through the Department of Revenue and Taxation. By removing some costs-associated barriers to accessing government-issued identification, homeless individuals can more readily access housing and supportive services. The bill was passed in August 2019.

Discussion:

Guam's Housing Study found that the primary barriers to affordable housing are low funding levels for developing and renovating affordable housing, rising construction costs, higher rent than low income households can afford, and landlord preference to rent to tenants who are not Section 8 voucher holders. Housing supply is also limited by vacant housing units not available for rent or purchase. It was reported that vacant housing units are in need of retrofitting as a result of aging, storms, and lack of oversight by off-island landlords. It was suggested that Guam consider restoring existing vacant stock.

AP-85 Other Actions – 91.220(k)

Introduction:

Guam will continue to conduct activities toward achieving the goals set forth in this plan. This section discusses Guam's plan to address the obstacles of meeting underserved needs, foster, maintain and develop affordable housing, reduce poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

To that end, Guam will continue to engage community partners that serve LMI populations; deepen our institutional structures to keep pace with the latest developments in housing and community planning, and ensure the availability of affordable and safe housing.

Actions planned to address obstacles to meeting underserved needs

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

1. Improve access to safety through the construction of a public safety facility
2. Acquire and rehabilitate affordable rental housing units that serve low-and moderate-income communities and special needs populations.
3. Support organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations
4. Support organizations that aim to reduce and end homelessness

Actions planned to foster and maintain affordable housing

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

1. Administer Public Housing and Housing Choice Voucher/ Section 8 programs
2. Administer the CDBG program activities, in particular the acquisition, rehabilitation and creation of new affordable rental housing units
3. Administering the Continuum of Care's rental assistance program and rapid rehousing programs.
4. Guam will foster and maintain affordable housing through several programs offered under HUD and other agencies. The 2020 Qualified Allocation Plan under the IRS' Low-Income Housing Tax Credit program looks to allocate \$3.2M in tax credits to a viable affordable housing project. Continuation of homeless housing programs under the Continuum of Care.
5. Administering the Renaissance Rental affordable housing program
6. Administering the activities of the Homebuyer Acquisition / New Construction program

Actions planned to reduce lead-based paint hazards

This Action Plan year, Guam plans to reduce lead-based paint hazards by continuing to inform households with children under 6 years old of the hazards of lead-based paint poisoning.

A re-testing for the presence of Lead-Based Paint (LBP) was conducted on 145 Public Housing units at AMPs 1 (Agana Heights, Mongmong and Sinajana), 2 (Yona), & 4 (Toto). Out of the 145 units a total of 67 units tested positive for lead. GHURA identified funding under the Capital Fund Program (CFP) to address the abatement of the units affected. As the Architectural/Engineer Division works towards abatement GHURA continues to provide the tenants of the effected units notices of the presents of LBP. A report of any individuals tested positive for lead poisoning is given to HUD quarterly.

Actions planned to reduce the number of poverty-level families

This Action Plan year, Guam plans to reduce the number of poverty-level families by;

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

Actions planned to develop institutional structure

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

- The CPD Fiscal section will continue its efforts to improve its financial management system to meet the current and future demands in administering federal funds.
- CPD Fiscal will improve on its financial responsibilities in providing key reports to Planners for the management and oversight of subrecipient activities and construction projects. Refinement of key reports will improve on assessment of subrecipient performance to positively impact management's ability to administer CPD and other funds effectively. CPD Fiscal section will continue to assess its internal controls and revise its policies and streamline its accounting processes.
- Staff will attend training and seminars to keep informed about new standards, regulations, and other reporting requirements relevant to effective fiscal and programmatic administration of federal funds.
- Planning staff and accounting staff will explore ways to improve the reporting of activities in HUD's IDIS (Integrated Disbursement and Information System) reporting system. Staff will

continue to improve on the timely closeout of completed activities in the IDIS reporting system.

- Planning staff will avail themselves of opportunities to improve grant management skills and develop a plan to incorporate grants management software for all programs, while continuing use of online or attendance at training, seminars, conferences, meetings, etcetera. Planning staff will continue their efforts to improve their skills in project management, strategic management, grant administration, performance monitoring, self-assessment, records management, pre-award assessment, and the review of best practices in risk management.
- Subrecipients and project sponsors will be afforded technical assistance and training in administering activities and projects funded by the various CPD grants. Planning and Fiscal staff will conduct workshops, individual or organizational meetings and trainings, (as necessary) to afford subrecipient and project sponsors the greatest assistance practicable.

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

GHURA continues to coordinate with the Guam Homeless Coalition (GHC) members which is comprised of mainstream service providers, non-profit organizations and the private sector to ensure that housing, health, and social services activities are part of an integrated, island-wide strategy to ending homelessness and improving housing stability, welfare and job retention for families and individuals. The GHC and its community and government partners work to create a better living standard for the homeless, low-moderate income residents and the overall economic environment of which we are all seeking to improve. Guam also implements the Family Self Sufficiency Program which links HCVP and PH tenants to a variety of community programs such as those involving employment and education.

GHURA's HCVP assisted over 150 individuals and households through the FSS program. Thus far, three women have graduated from the program. Other coordination exists with the Guam Developmental Disabilities Council, DPHSS, DOL, and the Affordable Housing Coordinating Council. GHURA is a partner to DPHSS and DOL's welfare to work programs and senior community service programs that allow welfare recipients and senior citizens to engage in work training to increase job skills and income.

Discussion:

Program Specific Requirements

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

Introduction:

CDBG – Guam plans to fund three public facilities and infrastructure (PFI) activities and four public service (PS) activities. PFI projects will improve public safety response to southern communities and to remove obstructions and bring sidewalks up to code in the central village of Sinajana. CDBG funds will be used to acquire multiple units of affordable rental housing. PS funds will fund activities carried out by non-profits for a workforce development program servicing low/mod communities, match funds for the homeless service tracking database, the support services, housing stability assistance, and operations serving the homeless, extremely low-income persons, and disabled persons recovering from addiction. Priority of available CDBG funds identified during the period will be to support already approved projects in this year or prior years. CDBG will fund the administrative and planning activities of GHURA.

HOME – Guam will use PY2020 funds to construct homes on properties owned by low/mod individuals looking for their first home. Program Income and reprogrammed funds will be used to continue to fund the construction or acquisition of homes for the Renewal Homes program for first time homebuyers. Priority of available HOME funds identified during the period will be to support already approved projects in this year or prior years. HOME will fund the administrative and planning activities of GHURA.

ESG – Guam will fund non-profits for direct assistance for the rapid rehousing of homeless persons, homeless prevention for at-risk persons, other stabilizing activities, and case management. ESG will fund the administrative activities of GHURA.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	5,060
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	5,060

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%

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

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

Guam does not intend to utilize other forms of investment.

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

Resale provisions for the PY20 Homebuyer-Acquisition or New Construction project will be documented and recorded against each property sold to an eligible low/mod homebuyer through the recordation of a Deed Restriction and the execution of a property specific HOME Agreement with each homebuyer. In accordance with 24 CFR 92.254, the homebuyer will acknowledge and agree that, if sale of the property occurs before the end of the affordability period, that the home will be sold to another HOME eligible homebuyer at an affordable price. Under this provision, the affordable price will be stated to reflect that no more than 33% of the buyer's annual income be used for housing. The property shall only be used to provide affordable housing to a First Time Homebuyer who is a low to moderate income person, which is a person or a family that has a total Annual Gross Income that does not exceed eighty percent (80%) of the area's median income adjusted for family size as published by the U.S. Department of Housing and Urban Development (HUD), who occupies the Property as their principal residence. The original HOME assisted owner will be provided a fair return on investment. The fair return on investment is the total of (1) homeowner's investment at time of sale (2) homeowner's investment multiplied by the percentage change in the Guam CPI from date of original purchase to date of sale.

Recapture provisions will be used for the Homebuyer New Construction Build On Your Own Land (BOYO) project.

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

Affordability will be substantiated and the duration for affordability compliance enforced through documents recorded against each of the properties sold under the HOME Acquisition or New Construction and the BOYO projects. The documentation method includes the recording of a Deed Restriction and the execution of a property specific HOME Agreement with each homebuyer. Resale guidelines will dictate all activities, as set forth in 24 CFR §92.254(a)(4), the homebuyer shall agree to occupy the property as his/her principal residence for the affordability period imposed as apply to the provisions of the transaction. Guam will apply resale and recapture provisions (as noted above for each project) to units acquired or constructed with PY20, reprogrammed, or program income funds.

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

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

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

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

Subrecipients are required to adopt Standard Operating Procedures (SOP) for providing services through the Emergency Solutions Grant.

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

The Guam Homeless Coalition (GHC) is Guam's Continuum of Care organization. The CoC has established a coordinated assessment system. The GHC has adopted a common assessment or intake assessment form for people who need homeless services. An effective assessment relies on the interview and coordination that must take place with the person or family to help determine whether they can be diverted from shelter or other homeless services. CoC funding recipients are required to develop and adopt written standards on how to administer assistance through coordinated assessment. The CoC recipients of funding will develop standards for providing assistance including eligibility for assistance, prioritizing who receives rapid rehousing, rent calculation for clients with income prioritizing housing placement, et al. GHC member organizations will work together to assure that services are accessible and well targeted to the immediate needs of the client.

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

Existing service providers and other interested entities, members of the Guam Homeless Coalition, and the wider non-profit community were informed of the ESG and its availability through GHURA to address the needs of the homeless through Homelessness Prevention and Rapid Re-Housing within our community. Selection of applicants for funding was made based on the following:

- the applicant's history of providing effective supportive services to the homeless, and of successfully operating performance-based grant-funded programs
- the applicant's effective coordination with organizations within the local continuum of care and others to address identified gaps in services for the homeless and improve outcomes for participants
- the applicant's ability to move street or unsheltered homeless participants or shelter residents to permanent housing, and/or prevent homelessness for families and individuals who are at risk of homelessness

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Guam (the Grantee) is an Insular Area. For ESG purposes, Guam is considered a State and not subject to 576.405(a). However, Grantee will require the subrecipient to develop and implement a plan and consult with the homeless or formerly homeless individuals in considering and making policies and decisions regarding ESG funded activities, services and other assistance.

5. Describe performance standards for evaluating ESG.

GHURA has consulted and will continue to confer with the GHC regarding the performance standards for activities funded under ESG by discussing how best the HMIS system, and how GHURA and the GHC, can produce uniform reports for all prime recipients and provide detailed and improved reports for the ESG program. The consistency with the Consolidated Plan, Annual Progress Report, Annual Action Plan and CAPER, will be used as a guide for which performance standards will be determined, executed, measured, recorded and produced in periodic reports. General performance standards such as the unduplicated number of persons or households prevented from becoming homeless, the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing, race, ethnicity, age, amount spent per subrecipient and their timeliness of expenditure will be reported by HMIS and GHURA. Further assessments such as what worked using HUD funds, the most pressing needs for clients, barriers to housing, the connection of other mainstream resources and outcomes of families and individuals upon completion of a program will be reported.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

Subgrantees that are State Agencies

<TYPE=[section 3 end]>

Guam has yet to accept its allocation of HTF funds.

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds.
If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

No

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a

description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Guam does not participate in the HTF program at this time.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

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

Guam does not participate in the HTF program at this time.

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

N/A

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

The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

<TYPE=[section 3 end]>

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

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

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

N/A