



Guam's  
Annual PHA Plan (FY2021)  
and  
Capital Fund Program (CFP)  
Five Year Action Plan (2020-2024)

# Annual PHA Plan

HUD-50075-ST

<b>Annual PHA Plan (Standard PHAs and Troubled PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

#### Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p><b>PHA Name:</b> <u>Guam Housing and Urban Renewal Authority</u>      <b>PHA Code:</b> <u>GQ001</u></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA   <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2020</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>750</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,585</u> <b>Total Combined Units/Vouchers</b> <u>3,335</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan and Capital Fund Program (CFP) Five Year Action Plans are available to the public for review and comment. Due to COVID-19 pandemic and the Government of Guam's social distancing requirements the Plans will be made available electronically on GHURA's website at <a href="http://www.ghura.org">www.ghura.org</a>. If you would like to obtain a copy or require additional information please contact Katherine E. Taitano, Chief Planner, at 475-1322 or email at <a href="mailto:katherine@ghura.org">katherine@ghura.org</a> or Alvina C. Castro, Program Coordinator, at 475-1401 or email <a href="mailto:alvina@ghura.org">alvina@ghura.org</a>.</p> <p>The Public's comments are important to us, GHURA will advertise for public comment from June 9, 2020 to July 28, 2020. Comments, questions, concerns, should be sent to GHURA via mail at 117 Bien Venida Avenue, Sinajana, Guam 96910, fax number (671) 300-7565, TTY/TDD number</p>

(671) 472-3701 or email to [katherine@ghura.org](mailto:katherine@ghura.org) or [alvina@ghura.org](mailto:alvina@ghura.org). The final date for submission of public comments is July 28, 2020.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

## B. Annual Plan Elements

### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☒ ☐ Rent Determination.
- ☐ ☒ Operation and Management.
- ☐ ☒ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

#### Rent Determination

In the Board of Commissioners (BOC) meeting of August 26, 2019 GHURA Board ratified the implementation of the HUD-Approved Success Rate Payment Standard Schedule for the Section 8 Housing Choice Voucher Program (HVC) and Reasonable Accommodations for Persons with Disabilities to determine the maximum subsidy for participants.

BOC-approved payment standards were being calculated at the 40<sup>th</sup> percentile of the Fair Market Rent (FMR), GHURA Section 8 HCV applicants and participants were experiencing difficulty finding a unit to lease as a result of low payment standard amounts per bedroom size that are no longer competitive in the private rental market. Therefore a change to the success rate payment standards amounts was requested and approved to be calculated at the 50<sup>th</sup> percentile.

The GHURA's policies governing rents charged for public housing dwelling units, have not been revised since the Authority's prior submission. However, the Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standard Schedule is updated annually based on the

	<p>applicable Fair Market Rent (FMR). The updated Flat Rent Schedule for Public Housing is effective September 1, 2019 and Payment Standard Schedule for HCV Program to include the adjusted applicable percentile is effective August 26, 2019.</p> <p><u>Other Comments:</u>  <i>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions</i>          Latest update and changes to the HCV Administrative Plan (Admin Plan) were incorporated into the Policy and adopted by GHURA Board of Commissioners on September 27, 2018, changes were provided in last year's Annual Plan. Any additional changes will be reviewed and prepared for implementation as necessary.</p> <p>The latest update to the Admissions and Continued Occupancy Policy (ACOP) was submitted to HUD August 31, 2017, additional updates are being worked on to include the latest regulatory and/or discretionary changes. These updates will be reviewed by the GHURA Board of Commissioners prior to implementation.</p> <p><i>COVID-19</i>          On April 10, 2020, HUD published Notice PIH 2020-05 pursuant to the Coronavirus Aid, Relief and Economic Security (CARES) Act and in response to the COVID-19 pandemic. The Notice outlines HUD COVID-19 Statutory and Regulatory Waivers available to PHAs for the Public Housing Programs. GHURA adopted the temporary waivers necessary to keep the Public Housing Programs operational to the extent feasible and allows GHURA to continue to carry out its mission to provide decent, safe, and sanitary affordable housing for low-income families amidst the pandemic. A chart of the temporary waivers adopted by GHURA can be viewed on GHURA's website at <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p><u>Significant Amendment/Modification</u>          See Exhibit A</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Included as Exhibit B is the Deconcentration Policy (ACOP 3/1/17).</p>																																							
B.2	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <table border="0"> <thead> <tr> <th>Y</th> <th>N</th> <th></th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Non-Smoking Policies.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Project-Based Vouchers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </tbody> </table> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>	Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mixed Finance Modernization or Development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-Smoking Policies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project-Based Vouchers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
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#### Demolition and/or Disposition

##### *GHURA 99, Agat*

The interest by a private developer of the purchase of a sliver parcel of property in Agat located in the GHURA99 area was presented last year. The disposition of any property is a lengthy process, GHURA continues to pursue this matter. The property is a portion of Lot 350-5 located along the northwest portion of the parcel in Agat GHURA 99. The approximate size of the parcel is between 1500sm to 4000sm. The sale of this parcel has been requested for the purpose of providing for an easement to serve adjacent parcel owners presently without an identified public easement.

#### Conversion of Public Housing to Project-Based Assistance under RAD

Although GHURA is not actively pursuing the conversion of its' Public Housing stock to the HUD Rental Assistance Demonstration (RAD) Program, GHURA is continuing the review of this program to determine its applicability and benefit to the island's inventory of Public Housing.

#### Units with Approved Vacancies for Modernization

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1). GHURA requests HUD approval for the modernization of units that are in need of major renovation work, Capital Fund Program funds are used to address these vacant units under modernization. Units identified for modernization require the unit to become or remain vacant to accomplish the improvements necessary, modernization may require up to eight months for completion. GHURA finds that not only does the age of the unit play a huge factor in the need for modernization and upgrade, but the deterioration of the sewer waste and water lines, and the antiquated electrical system are also the cause for the need for modernization. Some units are around 49 years old, the sewer lines originally installed were galvanized pipes that have since and continue to severely corrode and the electrical systems are obsolete, parts are no longer being sold to perform the necessary maintenance of the system.

#### Other Capital Grant Programs

GHURA will continue to consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA public housing units were constructed between 29 and 49 years ago. With Guam's harsh weather and the age of the units most of the units are in need of renovation/modernization. With the limited capital funds and the projected renovations to the public housing units and sites needed to provide decent, safe, sanitary homes for our residents other funding opportunities need to be researched.

*Lead Based Paint.* 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 unit's notices of the presents of LBP. A report of any individuals tested positive for lead poisoning is given to HUD quarterly.

*Use of Operating Reserves.* GHURA is looking into the possibility of using operating reserves to address project-specific activities in order to maintain the efficient management operations of public housing units. Projects that are being considered are:

- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites;
- Removal and installation of new or repair of existing fencing at the AMPs' site fence line and offices;
- Installation of lighting at fence line for security purposes;
- Purchase and installation of security cameras with security monitoring services;
- Support of resident programs;
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

	<p><i>Wait List.</i> AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) wait list has been closed as of September 28, 2018, AMP 2 (Yona, Talofoto, Inarajan) and AMP3 (Agat, Merizo, Umatac) is open and does not have an anticipated date to close the wait list at this time, AMP4 (Toto, Dededo) closed their application wait list on October 1, 2019 with no anticipated re-opening date. Section 8 wait list was last opened in October 2018 for a period of five days. Section 8 selected 1,800 pre-applications through an electronic lottery system to establish a two-year waiting list. However, Section 8 anticipates re-opening the wait list in March 2020. Section 8 Project-Based Rental Housing Program for elderly families only opened their wait list from January 13, 2020 through March 13, 2020. The Multifamily Housing Program for the elderly, Guma Trankilidat, opened their wait list for a period from January 6, 2020 through February 7, 2020.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2018 are as follows:</p> <ol style="list-style-type: none"> <li>1. Finding No. 2018-01 (Material Weakness, Supportive Housing for the Elderly, Eligibility – Late Annual Recertification) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to adhere to existing policies and procedures to conduct tenant eligibility properly and in a timely manner. Additionally, there is a lack of internal control monitoring or review procedures in place to ensure the adequacy and completeness of the tenant recertification.</li> </ul> </li> <li>2. Finding No. 2018-02 (Material Weakness, Supportive Housing for the Elderly, Eligibility – Documentation form HUD 50059) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control monitoring to ensure that tenant files are independently reviewed for completeness prior to tenant certification GHURA lacks proper tenant file maintenance. The Property Site Manager did not adhere to the internal control procedures to complete all the required documents at the time of the annual or recertification process. There is a lack of internal control monitoring or review procedures in place over the initial and annual recertification process.</li> </ul> </li> <li>3. Finding No. 2018-03 (Significant Deficiency, Supportive Housing for Elderly, Eligibility – File Maintenance) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control to ensure that tenant files are independently reviewed for completeness prior to tenant certification GHRUA lacks proper tenant file maintenance. The Property Site Manager did not adhere to the internal control procedures to complete all the required documents at the time of the annual or recertification process. There is a lack of internal control monitoring or review procedures in place over the initial and annual recertification process.</li> </ul> </li> <li>4. Finding No. 2018-04 (Significant Deficiency, Supportive Housing for the Elderly, Special Tests and Provisions – Housing Inspections) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to adhere to existing policies and procedures to conduct housing inspections according to scheduled time frames to coincide with the annual inspections prior to tenant recertification in a timely manner. Additionally, there are no independent internal control monitoring or review procedures in place to ensure the adequacy and completeness of the admission and certification of tenants.</li> </ul> </li> </ol>

	<ol style="list-style-type: none"> <li>5. Finding No. 2018-05 (Material Weakness, Public and Indian Housing, Eligibility – File Maintenance and Missing Documentation) <ul style="list-style-type: none"> <li>• Cause: It appears that the Public Indian Housing personnel did not adhere to the internal control procedures in ensuring that all the required documents are complete and accurate at the time of the recertification process.</li> </ul> </li> <li>6. Finding No. 2018-06 (Material Weakness, Public and Indian Housing, Eligibility – Form HUD 50059) <ul style="list-style-type: none"> <li>• Cause: It appears that the Public Indian Housing personnel did not adhere to the internal control procedures in ensuring that all the required documents are complete and accurate at the time of the recertification process.</li> </ul> </li> <li>7. Finding No. 2018-07 (Material Weakness, Public and Indian Housing, Eligibility – Annual Certification) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control monitoring procedures to ensure that tenants are recertified in a timely manner.</li> </ul> </li> <li>8. Finding No. 2018-08 (Significant Deficiency, Low Income Housing Assistance Program, Special Tests and Provisions – Annual Inspections) <ul style="list-style-type: none"> <li>• Cause: The Authority lacks effective internal controls to monitor and ensure that all units are inspected annually in a timely manner.</li> </ul> </li> <li>9. Finding No. 2018-09 (Significant Deficiency, Low Income Housing Assistance Program, Special Tests and Provisions – Community Service) <ul style="list-style-type: none"> <li>• Cause: There appears to be a lack of internal controls and monitoring procedures to ensure that adult family member is in compliance with the community service requirement.</li> </ul> </li> <li>10. Finding No. 2018-10 (Significant Deficiency, Section 8 Housing Choice Voucher Program, Eligibility – Form HUD 50058 Discrepancies) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control monitoring procedures over tenant folder review to ensure that all required documents are complete and accurate at the time of admission or recertification. Quality control procedures have not been fully implemented to ensure that case files are well-managed and properly maintained.</li> </ul> </li> <li>11. Finding No. 2018-11 (Significant Deficiency, Section 8 Housing Choice Voucher Program, Eligibility – Criminal Activity) <ul style="list-style-type: none"> <li>• Cause: The Authority did not adhere to its administrative plan for screening applicants and tenants for family behavior or suitability for tenancy.</li> </ul> </li> <li>12. Finding No. 2018-12 (Significant Deficiency, Section 8 Housing Choice Voucher Program, Rental and Housing Assistance Payment – Rent Reasonableness) <ul style="list-style-type: none"> <li>• Cause: Prior the amendment, the Authority’s administrative plan did not specifically address the segregation of the duties for this function. Additionally, the data base had not been thoroughly reviewed to ensure all unassisted units included all necessary information for comparability.</li> </ul> </li> </ol> <p>GHURA has completed its Corrective Action Plan to resolve all Findings listed above. Full FY2018 Audit can be found Additional information regarding the FY2018 Audit may be reviewed in the Office of Public Accountability’s web site at <a href="http://www.opaguam.org">www.opaguam.org</a>.</p>
	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><u>Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs</u></p> <p><i>Project-based Elderly Program</i></p> <p>Guam has 112 Project-based Elderly Program vouchers which are 100% leased up. The Section 8 Project-based Voucher Program is rental housing assistance program for elderly families. Unlike the Section 8 tenant-based program, the Project-based subsidy is attached to specific units. The assistance does not move with the family. In Guam the Project-based Program subsidizes 112 rental units at the Summer Town Estates in Dededo.</p>



*HUD-Veterans Affairs Supportive Housing Program (VASH)*

Guam currently receives a total of 56 VASH vouchers with 45 leased up. Guam will continue to apply for additional funding to help more of our homeless veterans and their families afford decent, safe, and sanitary housing.

*Mainstream*

Guam was awarded 11 Mainstream Housing Program vouchers in 2018; all vouchers are leased up. These vouchers assist non-elderly persons between the ages of 18-61 with disabilities who are transitioning out of institutional or other segregated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless.

*Non-Elderly Disabled (NED)*

Guam currently has 175 NED vouchers. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

*Family Unification Program (FUP)*

FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; of the delay in discharge of child, or children, to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Guam has 133 FUP vouchers, currently 130 are leased up.

It has been determined that part of the reason that some of the vouchers are not fully leased up is that some individuals and families are having a hard time leasing a unit not only due to rental subsidy not at a rate that is marketable, but that families are finding it hard to find one and two bedroom units available for rent.

*Multi-family Program*

Guam continues to operate Guma Trankilidat, a project-based rental assistance program that has a total of 49 units available for the elderly and adults with disabilities. This program is limited to very-low income individuals whose head of household, spouse, or sole member is elderly or persons with a disability. Additionally, of the 750 Public Housing units, 82 are for the elderly.

*Increasing Availability of Affordable Housing (Other Programs)*

Guam increased the availability of decent, safe, and affordable housing through several programs.

Guam continues to meet the priorities set forth in the 5-Year Consolidated Plan to increase the availability of affordable housing. As previously reported Guam's participation in the Low Income Housing Tax Credit (LIHTC) program has thus far completed 333 affordable LIHTC rental units which includes 240 units geared towards the Elderly. Since the last reporting Guam has added another 116 units through the construction of Summer Town Estates III with 66 units, and Ironwood Villa Del Mar Phase I with 50 units. These units were completed and placed in services in 2019 and will serve LMI families. An additional 132 rental units for LMI families are anticipated to be completed by this year, Ironwood Villa Del Mar Phase II with 68 units, and Summer Town Estates IV with 64 units.

Guam continues to support affordable housing through the rehabilitation of structures that are converted as affordable housing; through the construction, acquisition, and rehabilitation of housing for sale as affordable housing; and through the LIHTC program. Guam continues to provide decent, safe, and affordable housing. This reporting period, Guam has completed the renovation of a 14 unit apartment complex for an affordable rental program to be operated by a local non-profit organization. A total of 3

families were assisted under the Renewal Affordable Homes Program on a lease with option to purchase, with one closing during this period.

#### Housing Study

To better understand the local housing market, GHURA hired a Consultant to conduct a Housing Study and Needs Assessment for the island of Guam. The goal is for the Consultant, whose expertise is in housing issues, to identify existing and future housing stock with the community; assess the existing housing conditions; identify the demographic and market demands (present and future); and identify critical housing gaps and issues.

#### Occupancy Levels (HCV/S8, PH, Guma' Trankilidat)

The following tables are intended to provide a snapshot of GHURA's available units under the HCV, PH and Guma' Trankilidat programs by occupancy level and racial analysis and wait list status as of February 29, 2020:

<b>Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat</b>						
Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2582	158	163	195	234	49
Available	2336	156	157	186	232	49
Percentage	90%	99%	96%	95%	99%	100%
<b>Wait List (No. of applicants, by income)</b>						
	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total	
HCV/S8	308	87	12	5	412	
AMP1	670	198	80	25	973	
AMP2	273	41	18	10	342	
AMP3	298	44	21	9	372	
AMP4	549	140	52	19	760	
GT	30	4	1	0	35	
<b>Wait List (No. of applicants by bedroom size)</b>						
	1	2	3	4	5	6
AMP1	280	366	214	79	34	0
AMP2	44	145	91	46	15	1
AMP3	39	142	129	36	26	0
AMP4	222	177	243	88	30	0

**GHURA****Public Housing - AMP #1**  
**Certification Listing - Tenant Statistic Report****REPORT TOTALS**

<b>Gender Breakdown:</b>		<b>Ethnicity Breakdown:</b>		<b>Family Size Breakdown:</b>	
Female Head of Household	122	Hispanic	0	Singles	19
Male Head of Household	34	Non-Hispanic	156	Couples	17
Unknown Gender	0			Families	120

White	4	0 Bedroom	0	Total HAP	\$0.00
Black	1	1 Bedroom	13	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	47	Total Tenant Rent	\$12,160.00
Asian	10	3 Bedroom	71	Average Tenant Rent	\$77.95
Native Hawaiian/Oth Pacific Island	144	4 Bedroom	23	Total Annual Income	\$2,503,723.00
Homeless at New Admission	0	5 Bedroom	2	Average Annual Income	\$16,049.51
		6 Bedroom	0		

<b>Head of Household Age Breakdown:</b>		<b>Tenant Rent Breakdown:</b>		<b>Handicapped/Disabled or Elderly Breakdown:</b>	
Age 18 - 24	7	Rent \$0 to \$100	19	Handicapped	2
Age 25-54	118	Rent \$101 to \$200	21	Disabled	15
Age 55-74	27	Rent \$201 to \$300	13	Elderly (62+)	16
Age 75+	4	Rent \$301 to \$400	10		

**156 Total Tenants**

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juls



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701

**SouthEast Site Base #10 J.C. Rojas Circle, Yona, Guam 96915**  
Tel: (671) 477-9851 \* AMP #2 (671) 789-9062 Fax: (671) 789-9063



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	126	Hispanic	0	Singles	9
Male Head of Household	31	Non-Hispanic	157	Couples	15
Unknown Gender	0			Families	133

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	2	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	8	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	36	Total Tenant Rent	\$13,423.00
Asian	12	3 Bedroom	76	Average Tenant Rent	\$85.50
Native Hawaiian/Oth Pacific Island	153	4 Bedroom	27	Total Annual Income	\$3,411,925.00
Homeless at New Admission	0	5 Bedroom	9	Average Annual Income	\$21,732.01
		6 Bedroom	1		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	15	Rent \$0 to \$100	18	Handicapped	2
Age 25-54	128	Rent \$101 to \$200	23	Disabled	16
Age 55-74	14	Rent \$201 to \$300	20	Elderly (62+)	5
Age 75+	0	Rent \$301 to \$400	12		
<b>157 Total Tenants</b>					

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# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701

**AMP #3 Southwest Site Base, Agat Pagachao Drive**  
Tel: (671) 475-1362 \* (671) 565-9854 Fax: (671) 565-5515



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	138	Hispanic	0	Singles	34
Male Head of Household	48	Non-Hispanic	186	Couples	21
Unknown Gender	0			Families	131

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	3	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	41	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	41	Total Tenant Rent	\$13,332.00
Asian	23	3 Bedroom	43	Average Tenant Rent	\$71.68
Native Hawaiian/Oth Pacific Island	171	4 Bedroom	30	Total Annual Income	\$3,553,494.00
Homeless at New Admission	1	5 Bedroom	31	Average Annual Income	\$19,104.81
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	10	Rent \$0 to \$100	37	Handicapped	4
Age 25-54	125	Rent \$101 to \$200	22	Disabled	30
Age 55-74	43	Rent \$201 to \$300	22	Elderly (62+)	36
Age 75+	8	Rent \$301 to \$400	12		

**186 Total Tenants**

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# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan

117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701

**AMP #4 Northern Site Base #27 Doni Lane Toto Gardens**  
Tel: (671) 477-9851 \* AMP #4: (671) 475-1326 \* Fax: (671) 477-1841



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 174	Hispanic 0	Singles 32
Male Head of Household 58	Non-Hispanic 232	Couples 19
Unknown Gender 0		Families 181

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 5	0 Bedroom 0	Total HIAP \$1,226.00
Black 1	1 Bedroom 39	Average HIAP \$5.28
American Indian/Native Alaskan 0	2 Bedroom 24	Total Tenant Rent \$37,469.00
Asian 48	3 Bedroom 103	Average Tenant Rent \$161.50
Native Hawaiian/Oth Pacific Island 192	4 Bedroom 48	Total Annual Income \$5,133,724.00
Homeless at New Admission 7	5 Bedroom 18	Average Annual Income \$22,128.12
	6 Bedroom 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 7	Rent \$0 to \$100 31	Handicapped 1
Age 25-54 167	Rent \$101 to \$200 43	Disabled 19
Age 55-74 43	Rent \$201 to \$300 35	Elderly (62+) 37
Age 75+ 15	Rent \$301 to \$400 25	

**232 Total Tenants**

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**Guam Housing and Urban Renewal Authority  
Guma Trankilidat**

**Certification Listing - Tenant Statistic Report  
(Guma Trankilidat)**

**REPORT TOTALS**

<b>Gender Breakdown:</b>		<b>Ethnicity Breakdown:</b>		<b>Family Size Breakdown:</b>	
Female Head of Household	39	Hispanic	0	Singles	44
Male Head of Household	10	Non-Hispanic	49	Couples	5
Unknown Gender	0			Families	0

<b>Race Breakdown:</b>		<b>Bedroom Size Breakdown:</b>		<b>Rent Calculation Breakdown:</b>	
White	3	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	49	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	0	Total Tenant Rent	\$9,091.00
Asian	34	3 Bedroom	0	Average Tenant Rent	\$185.53
Native Hawaiian/Oth Pacific Island	12	4 Bedroom	0	Total Annual Income	\$540,047.00
		5 Bedroom	0	Average Annual Income	\$11,021.37
		6 Bedroom	0		

<b>Head of Household Age Breakdown:</b>		<b>Tenant Rent Breakdown:</b>		<b>Handicapped/Disabled or Elderly Breakdown:</b>	
Age 18 - 24	0	Rent \$0 to \$100	16	Handicapped	0
Age 25-54	2	Rent \$101 to \$200	18	Disabled	17
Age 55-74	21	Rent \$201 to \$300	6	Elderly (62+)	44
Age 75+	26	Rent \$301 to \$400	6		

**49 Total Tenants**

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Improve Community Quality of Life and Economic Vitality

*Public Housing Assessment System (PHAS)*

REAC inspection was conducted in September 2019 on AMPs 1, 2, 3 and 4. The overall PHAS score is 80, designation status is Standard Performer. HUD Notice PIH 2020-05 effective April 10, 2020 includes the temporary suspension of the PHAS. GHURA staff continues to work hard to increase the score.

*Safety*

AMP1 continues to have a good relationship with each Mayor from the four (4) sites: Asan, Agana Heights, Sinajana and Mongmong. Each site has a Neighborhood Watch Program (NWP), any concerns/updates occur quickly through the NWP and/or Mayor's Office. Outreach efforts are on-going as each site encourages more recruitment of volunteers to participate in the NWP to help make their sites safe.

AMP2 development consists of 163 public housing units located in three villages in the south eastern part of the island. Ninety nine of the 163 units are located in the village of Yona, where it appears that crime is more prevalent.

A handful of residents living in the Yona and Talofofo Public Housing are actively engaged in the NWP. The Inarajan site has not been able to get enough volunteers to establish an NWP. The Guam Police Department (GPD) staff have connected with our Public Housing residents by participating in Town Hall Meetings in an effort to recruit more residents into the NWP. Although the NWP program has impacted the village who participate in many positive ways, resident volunteers have voiced that there is just too much crime happening island-wide and have focused efforts within their assigned pocket areas.

The village of Yona currently does not have a Mayor who normally takes the lead in coordinating and facilitating activities aimed towards crime prevention in the neighborhood. Without the stability of a Mayor, residents have done their best to work directly with GPD's patrol division to alert them of any known crimes in the area.

AMP2 staff and management continue to provide the residents with the necessary means to keep their units safe. At the residents' requests, we approved for the installation of security cameras (at their expense), additional exterior unit lighting, and extra window locking mechanisms.

Outreach efforts with GHURA's Public Housing Division and the GPD continue. The partnership with GPD has proven to be beneficial in our efforts to reduce the crime rates within the developments.

AMP3 recently completed the clearing of debris along the perimeter of the G99 site and the installation of a new fence, changing the height from 4' to 6' high. The new fence not only will deter tenants from throwing their trash over the fence, but will also deter unauthorized access.

AMP4 works with the village Mayors from both Toto and Dededo. Toto currently has a resident involved in the NWP and anticipates to enlist a couple more. The PSM will be working with the Dededo Mayor regarding their NWP and anticipates having residents enlist in the program.

AMP4 will be replacing the fence lines at both the Toto Gardens and Dededo Elderly sites due to rust and deterioration. The replacement of the fence line will help prevent criminal activity. The deteriorated fence line became an entry point for unauthorized access. AMP4 has renovated the former AMP1 office to provide classroom instruction safety related trainings.



GHURA recently completed the renovation of a facility that will be utilized by the Public Housing tenants as a Residential Services Center. The Center is located within AMP4 Toto and adjacent to AMP1 Site Base Office. AMP4 will be providing classroom instruction safety related trainings. By providing training and activities in this facility we hope to minimize unlawful activities in the area.

GHURA is also hoping to utilize Capital Fund Program funds to construct an open-air canopy over the existing basketball court at and/or playground facilities at various AMP sites. The construction of these recreational facilities will assist in the decrease in crime at these sites by providing an outlet to the residents.

#### COVID-19 Response

##### *Safety*

##### **Pandemic Conditions of Readiness 1 (PCOR1)**

On March 14, 2020, the Governor of Guam signed Executive Order 2020-04 Relative to responding to COVID-19. EO 2020-04 ordered the closure of non-essential Government of Guam offices through March 30, 2020, and was later extended. GHURA executive management immediately put into place limited procedures critical to maintaining the operations of the Housing Authority, i.e., landlord payments for S8, Utility Reimbursements, and payroll. For Public Housing, the critical functions were limited to responding only to resident Emergency Health and Safety life threatening issues (EHS-LT).

##### **(PCOR2)**

For plans to eventually resume normal operations, GHURA's executive management implemented -- GHURA's Action Plan for Resuming Critical Functions In Response to COVID-19. The Plan outlines the procedures each division and employee must follow to keep with social distancing guidelines and other preventive measures to stop the spread of COVID-19. On May 11, 2020, Public Housing AMP 2 issued notice to all its residents informing them of the newly implemented safety procedures. In anticipation of reopening offices and also as a precaution, the AMP 2 lobby was retrofitted with plexiglass in areas where staff must engage contact with an individual. Signs are posted in conspicuous areas notifying the public of the strict sanitation protocols, and a no mask, no entry policy has been implemented. Notice of these changes were provided to the public in a press release.

##### *Outreach Program*

HUD Notice PIH 2020-07 allocates \$685,000,000 of Supplemental Operating Funds for Public Housing through the CARES Act (Public Law 116-136), of which Guam will receive \$745,204 in early May 2020. The funds will be used to support and assist the safety of individuals and families living in Public Housing. With these funds, GHURA plans to distribute to its Public Housing residents "CARE Packages" consisting of masks, hand soaps, and other cleaning and hygiene supplies needed to stop the spread of COVID-19. GHURA Property Site Managers concur that there is no duplication of these services offered in the community at this time, and the costs to conduct this outreach is considered an eligible expense.

#### Promote Self-sufficiency and Asset Development of Families and Individuals

##### *Meeting Family Self Sufficiency Goals*

GHURA's Family Self-Sufficiency (FSS) Program successfully graduated two (2) participating families during calendar year 2019. Both families graduated with escrow, averaging \$4,900. The first graduate through participation in FSS On-The-Job (OJT) Training, was able to gain increased knowledge and experience necessary to prepare her for her first administrative job. Empowered by her new sense of financial independence, the graduate pushed herself a step further and opened up a small business. The family is currently completely free of housing assistance. The second graduate through hard work and determination, achieved her final goal of "Preparing for Homeownership" by completing a HUD approved, online Homeownership Certification course. Impressed with the wealth of information she acquired, coupled with personal accomplishments gained through her participation in the FSS program, she decided to go one step further, and pursued the purchase of her first home. Closing was finalized in December 2019.

At December's end, FSS Program Coordinators supported a total of 150 program participants/families; 121 Housing Choice Voucher (HCV) Program participants, and 29 from the Public Housing Program. Public Housing participants are divided into four (4) Asset Management Project (AMP) sites, and are broken down as follows:

- AMP 1 = 9 Participants
- AMP 2 = 9 Participants
- AMP 3 = 1 Participants
- AMP 4 = 10 Participants

FSS Program Coordinators continue to seek out means to educate, improve financial literacy, expand homeownership options and improve access to affordable housing for FSS families. Through continued joint efforts with Program Coordinating Committee (PCC) partners, FSS organized a number of essential seminars/workshops during the year. These workshops provided a foundation from which FSS families would begin to improve their budgeting skills, and form a sense of financial empowerment. PCC partners provided courses such as Pathways to Homeownership for First-Time Homebuyers, Homeownership Counseling, Homebuyers Education Course, Loan Affordability Analysis, ABC's of Credit Repair, in addition to several other Basic Budgeting and Credit workshops. FSS Program Coordinators worked conscientiously so as to ensure that families stayed focused on their goals, and maintained their motivation to succeed.

FSS staff continued to seek out effective, alternative training programs, workshops and seminars, as well as additional resources within the community which serve to enhance and cultivate the FSS program. With this in mind, FSS Coordinators introduced families to an expanded food and nutrition information program. The goal was to introduce families to healthy lifestyle changes, which include improving the quality of their diet, and incorporating fun family exercise activities. FSS families learn to plan healthier meal options, and are provided tips on how to purchase healthier items on a budget.

Outreach clinics continue to be an effective means of bringing awareness and inciting interest to participate in the FSS program. FSS Coordinators remain committed to providing a wide variety of information, assistance and opportunities to all participating FSS families, and are continuously exploring the feasibility of expanding the services it provides. Coordinators continue to promote the completion of secondary and post-secondary education to enhance personal development and attain skills necessary to secure better paying, career driven employment, thereby leading to self-sustainability. The program further seeks to encourage and assist participants to pursue homeownership as much as is possible, by working closely with and linking FSS families with its community partners, such as the Micronesia Community Development Corporation (self-help), Habitat for Humanity, as well as GHURA's Renewal Affordable Homes Program.

### *Section 3*

GHURA's Wage Compliance Officer continues to educate the contractors on the Section 3 regulations and to mandate the compliance of these regulations with each construction contract. A/E continues to work with Section 3 residents as well, to link them with contractors for employment. As of February 2020 construction contractors were able to hire 4 Section 3 residents as Laborers for part time work. The construction contracts are for a short duration and can only provide for part time work. Most residents want full time work. The agency continues to work with the contractors to hire residents and to train them to be skilled laborers.

GHURA's FSS coordinators conduct outreach clinics and contact its Public Housing residents directly to encourage them to become more involved in the Section 3 program. FSS coordinators assist the A/E Division by compiling a list of eligible individuals and obtain resumes that will later assist the Wage Compliance Officer in selecting participants who may be offered employment whether it be construction, administrative, or clerical work.

### *Deconcentration of Poverty and Income-Mixing*

GHURA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects. Nothing in the deconcentration policy relieves GHURA of the obligation to meet the income-targeting requirement. Gross annual income is used for income limits at admission and for income-mixing purposes.

**Deconcentration and Income-Mixing Goals** - To the extent this deconcentration policy is applicable to the public housing units at all four AMP Site Developments, GHURA acknowledges that its public housing developments are mixed-income developments that include policies intended to promote income mixing in public housing and increase incomes of public housing residents. If the incomes of the Public Housing Residents fall outside the Established Income Range (EIR), GHURA will provide an explanation in its Annual Plan. GHURA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above GHURA's EIR to communities below the EIR and vice versa.

**Deconcentration of Poverty and Income-Mixing** - The average income at all AMP sites are below the established income range (EIR); and there are no concentrated poverty areas. The average and adjusted income of families residing in all covered developments as of September 30, 2019 are provided below:

FY2019 (as of 9/30/2019)	AMP1		AMP2		AMP3		AMP4		SECTION 8	
HHM WITH INCOME	679	AVERAGE	844	AVERAGE	830	AVERAGE	997	AVERAGE	5,753	AVERAGE
ALL INCOME	6,410,382.19	9,440.92	8,189,482.54	9,703.18	7,970,415.74	9,602.91	10,381,473.33	10,412.71	52,394,689.11	9,107.37
EXCLUSIONS	2,444,475.18		3,372,824.05		3,517,861.08		3,403,192.76		18,225,945.06	
ADJUSTED INCOME	3,965,907.01	5,840.81	4,816,658.49	5,706.94	4,452,554.66	5,364.52	6,978,280.57	6,999.28	34,168,744.05	5,939.29

### *Housing Counseling*

GHURA anticipates becoming a full-fledged HUD approved housing counseling agency by the August 2020 deadline. As an approved housing counseling agency GHURA will have a Certified Housing Counselor on staff. The Housing Counseling program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 and public housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase counseling; budgeting; homeownership and tenancy; fair housing; avoidance of mortgage default and eviction. The service is free of charge.

Within the past 8 months, GHURA has aided approximately 28 clients in housing counseling services and continues to move forward with the addition of 15-20 clients who are participating in the Renewal Affordable Housing (RAH) program in 2020. GHURA will continue both the one-to-one counseling and education pieces for housing clients. With the anticipated increase in interested clients GHURA is seeking for three more personnel to become housing counseling certified (both for homeownership and renting).

### *Outreach Program*

GHURA continues to partner with several agencies and non-profit organizations to bring outreach and education to families residing in Public Housing:

- The Department of Education's Early Intervention System (GEIS) and Early Childhood Special Education Programs, the Department of Public Health and Social Services' Karinu, the Mayor's Council of Guam, and the University of Guam Center for Excellence in Developmental Disabilities Education, Research and Services (CEDDERS), brings programs such as Learn the Signs, Act Early Project, and Village Play Time to the community and the sites. Village Play time is an innovative travelling playgroup

and a new initiative to support children birth to five years of age and their parents to actively engage in learning opportunities to enrich their child's overall development. Village play and other early childhood programs will continue throughout the year for all the sites.

- Mañe'lu (formerly Big Brother Big Sisters of Guam) is a local non-profit organization whose mission is to provide education and empowerment to children and families through mentoring. Mañe'lu has been providing outreach activities to include work force development, sports and recreational activities such as hikes and visits to various program partners. Some highlights this year include "Art in the Ville" with three components including cultural dance taking place in Yona (AMP 2), Art in the Ville (street art) in Mongmong (AMP 1), and a "walking club" in Toto Gardens (AMP 4) and Pagachao (AMP 3).
- Other local non-profit organizations like GALA Inc's Youth Empowerment Program for youth ages 10-19 years of age promotes health and wellness among youth, especially preventing substance abuse and suicide. Activities include lessons from the Storytelling for Empowerment Curriculum. There will be arts and crafts, physical fitness, dance, games and other life skills training.
- Public Housing has formed partnerships with the Guam Community College (GCC), Adult Education Programs, a program which provides adult basic classes in preparation for GED/HiSET (High School Equivalency Exams); Adult high School Diploma classes, and English as a Second Language (ESL) classes.
- GHURA has partnered with the University of Guam Cooperative Extension and Outreach. UOG provides outreach programs to the residents about eating smart and being active through its Expanded Food & Nutrition Program (EFNEP). EFNEP focuses on families with young children. EFNEP Coordinators came directly to the sites to engage participation with families and showcase ways families can make healthier food choices for meal preparation. Residents were also provided information on how to manage their funds for purchasing food items as well as how to choose the right physical activities for their families.

Other UOG programs will be to conduct assessment needs of the families at the different sites to match available programs some of which are described below:

*Agriculture and Natural Resources (Agricultural Economics, Container Gardening, Walk to Wellness)*  
*Consumer & Family Sciences (Community Nutrition Education Programs, Expanded Food and Nutrition Education Program, supplemental Nutrition Assistance Program- Education, Healthy Aging, etc.)*  
*4-H and Youth Development (Enrichment Programs, STEM Programs, etc.)*  
*Community Development (Workforce Development, Entrepreneur Training, Leadership Training, Financial Management Training, Asset Mapping, Needs Assessment Instruments and Data Collection)*

4-H Youth Development Programs being offered assist youth in acquiring knowledge, developing skills, and forming attitudes that will enable them to become self-directing, productive and contributing members of society.

- AMP4 has completed the renovation of the old AMP1 office and plans to have programs geared towards classroom instruction in resident self-sufficiency programs. AMP4 will work with Manuelu and other non-profit organizations to provide programs, such as computer training, resident safety, and renter's 101 training, to name a few. AMP4 anticipates to hold at least two meetings with residents within the fiscal year.

	<p><b>Violence Against Women Act (VAWA)</b>  The last updated revision to the Housing Choice Voucher (HCV) Admin Policy was on September 27, 2018, and the Public Housing Admissions and Continued Occupancy Policy (ACOP) on August 31, 2017. Both policies incorporated the latest VAWA update. Additional revisions to the ACOP are being worked on, it is anticipated to be completed, to include BOC approval, by July/August 2020. ACOP revisions to GHURA Policy will include changes to:</p> <ul style="list-style-type: none"> <li>• Section 16-VII.C. Notification to Applicants and Tenants - to provide safe delivery of information to the victim.</li> <li>• Section 16-VII.D Documentation – deadline for submission of documentation of domestic violence, dating violence, sexual assault, or stalking may be extend up to 10 business days.</li> <li>• Section 16-VII.D. Conflicting Documentation – third party documentation, contact information for local assistance, and submission timeframe.</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>• <b>Utility Allowance (UA).</b> GHURA hired a consultant to conduct a Utility Allowance Schedule Study of Guam's Public Housing clients. The consultant conducted the study according to HUD's guidelines; the study showed an increase in utility expenses. The new UA Schedule for Public Housing units was effective September 1, 2019.</li> <li>• <b>Challenged Elements.</b> (Exhibit C-copy of advertisements to be included after published)</li> </ul>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Meeting Minutes (Exhibit D).</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y    N    N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Five Year Action Plan report year 2019-2023 (HUD Form 50075.2) has been entered into the EPIC on-line data system and approved by HUD electronically in EPIC on May 21, 2019.</p> <p>CFP Five Year Action Plan (Form HUD50075.2) report year 2020 – 2024 has been entered into EPIC and was approved by HUD on April 20, 2020.</p>
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DRAFT

# Capital Fund Program Five Year Action Plan HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Guam Housing & Urban Renewal Authority		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> GQ001		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2020</b>	<b>Work Statement for Year 2    2021</b>	<b>Work Statement for Year 3    2022</b>	<b>Work Statement for Year 4    2023</b>	<b>Work Statement for Year 5    2024</b>
	AUTHORITY-WIDE	\$485,263.00	\$515,263.00	\$450,263.00	\$475,263.00	\$640,263.00
	GHURA 250 (GQ001000001)	\$468,500.00	\$449,616.00	\$174,000.00	\$456,000.00	\$335,296.00
	GHURA 100 (GQ001000002)	\$548,500.00	\$281,000.00	\$261,000.00	\$618,500.00	\$431,000.00
	GHURA 99 (GQ001000003)	\$350,000.00	\$290,000.00	\$986,370.00	\$284,820.00	\$378,704.00
	GHURA 250 (GQ001000004)	\$552,616.00	\$869,000.00	\$533,246.00	\$570,296.00	\$619,616.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$485,263.00
ID0031	Operations(Operations (1406))	Operations		\$30,000.00
ID0032	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0033	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0034	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0035	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0036	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0037	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$35,000.00
ID0144	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$20,000.00
	GHURA 250 (GQ001000001)			\$468,500.00
ID0039	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0071	Remove and Replace Exterior and Security Screen Door at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 30 units exterior door and jamb at AMP1. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$150,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernize of 15 units at the AMP1 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0106	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing inkind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.		\$17,000.00
	GHURA 100 (GQ001000002)			\$548,500.00
ID0040	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$261,000.00
ID0059	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 15 units at the AMP2 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00

## Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)****Work Statement for Year** 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	Existing balcony railings to be replaced with new at AMP2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings)	Remove and replace railings at 12 units at AMP2. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints. final painting required.		\$60,000.00
ID0146	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP2 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$100,000.00
	GHURA 99 (GQ001000003)			\$350,000.00
ID0041	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Complete unit modernization of 10units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$290,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)			
ID0112	Existing balcony railing to be replaced with new at GHURA 83(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Remove and replace railings at 12 units at AMP3. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.		\$60,000.00
	GHURA 250 (GQ001000004)			\$552,616.00
ID0042	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure.		\$290,000.00
ID0105	Remove and Replace Existing Fencing at AMP4 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Existing perimeter to be removed, disposed and replaced with new. New Fence shall be 6ft. high consisted with 2-layers 8in. thick CMU reinforced low wall with footing continuous (bottom of fence), 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 3 - 4ft. wide personal gates with latch prevision (gate at various locations for maintenance propose).		\$245,616.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0145	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing inkind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.		\$17,000.00
	Subtotal of Estimated Cost			\$2,404,879.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$515,263.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0049	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0051	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0058	Management Improvement(Management Improvement (1408)-System Improvements)	Management Improvement (Systems Improvement) - Up-grade mainframe hardware and software.		\$30,000.00
ID0114	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$10,000.00
ID0148	Operations(Operations (1406))	Operations		\$50,000.00
ID0151	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$25,000.00
	GHURA 250 (GQ001000001)			\$449,616.00
ID0054	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 91 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$140,000.00
ID0152	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP1.		\$135,616.00
	GHURA 100 (GQ001000002)			\$281,000.00
ID0055	Unit Modernization at Yona (G100), Talofofo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0153	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP2.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$290,000.00
ID0056	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
				\$869,000.00
ID0057	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00

## Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)****Work Statement for Year** 2

2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35.G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 53 units exterior door and jamb at AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$266,500.00
ID0149	Kitchen Renovation(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Kitchen modernization of 15 units at AMP4. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0150	Renovate Unit for 504 Accessibility(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units at AMP4 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$180,000.00
ID0154	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP4.		\$5,000.00
	Subtotal of Estimated Cost			\$2,404,879.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$986,370.00
ID0060	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 15 units at AMP3. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0069	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
ID0108	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Completely remove and replace exterior door and jamb at 56 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$280,000.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 97 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$168,870.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0156	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP3 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00
	AUTHORITY-WIDE (NAWASD)			\$450,263.00
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$150,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0115	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0155	Operations Costs(Operations (1406))	Operations Costs		\$50,000.00
	GHURA 250 (GQ001000001)			\$174,000.00
ID0067	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$261,000.00
ID0068	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
				\$533,246.00
ID0070	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00

Form HUD-50075.2(4/2008)



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$475,263.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$20,000.00
ID0053	Operations Costs(Operations (1406))	Operations Costs		\$30,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0121	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0122	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0123	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0124	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0160	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$25,000.00
	GHURA 250 (GQ001000001)			\$456,000.00
ID0125	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0133	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	8 Units at AMP1: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$162,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0159	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP1 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00
	GHURA 100 (GQ001000002)			\$618,500.00
ID0126	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0130	Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-	New Reinforced Concreted Shade structure shall consist of free standing coluns (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assembled and anchored on reinforced foundation. Design shall be considered insurable.		\$200,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
ID0158	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 90 units at AMP2 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$157,500.00
	GHURA 250 (GQ001000004)			\$570,296.00
ID0127	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
ID0135	Design & Construct New Metal Frame Structure over Existing Basketball Court at AMP4(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category 4C. Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide		\$250,296.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		sliding gate and 1-5ft. wide personal gate with lock provision, retrofit existing basketball pipe stands, resurface of existing basketball court, and provide new basketball markings.		
ID0161	Installation of New Speed Bumps(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Install speed bumps with the GHURA Public Housing Site at AMP4		\$30,000.00
	GHURA 99 (GQ001000003)			\$284,820.00
ID0128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$284,820.00
	Subtotal of Estimated Cost			\$2,404,879.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000001)			\$335,296.00
ID0138	Installation of New Site Lighting at AMP1(Dwelling Unit-Site Work (1480)-Lighting)	Provide new Site Lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with various roof top with stainless steel metal brackets, existing street light to be rewired and connect existing electrical panel at common area (laundry)		\$20,000.00
ID0143	Install Fencing at AMP1 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	New Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch prevision (gate at various locations for maintenance propose).		\$123,296.00
ID0169	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$192,000.00
	AUTHORITY-WIDE (NAWASD)			\$640,263.00

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$431,000.00
ID0170	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$256,000.00
ID0174	Remove and Replace Exterior and Security Screen Door at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 35 units exterior door and jamb at AMP2. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$175,000.00
	GHURA 99 (GQ001000003)			\$378,704.00
ID0171	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$288,000.00



## Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)****Work Statement for Year** 5

2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)			
ID0176	Expansion of AMP3 Site Base Office(Non-Dwelling Exterior (1480)-Canopies, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Storage Area)	Expand AMP3 Site Base Office		\$90,704.00
	GHURA 250 (GQ001000004)			\$619,616.00
ID0172	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodore, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure.		\$320,000.00
ID0173	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 55 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$96,250.00

Form HUD-50075.2(4/2008)

## Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2020	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$30,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

## Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	1 2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Improvements(Management Improvement (1408)-Staff Training)	\$35,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Subtotal of Estimated Cost	\$485,263.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2021
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Management Improvement(Management Improvement (1408)-System Improvements)	\$30,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

## Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Operations(Operations (1406))	\$50,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$25,000.00
Subtotal of Estimated Cost	\$515,263.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2022
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Operations Costs(Operations (1406))	\$50,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$450,263.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year    4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Relocation(Contract Administration (1480)-Relocation)	\$20,000.00
Operations Costs(Operations (1406))	\$30,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2024
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$50,000.00
Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
Subtotal of Estimated Cost	\$640,263.00

# Exhibits



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701

Exhibit A



## DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2020 PHA PLAN

GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives
- A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events
- A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program
- A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA
- A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan

### **Significant Amendment/Modification to Capital Fund Program**

GHURA considers a "significant amendment/modification" to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the Board of Commissioners. Specifically the following will be considered to constitute a significant amendment/modification:

- Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan); and
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed fiancé proposal or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. HUD will not consider such changes as significant amendment.

### **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual PHA plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

#### ***Steps for Implementation [24 CFR 903.2(c)(1)]***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

##### **GHURA Policy**

GHURA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

##### **GHURA Policy**

GHURA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by GHURA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

#### GHURA Policy

For developments outside the EIR GHURA will take the following actions to provide for deconcentration of poverty and income mixing:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.



**Order of Selection [24 CFR 960.206(e)]**

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

**GHURA Policy**

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by GHURA.

When selecting applicants from the waiting list, GHURA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. GHURA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and GHURA Policy.

## MINUTES

### RESIDENT ADVISORY BOARD (RAB) MEETING March 27, 2019 5:30 p.m.

The Guam Housing and Urban Renewal Authority (GHURA) held a meeting with the members of the Resident Advisory Board (RAB) on March 4, 2019, at 5:30 p.m. at the GHURA Board of Commissioners Conference Room in Sinajana. The meeting was to discuss the Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five Year Action Plan (2020-2024).

RAB members in attendance:

Karl Corpos	Tammy Iglesias
Liwina Moses	Elvina Solden
Katrina Ueno	Shauntay Afilleje
James Ueno	Viola Tainatongo
Robin Harry	Michelle Binuya
Keithleen Harry	Asiko Achew

#### General Discussion/Announcements

The RAB members were provided with a copy of the draft Annual PHA Plan and the CFP Five Year Action Plan. Role of the RAB was outlined, as there are new members. The discussion was open to all portions of the Plans. The following topics were discussed:

- Revision of PHA Plan Elements.
- New Activities.
- Most Recent Fiscal Year Audit.
- Progress Report
- CFP Five Year Action Plan Projects.

The following were the questions posed and the responses:

**Q: I wanted to apply for the first time homeownership program, but I'm told I make too much. My rent with GHURA is high, but we can't find a rental property similar to the unit we are in for the amount we are paying. And to be told my husband and I make too much to participate in a program that's supposed to help us graduate from public housing is discouraging. We have three kids, there's no way we, a family of 5, can fit into a 1 bedroom which is what we are able to afford out in the private market. Can you request HUD to increase the income eligibility since prices are going up?**

**R:** Under the Homeownership program we are looking into the income eligibility for Guam. We also had a housing study conducted, we are looking into the housing market and how we can further help the low-mod income families.

**Q: I am interested in the Family Self Sufficiency (FSS) Program. I informed the FSS Coordinator of my interest since last year, but was told it's limited to so many people per year and it is currently full, they do not have any available slots. We need some kind of graduate program to assist those who are ready to get out of public housing. I have finished school and have a good job now, but still don't make enough to move out to a private unit and make too much to qualify under the homeownership program. It would be a shame for me to have received all this assistance and the work I've done, only to end up back at square one, quitting my job in order to qualify for housing.**

R: AMP4 PSM - The FSS program would have helped in this situation, the monies from the increase in income could have gone into an escrow account to assist her for that down payment needed. Another issue for this tenant is that HUD has now come out with over income limit revision that we are working on. Families that are over the income limit will be informed that possibly within a year they will have to relocate out of public housing.

R: We will check again with FSS if there is a spot open.

**Q: Maybe with the census it'll adjust the income limit?**

R: The census will help but, unfortunately, the first data won't be available for maybe three years. We are working on it.

**Q: I am single and only making minimum wage. I am willing to move out but it's costly. It's hard when the rent under GHURA is based on income (if our income increases our rent increases), how can we attain a moderate life? Are we going to stay at a low-income in order to receive the assistance? Do we have to keep relying on federal assistance?**

R: Maybe the community side outside of Federal Assistance needs to be sought out.

**Q: What is LIHTC?**

R: LIHTC stands for Low Income Housing Tax Credit. An IRS tax program, Guam awards tax credit to a developer who wants to build affordable housing. LIHTC homes are available for 60% area medium income. Public housing is at 85% area medium income.

**Q: Can the income limits be posted on the website so they can see the income bracket?**

R: Yes.

**Q: Are the LIHTC homes for purchase?**

R: No, they are long term rentals.

**Q: Can you clarify, the LIHTC units is it like GHURA, every year we re-certify? Does the rent amount change like GHURA, depending on what I make?**

R: The rent stays at the published rent unless they are authorized for change by HUD. Everyone pays the same rent for the same unit size.

**Q: Dededo (G35) does not have a neighborhood watch program.**

R: PSM AMP4 – I am working with the Mayor on that.

**Q: Can we have speed bumps installed at the G35 Dededo areas?**

R: We will bring that up with the PSM for AMP4 and the A/E Division.

**Q: Can GHURA request for double pane windows to be installed (the site was not indicated)?**

R: This project has already been addressed by Guam Airport Authority within the area they were required to address due to airport noise.

**Q: Merizo elderly site needs safety addressed. They need lighting at the back of the units, it is secluded. There is a spot light that was never repaired or replaced; it is very dark.**

R: We will bring that up, we will check with our A/E Division.

**Q: The crisis with the Corona Virus, how do we go about that with our rent if my income reduces?**

R: You would inform your case worker of the change.

The attendees were informed that the public is being notified of the availability of the Plans for review, advertisement dates are from March 20 to May 11, 2020. It was explained that if they had questions regarding the Plans, or wanted to suggest changes or additions, that they needed to do it within the timeline indicated. They were also informed that there would be a Public Meeting held on May 12, 2020, at 10:00 in the BOC Conference Room, and that we would appreciate if they attended.

No further questions or comments were posed. The meeting was concluded.

# PHA Plan Certifications

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ray S. Topasna, the Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Guam Housing and Urban Renewal Authority

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

Government of Guam

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI. Guam continues to have persons/households that are in need of housing assistance, the elderly, disabled, veteran families, families at risk of becoming homeless, low and moderate income families. The goals and objectives outlined in the PHA Plan to address affordable, decent, safe & sanitary homes are consistent with those in the Guam's Consolidated Plan housing needs. GHURA currently manages 750 public housing units, 49 elderly housing units and 2,585 Housing Choice Vouchers to assist in addressing the needs.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Ray S. Topasna	Executive Director
Signature	Date

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 02/29/2016**

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning \_\_\_\_, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

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PHA Name

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PHA Number/HA Code

\_\_\_\_\_ Annual PHA Plan for Fiscal Year 20\_\_\_\_\_

\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_\_ - 20\_\_\_\_\_

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

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Name of Authorized Official

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Title

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Signature

---

Date



# CFP Plan Certifications

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

Applicant Name

Guam Housing and Urban Renewal Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (CFP)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Ray S. Topasna

Title

Executive Director

Signature

Date (mm/dd/yyyy)

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Guam Housing and Urban Renewal Authority 117 Bien Venida Avenue Sinajana, Guam 96910 <b>Congressional District, if known:</b>			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   <b>Congressional District, if known:</b>		
<b>6. Federal Department/Agency:</b>			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.