



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

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

Community Development Block Grant
HOME Investment Partnerships Program
Emergency Solutions Grant

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

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

Final Submission 3.2021

Executive Summary

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

1. Introduction

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

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

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

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

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

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elderly, adults with disabilities, youth populations, and others with special needs. Engage in infrastructure improvements, and code compliance actions serving eligible persons, neighbors and communities, and low/mod areas. Recognize that strong healthy communities are critical to the growth of affordable housing for all people.

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

3. Evaluation of past performance

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

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

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

4. Summary of citizen participation process and consultation process

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

Guam published a preliminary list of the proposed Priorities and Goals during its Notice of Funding Availability to encourage community discussion on how future funding can be utilized to address the needs of low-and moderate-income persons, special needs populations, homeless persons and others. Guam received several inquiries of funding assistance through the Guam Police Department, Offices of the Ordot-Chalan Pago Mayor and Sinajana Mayor, Guam Behavioral Health and Wellness Center, Mañelu, Habitat for Humanity of Guam, The Salvation Army, and Sanctuary Inc. These agencies did not object to the proposed priorities and goals and found that they were in line with their missions or work to improve the lives of low-and moderate-income persons.

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

5. Summary of public comments

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

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

All comments and views were accepted.

7. Summary

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

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

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

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

Narrative (optional):

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

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

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

Municipal planning councils: 16 (Forum)

Mayors Council of Guam: 12 (survey)

Survey: 264 responses (Survey)

Citizen Participation Outreach

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

Demo

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

Demo

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

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Guam is located in the Western Pacific. The island is measured at 209 square miles and is identified by 19 political/jurisdictional units commonly referred to as villages – Agana Heights, Agat, Asan-Maina, Barrigada, Ordot-Chalan Pago, Dededo, Hagatna, Inarajan, Mangilao, Merizo, Mongmong-Toto-Maite, Piti, Santa Rita, Sinajana, Talofofo, Tamuning-Tumon-Harmon, Umatac, Yigo, and Yona.

Current assessment need

Reductions in H-2B visas for skilled construction workers has gradually increased in impact on the island since 2016. As of 2019, Guam continues to feel the impact of a slowdown in public and private development of residential housing, commercial buildings and the infrastructure to support them. Military-supported projects have largely escaped the issues impacting their non-military counterparts. Issues such as a construction labor shortage exacerbated by the H-2B labor restrictions and the rising cost of materials have combined to limit the development of affordable housing in favor of construction for upper end housing. (Though the construction industry has been impacted for non-military projects across all sectors.) The diminished supply resulted in unmet demand and a not-unexpected increase in housing prices (both as sale and rental). The basic rules of supply and demand raise concerns that the supply issue has disproportionately affected lower income renters as rents have increased overall while wages have languished. Part of this phenomenon can be traced to the planned relocation of military personnel (over 20 years in the making) and the expected appetite for off-base housing opportunities. Anecdotal (but persisting) reports point to landlords choosing to pre-position units for the military rental market willing to pay higher rents.

Higher rental prices reduce the supply of affordable rental unit and disadvantages GHURA's and its most effective weapon against high rents, the Section 8 Housing Choice Voucher program. A shortage of Section-8-qualified units means fewer families will be assisted with voucher funds because of higher costs for rents. GHURA commissioned an updated Affordable Housing Study in 2019 to assist housing providers, policy makers, and advocates to develop strategies to address issues impacting the local market (including the military buildup) and in particular those in need of affordable housing.

Guam's economy is driven primarily by two industries, military expenditures and tourism. Construction, which includes both public sector building, as well as business and residential building has had a major influence on the economy. At the close of 2020, Guam is still struggling with the effects of the COVID-19 global pandemic. With even greater set-backs in 2020 on construction across the island, Guam works to remain adaptable to respond to working within current restrictions and limitations placed on the industry.

Guam finds itself developing this Consolidated Plan at the onset of an unprecedented worldwide disaster, the Covid-19 pandemic. We anticipate the island will be contending with needs not yet known today. Island conditions will be monitored and evaluated for impacts to lower income individuals and families.

It is Guam's intent to remain focused on goals identified within our community with regard to the need to sustain and increase affordable homes, affordable rental, public health and public safety facilities, community recreation and resource centers, and special population needs. The latter will provide particular focus on drug and alcohol treatment facilities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Guam assessed the housing needs of the community based on income level, tenure type, household type, and housing problems, including housing cost burden, overcrowding and substandard housing conditions. Income levels were determined based on HUD Income Limits and were further narrowed down to household size. HUD identifies the income category based on household size and household income. For example, a three-person household who reported to earn less than \$16,750 during the 2010 Census, will fall under HUD's extremely-low income category, or 30% AMI. Tenure type is defined as households who are renting, own the house but paying mortgage, rent free, or own the house free and clear. Household types are defined further by small or large family households, households with children, single-person households, unrelated households, and elderly households. Households identified with a housing cost burden were those with housing costs that were greater than 30% or 50% of their income.

In the 2020 Guam Housing Study and Needs Assessment, the report concluded 'the median household income on Guam was about \$63,000 in late 2019. That was up from about \$50,000 in 2010 and \$39,000 in 2000. In intercensal years it is more difficult to estimate household income because the series available do not match Census data.

Note: Data with asterisk (*) represent the number of persons instead of households.

Demographics	Base Year: 2000	Most Recent Year: 2019	% Change
Population	154,805	166,661	8%
Households	38,769	45,645	18%
Median Income	\$42,421.00	\$63,000.00	49%

Table 5 - Housing Needs Assessment Demographics

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,830	5,450	7,840	1,690	20,150
Small Family Households	3,210	2,930	3,950	920	12,150
Large Family Households	1,980	1,670	2,550	500	5,650
Household contains at least one person 62-74 years of age	680	580	800	170	3,710
Household contains at least one person age 75 or older	190	210	300	50	1,000

Demo

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	3,440	2,390	2,770	480	4,500

Table 6 - Total Households Table

Data Source Comments: *Total Households/ *Small Family Households/ *Large Family House/ *Households with one or more children 6 years old or younger [Note: Data with asterisk (*) represent the number of persons instead of households.]

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	350	250	260	60	920	190	170	360	100	820
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	520	420	360	60	1,360	30	20	150	20	220
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	580	490	530	40	1,640	60	90	190	50	390
Housing cost burden greater than 50% of income (and none of the above problems)	2,200	770	560	140	3,670	820	460	520	30	1,830
Housing cost burden greater than 30% of income (and none of the above problems)	300	950	690	50	1,990	160	320	540	120	1,140

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	520	0	0	0	520	80	0	0	0	80

Table 7 – Housing Problems Table

Data Source
Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	550	280	320	40	1,190	310	270	340	40	960
Having none of four housing problems	910	1,380	2,150	370	4,810	80	180	690	280	1,230
Household has negative income, but none of the other housing problems	520	0	0	0	520	80	0	0	0	80

Table 8 – Housing Problems 2

Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	60	500	330	890	110	260	350	720
Large Related	220	330	110	660	40	150	220	410
Elderly	70	260	60	390	200	180	350	730
Other	40	190	220	450	70	50	70	190

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	390	1,280	720	2,390	420	640	990	2,050

Table 9 – Cost Burden > 30%

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,080	490	310	1,880	620	300	20	940
Large Related	640	110	50	800	270	80	100	450
Elderly	340	170	50	560	490	180	170	840
Other	310	240	230	780	250	150	150	550
Total need by income	2,370	1,010	640	4,020	1,630	710	440	2,780

Table 10 – Cost Burden > 50%

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	980	770	840	90	2,680	90	90	300	50	530
Multiple, unrelated family households	10	20	10	0	40	10	0	0	0	10
Other, non-family households	1,000	810	860	90	2,760	10	10	0	0	20
Total need by income	1,990	1,600	1,710	180	5,480	110	100	300	50	560

Table 11 – Crowding Information – 1/2

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	140	120	160	420	20	30	60	110

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

In the recent 2019 Guam Housing Study & Needs Assessment; of the 39,879 Households, 62% of them were single renters. The median household income for renters on Guam is approximately \$52,000, almost \$17,000 less than the median income for owners, which is at \$69,238. Nearly three out of every ten renter households reported an annual household income of less than 30% AMI in 2019. Renters tend to have higher shelter-to-income ratios than homeowners. Forty-three percent renters devote more than 40% of their monthly income to rent.

Of the single-person households who have a mortgage, 34% spend more than 30% of their income on their mortgage.

As previously reported with the 2010 Census Data, of the single-person households approximately 64% are renting. 20% of Renter households spend over 30% of their income on housing while 1% spends more than 50% of their income on rent, which is a severe cost burden.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic Violence, Dating Violence, Sexual Assault and Stalking A total of 1,016 family violence-related cases were reported in 2019, as recorded by Guam Police Department's (GPD's) Domestic Assault Response Team (DART). According to the Guam Coalition Against Sexual Assault & Family Violence, the GPD number reported reflects only 20% of the total actual cases, stating that countless numbers go unreported and unrecorded. Housing assistance was provided to victims and survivors of assault between January 1, 2020 to September 30, 2020 assisted by VARO (Victim Advocates Reaching Out), 235 adults and children. For the same population, numbers from the Alee Shelter during the same period report 24 adult victims, with 47 children. VARO reports that this is a higher figure than normal and attributes the increase to the pandemic.

Disabled On Guam, 17% of households comprise persons with disabilities. Of these households, 49% are renter households while 51% are owners with a mortgage. Combined, 39% of these households spend

more than 30% of their income on housing while 21% are high- cost burden households spending more than 50% of their income on housing.

What are the most common housing problems?

HUD has identified the following types of housing problems that are faced by households and for which the needs are identified – cost burden, substandard housing, and overcrowding. Guam finds that renter households within the 0 – 30% AMI, or extremely low-income, continue to face problems such as lacking complete plumbing or kitchen facilities and are overcrowded. Owner households with similar issues tend to fall in HUD's > 50 – 80% AMI, or households that are low to very low income. Similarly, when comparing households who are at a severe cost burden, or households who spend more than 50% of their income on their housing, both renter and owner households within HUD's extremely-low income (0-30% AMI) make up the highest percentage of households facing such issues. Of those who spend more than 30% but less than or equal to 50% of their income on housing, 48% of renter households are within HUD's >30 – 50% AMI and 47% of owner households are within HUD's >80 – 100% AMI. Of the housing problems assessed, severe housing cost burden appears to be the category with the most households identified, with 38% coming from renter households and 42% from owner households. In all, renter households make up 69% of households who are faced with at least one of the housing problems. Interestingly, households with incomes greater than 100% of HUD's AMI tend to be overcrowded with more than one person per room or have housing cost burden greater than 30% but less than or equal to 50% of their income.

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

<p align="left">For purposes of estimating populations who are at risk, Guam assessed households who were at a severe cost burden. According to the data available, a total of 6,470 households were identified with a housing cost burden greater than 50% of their income. Of those households, 63%

comprise of renter households with a severe cost burden. As Guam continues to battle COVID-19 within its community, these numbers are expected to increase, this is forecasted based on the community unemployment rate and numerous factors that have affected Guam due to COVID-19.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The ESG is designed to assist individuals and families who are on the verge of becoming homeless or are currently experiencing homelessness. For purposes of specifying housing characteristics that are associated with instability and an increased risk of homelessness, Guam reviewed ESG's APR for its homeless prevention programs. Were it not for the ESG assistance, these households would be homeless. Guam finds that households who have entered the program without income possibly from the loss of a job or the wage earner has fallen ill represent over half of those who seek assistance. Additionally, ESG requires that the assisted household's income cannot be more than HUD's 30% AMI. These households are at the extremely low income limits.

Discussion

GHURA has identified the following goals: (1) Manage the short-term and medium-term housing need for low-moderate income families. (2) Develop a Comprehensive Affordable Housing Plan that guides expanded funding, coordinates supportive policies and provides better opportunities for affordable housing into the future. The first year of this ConPlan outlines first projects toward these goals.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section of the Plan discusses the housing needs of racial or ethnic groups at any of HUD's income levels. According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Guam households with severe housing problems experienced one or more of the following: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room, 4) Cost Burden over 50%. Of the 45,645 households on the island, 49% are Pacific Islanders; 80% of Pacific Islander households are Chamorro. Asians comprise 36% of the households on Guam; 75% are Filipino. Twelve percent are White households and 1% is Black/African American households. Less than 1% is Hispanic households.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,690	3,150	430
White	50	260	50
Black / African American	0	30	10
Asian	700	1,000	100
American Indian, Alaska Native	0	0	0
Pacific Islander	1,920	1,840	260
Hispanic	0	0	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Guam utilized CSPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,070	3,220	0
White	100	340	0
Black / African American	10	340	0
Asian	1,110	11,180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	1,840	1,570	0
Hispanic	0	0	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,020	4,800	0
White	110	630	0
Black / African American	20	60	0
Asian	1,700	2,050	0
American Indian, Alaska Native	0	0	0
Pacific Islander	2,130	1,930	0
Hispanic	20	70	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	750	1,100	0
White	30	230	0
Black / African American	0	60	0
Asian	280	480	0
American Indian, Alaska Native	0	0	0
Pacific Islander	440	280	0
Hispanic	0	0	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

<p align="left">According to HUD's income levels, Pacific Islanders in the 80%-100% Area Median Income remain at disproportionately greater need than other ethnic groups in this category. Pacific Islanders in this income level experience one or more of the four housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and at a cost burden greater than 30%.</p>

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section of the Plan discusses the housing needs of racial or ethnic groups at any of HUD's income levels. According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Households with severe housing problems experienced one or more of the following:

- 1) Lacks complete kitchen facilities
- 2) Lacks complete plumbing facilities
- 3) More than 1.5 persons per room
- 4) Cost Burden over 50%

Of the 42,026 households on the island, 49% are Pacific Islanders; 80% of Pacific Islander households are Chamorro. Asians comprise 36% of the households on Guam; 75% of Asians are Filipino. Twelve percent are White households and 1% are Black/African American households. Less than 1% are Hispanic households.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,300	690	0
White	210	40	0
Black / African American	30	0	0
Asian	1,830	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4,170	480	0
Hispanic	0	0	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,180	2,210	0
White	220	120	0
Black / African American	20	20	0
Asian	1,370	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	2,550	1,170	0
Hispanic	0	0	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,280	2,150	0
White	350	260	0
Black / African American	30	20	0
Asian	1,440	520	0
American Indian, Alaska Native	0	0	0
Pacific Islander	2,910	1,760	0
Hispanic	0	0	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,050	900	0
White	60	90	0
Black / African American	30	590	130
Asian	0	0	0
American Indian, Alaska Native	540	350	0
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to HUD's income levels, Black/African American and Hispanic households earning between 0% - 30% AMI have the highest percentage of disproportionately greater need at 100% of both ethnic households experiencing one or more of the four severe housing problems: 1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, and 4) Cost Burden over 50%. Black/African American households earning between 50% - 80% AMI and 80% - 100% AMI have the highest percentage of disproportionately greater need at 50%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section discusses the housing cost burden of racial and ethnic groups. According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level are experiencing housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,400	5,150	6,470	680
White	1,600	610	950	50
Black / African American	80	120	30	10
Asian	6,130	1,870	2,010	260
American Indian, Alaska Native	30	0	0	0
Pacific Islander	2,850	2,410	3,160	350
Hispanic	70	50	30	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Guam utilized CPro 6.0 to obtain the information. Guam utilized the 2010 Guam Census (PUMS) obtained from the U.S. Census Bureau.

Data Source Comments:

Discussion:

The Housing Cost Burden table represents households who are spending a certain percentage of their income on housing. On Guam, 16,020 are renter households and 12,000 comprised of owner households. The remaining 14,006 households are rent free or own free and clear.

<=30% According to the Housing Cost Burden table, 59% of owner and renter households are spending less than or equal to 30% of their income on housing. Half of those households are Pacific Islander households followed by Asian households at 37%. Fifty-three percent of households in this housing cost burden category are renter households.

30-50% Eighteen percent of renter and owner households spend between 31% - 50% of their income on housing. Of the 5,150 households in this housing cost burden category, 57% are renter households. Pacific Islander households make up 47% of these households; 73% are Chamorro households. Of the 36% of Asian households in this cost burden category, 68% are Filipino households.

>50% Twenty-three percent of all ethnic households are spending more than 50%

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of their income on housing. Sixty-eight percent are renter households. Seventy-two percent of Pacific Islander households are Chamorro. Fifty-seven percent of Asian households are Filipino.</p>

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

The primary need is to provide more affordable low-income housing to reduce cost burden.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

<p align="left">Data from the 2010 Census does not capture racial or ethnic groups who are within HUD's AMI geographically. Poverty statistics according to racial or ethnic groups are also not available geographically. 11 of Guam's 19 villages meet HUD's low/moderate income area benefit. This means that projects who submit applications for CDBG funds that aim to serve an area must meet HUD's LMA. For villages, areas proposed to be served, or specific neighborhoods <del cite="mailto:Katherine%20Taitano" datetime="2021-01-24T23:09"> that do not meet HUD's LMA, a survey of the area of benefit must be completed and must demonstrate that the project will benefit low/moderate income persons.</p>

NA-35 Public Housing – 91.205(b)

Introduction

GHURA administers 750 public housing units to include 49 project-based units to qualified low-income families. Target populations are individuals, families, and elderly at or below 80% of HUD's AMI level. In addition to GHURA's public housing, the agency administers over 2,500 Housing Choice Vouchers (HCV)/Section 8. Of the vouchers in use, 86% represent tenant-based rental vouchers, 1% are Veteran Affairs Supportive Housing vouchers (HUDVASH), and 6% are Family Unification Program (FUP) Vouchers, and 7% are specifically for adults with disabilities. HUDVASH is a combination of Housing Choice Voucher rental assistance for homeless veterans which GHURA administers and case management and clinical services provided by the U.S. Department of Veteran Affairs (VA). A total of 41 HUDVASH vouchers are administered by GHURA. Thirty HUDVASH vouchers are currently being utilized. The FUP provides a total of 133 Housing Choice Voucher rental assistance vouchers for families who lack adequate housing and for which such housing is a factor in the reunification of a child or children to their families. In these types of cases, GHURA partners with the Department of Public Health and Social Services' Child Protective Services division.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	701	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

ALT. TOTALS IN USE TABLE

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,522	0	0	0	0	0
Average length of stay	0	0	4	0	0	0	0	0
Average Household size	0	0	4	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	93	0	0	0	0	0
# of Disabled Families	0	0	82	0	0	0	0	0
# of Families requesting accessibility features	0	0	701	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	11	0	0	0	0	0	0
Black/African American	0	0	5	0	0	0	0	0	0
Asian	0	0	67	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	618	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	0	0	0	0	0	0
Not Hispanic	0	0	698	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

A Section 504 Needs Assessment was conducted on the four public housing sites in April 2019. Three out of the four sites meet the minimum required number of total dwelling units made accessible for individuals with mobility impairments.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The data needs mirror that of 2015, for residents to improve their income. Most common needs expressed by residents was the support for Self-Sufficiency in a number of ways. In no special order are needs expressed by PH residents.

Self -Sufficiency

Employment Opportunities

Graduate out from PH program

Understanding Rental agreements

Paying monthly obligations

Offer Renter's 101 course to all new move-ins & refreshers for all residents

Programs for the residents' children

Security cameras

Designated parking slots

Daily Roving Security

Wi-Fi service

Public Transportation

Given the information above, residents who are not increasing their income will have a harder time finding permanent housing that isn't subsidized by the federal government.

How do these needs compare to the housing needs of the population at large

In 2019, Guam's shelter-to-income ratios were high for some households. Specifically, one quarter of all households in Guam were paying more than 40 percent of their monthly income for shelter. More specifically, 43 percent of all renters had a high shelter-to-income ratio.

Discussion

Public Housing continues to maintain its housing units to meet the 5% of dwelling units for persons with mobility impairments. As units become available or vacant, the PHA will assess its needs for additional accessible units based on the needs of their prospective tenants and the community based on wait list data.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to Guam's 2019 Point in Time (PIT), there were 298 homeless households reported. The count was conducted on January 25, 2019. While the PIT is not a comprehensive "census" count of homeless persons on Guam, the data captures persons and households experiencing homelessness on a given day. Of the 298 households, there were a combined 875 adults and children. Of the 298 households, 184 households or 61.7% were comprised of adults only with a total of 256 individuals. There were 112 households or 37.6% were comprised of families with both adults and children with a total of 617 individuals. The remaining two households or 0.7% were comprised of only children with 2 individuals below age 17.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Guam utilized data from the Homeless Management Information System (HMIS) to obtain data on the "number of persons becoming and exiting homelessness each year." Data was extracted from the island's emergency and transitional housing programs who enter client-level information on the homeless persons they serve.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	534	21	0	0	0	0
Persons in Households with Only Children	0	2	0	0	0	0
Persons in Households with Only Adults	230	21	0	0	0	0

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Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

<p align="left">Guam utilized data from the Homeless Management Information System (HMIS) to obtain data on the "number of persons becoming and exiting homelessness each year." Data was extracted from the island's emergency and transitional housing programs who enter client-level information on the homeless persons they serve.</p>

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the reported 875 homeless, 111 were reported to be receiving temporary or housing assistance.

Of the 23 homeless veterans identified in 2019, 15 or 65% were Chamorro. The remaining were Caucasian, Black, Native American and Other. 11 of the 18 unsheltered veterans, or 61%, were over the age of 50 years. Guam continues its work toward ending veteran homelessness. The Guam Homeless Coalition reported an increase in homeless veterans, both sheltered and unsheltered, despite efforts to engage this subpopulation. Service providers for veterans actively participate in outreach events and in the Homeless Outreach Team. Guam remains in receipt of HUDVASH vouchers and the Continuum of Care-funded program, Housing First and the ESG Program, which serve homeless veterans who are ineligible for other programs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The highest number of homeless persons by ethnicity continues to be Chamorros from Guam followed by Chuukese. The number of identified homeless Chamorro individuals from Guam has increased by 4% from 2018 to 2019. The number of identified homeless Chuukese individuals continues its upward trend from 2017 with an increase of 4.8% in 2019 from the previous year. (PIT Graph)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

<p align="left">Of the 252 unsheltered homeless households, 102 or 40% lived in structures that were defined as “not adequate” due to missing walls, roof, floor, door, and/or windows. The remaining 150 households were street homeless who lived in areas not meant for human habitation.</p>

Discussion:

<p align="left">Guam’s goal is to create greater coordination among homeless assistance programs. Data from the PIT Count, will assist in measuring goals & objectives. These findings address the needs of the homeless population-specifically targeting data on groups such as veterans, people with disabilities, families with children, unaccompanied youth, and victims of domestic abuse. The data collected assists various sectors of the government and community on best approaches to address <del cite="mailto:Katherine%20Taitano" datetime="2021-01-25T01:50"> homelessness in the year to come.</p><p align="left">With most recent data collected<ins cite="mailto:Katherine%20Taitano" datetime="2021-01-25T01:51">,</ins> the lack of transportation for the island's homeless has been reported a significant issue among the homeless. This severely<del cite="mailto:Katherine%20Taitano" datetime="2021-01-25T01:50"> impacts how homeless individuals are able access services or employment. Another issue reported was the lack of affordable housing. Even if employment is secured,<del cite="mailto:Katherine%20Taitano" datetime="2021-01-25T01:50"> affordable housing is not available. Without access to both, the household will not be able to recover and come out of homelessness.</p>

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This includes but is not limited to:

- Elderly individuals who are defined as 62 and older;
- Frail elderly, which is defined as an elderly person who requires assistance with three or more activities of daily living - mental, physical, and/or developmental disabilities;
- Persons with alcohol or other drug addiction;
- Persons with HIV/AIDS and their families; and
- Victims of domestic violence, dating violence, sexual assault, and stalking.

Describe the characteristics of special needs populations in your community:

Describe the characteristics of special needs populations in your community:

Victims of domestic violence, dating violence, sexual assault, and stalking

Guam Coalition Against Sexual Assault and Family Violence conducted a 24-Hour Census of Domestic Violence on September 13, 2017. The information reported came from 4 participating programs that provide services to victims of domestic violence. On the day of the survey, 22 victims were served. 24 adult and child victims received services from emergency shelters or transitional housing programs. 9 adults and child victims received non-residential services such as counseling, legal advocacy and children's supportive services. The Census reported 5 unmet requests for services during the 24-hour period because of lack of resources. This includes emergency shelter, housing, transportation, childcare, legal representation and other services. The Census also reported a total of 42 hotline calls were answered. Hotline responders provide information, support, safety planning and resources.

Healing Hearts Crisis Center (HHCC) provides emergent and non-acute exams of sexual assault victims; counseling; referral services; and outreach and training. In 2018, HHCC provided services to a total of 138 individuals of which 93 were minors. Ethnicities of individuals served in 2018 are as follows: 62% Chamorro; 13% Chuukese; 8% mixed; 3% Filipino, 3% Korean, 3% not disclosed; 2% Caucasian; 1% African American; 1% Marshallese; 1% Hispanic; 1% Chinese; 1% Palauan; and 1% Native American.

What are the housing and supportive service needs of these populations and how are these needs determined?

(A) Elderly (62 years and older)

PROGRAM: Low-Income Housing Tax Credit Program (LIHTC), GHURA

- 240 low-income elderly housing units, consisting of one and two-bedroom floor plans and one full bath equipped with solar power and energy efficient lighting to help reduce cost. (112 of these units are supported with Section 8 Project-Based Vouchers (PBVs))

(B) Persons with Disabilities Public Housing Units

PROGRAM: GHURA

- Of the 49- multi-family project-based rental units managed by GHURA's (Guma Trankilidat), five units are maintained as accessible housing for persons with mobility impairments.
- 5% of units within each of GHURA's 4 Property Sites are maintained for persons with mobility impairments

(C) Persons with Alcohol or Other Drug Addiction

PROGRAM: Continuum of Care (CoC) Homeless Programs

- Guam operates a total of 60 permanent supportive housing beds for homeless individuals and families with disabilities. Fifty-five percent (55%) of these beds are tenant-based rental assistance vouchers in which eligible homeless individuals and families with disabilities can be referred by any participating member organization of the Guam Homeless Coalition.

GHURA manages the vouchers while the participating member organizations or service providers provide case management and make available other support services such as substance abuse treatment

- The permanent supportive housing programs available through the CoC for persons with alcohol or drug addiction include the Empowered Together Program for women, Forrester's Refuge for youth, and the Housing First Rental Assistance Program which is available to all homeless persons with disabilities.
- Guam has in operation residential transitional substance abuse treatment programs for adult men and women with substance abuse issues, namely the Oasis Empowerment Center for women, and the Lighthouse Recovery Center for men.

- Through availability of funds, Guam intends to support the acquisition or construction of Drug and Alcohol Treatment facilities during this ConPlan term.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2017-2021 Integrated HIV Prevention & Care Plan published by the Guam HIV Planning Group (HPG), there were 76 Persons Living with HIV (PLWH) as of December 31, 2015. Of that number, 61 or 80% of PLWH were males and 15 or 20% were females. 33% of PLWH at the end of December 2015 were in the ≥ 50-year old age group; 28% were 40-49 years old; 20% were 30-39 years old; 16% were 20-29 years old; and 3% were age 12 and younger.

In 2015, a total of 34 PLWA were provided services through the Ryan White HIV/AIDS Program (RWHAP), a federally-funded program managed by Guam Public Health and Social Services. With respect to health insurance, of the 34 RWHAP clients, 43% reported having Medicaid or other public plan; 22% had no insurance; 16% reported “Other”; 11% reported having Medicare; and 8% had private/employer insurance. Of the 34 RWHAP clients with reported housing status, 94% reported having stable/permanent housing and 6% reported having temporary housing.

GHURA does not receive or administer the funds of HUD’s Housing Opportunity for Persons with AIDS (HOPWA) program.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Guam supports and engages in activities to provide new access or improve/increase access to facilities and services intending to benefit populations with special needs and low/mod populations identified by area to be served or intended to serve a limited clientele. Guam intends to serve the needs of the island community through activities to acquire, construction, rehabilitate, install new facilities, and support public services.

How were these needs determined?

Guam will support activities that will improve access by communities and other eligible populations to facilities supporting public safety, health and recreation, educational resources for the children of eligible families, persons with disabilities both mental and physical, job and business creation, and similar services.

NA-50 INTRO

Guam has identified its strategic priorities and goals for this ConPlan term to addresses Non-Housing Community Development needs through a variety of means.

Over the past two years, GHURA has engaged in efforts which have included the review of state plans, annual reports, special reports, interviews with stakeholders, discussions with public partners (NGOs), consultations soliciting the public input at a community level, consultations with advocacy groups, the circulation of surveys, internal discussions with the PHA, the monitoring of the LIHTC program, monitoring of local legislative efforts and executive branch actions, and other efforts.

Through these efforts, GHURA has been able to engage in discussions of the community's needs to serve adults with disabilities, youths and young adults, the homeless, veterans, domestic violence victims, other presumed low/mod communities, and village and neighborhood needs serving low- and moderate-income individuals and families. To the discussion of village and neighborhood needs, we heard largely from government organizations and agencies including village mayors, municipal planning councils, public utility organizations, the police and fire departments, public health services, mental health services, Guam's correctional facility, and others.

One area where Guam wishes to expand its efforts is in the support of economic development. Guam will carefully explore opportunities to support economic development through small or micro business creation, and job creation or retention. ED has been modestly explored in the past but may become more relevant in coming years as the island looks to recover from economic challenges related to the pandemic.

Guam's collective efforts have molded its approach to this ConPlan to address its non-housing community development needs and will be articulated through the Annual Action Plans for the next five years.

Describe the jurisdiction's need for Public Improvements:

Make Suitable Living Environments Available and Accessible

· Acquire, construct or rehabilitate facilities to serve low- and moderate-income communities and special needs populations

Sustain Access to Suitable Living Environments Serving Low-and Moderate-Income Individuals and Special Needs Populations

· Improve sustainability of suitable living environments by addressing conditions which have contributed to deterioration of an area that is designated as a slum or blighted area.

How were these needs determined?

Guam addresses the needs of these low/moderate income areas by acquiring, constructing, or rehabilitating facilities that will benefit such populations, especially those with special needs. Over the last several years, Guam has funded several public facilities and improvement projects that served the elderly, victims of abuse and neglect, community centers, conversion of vacant or abandoned staff housing into affordable rental, youth center, and several village recreational facilities.

This PY2020 Action Plan cycle identified public facilities & improvements activity to include the repair and new construction sidewalks with the Sinajana Walks project and the CDBG Affordable Rental Project. Additionally, in the next AAP cycles within this ConPlan, Guam intends to address community needs in other aspects of public facilities & improvements activity to include a Drug & Alcohol treatment facility.

Describe the jurisdiction's need for Public Services:

Describe the jurisdiction's need for Public Services: How were these needs determined?

Make Suitable Living Environments Available and Accessible

· Operational support of facilities providing services to special needs populations

Sustain Access to Suitable Living Environments Serving Low-and Moderate-Income Individuals and Special Needs Populations

- Improve sustainability of a suitable living environments by supporting programs that enhance crime awareness
- Support the work of organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations
- Support the work of organizations that aim to reduce and end homelessness.
- Support the work of organizations that promote FH education and Homebuyer/Homeowner Counseling.

How were these needs determined?

Over the past two years, Guam has methodically collected reports, reviewed resources, consulted with a cadre of community advocates, stakeholders, organizations, government entities, and the public to be educated on the needs of the community. In turn, GHURA has provided a measure of education on the types of activities supported through the ConPlan and AAP processes. This give and take, sharing of information and discussion of needs has yielded a more informed public. We believe that building strong relationships with the community is necessary to ensure the selection of projects can be soundly sustained.

Guam assesses its previous ConPlan to assess whether needs identified then are still unmet or as yet insufficiently satisfied at the conclusion of the five-year period. In the event such activities are still needed, the need is considered for continued address in the current ConPlan. Certain activities such as the rehab or construction of community recreational facilities, new fire facilities, drug and alcohol abuse support, support of domestic violence victims continue through the years. During the last ConPlan, Guam funded public facilities, projects, and services supporting the elderly, victims of abuse and neglect, community centers, youth resource centers, village recreational facilities and projects broadly serving qualified low/mod communities.

Over the last five years, Guam has funded several public service projects to include a residential transitional substance abuse treatment program, a permanent supportive housing for homeless individuals with severe mental illness, the island's only comprehensive homeless data collection system, homeless prevention and rapid re-housing service provider, and a site-based youth and enrichment program. GHURA plans to continue to meet the needs of the island's homeless, addicted, disabled, and low-and moderate income persons and other special need populations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Supply, Demand, and Condition and Cost of Housing.

Guam currently has a total of 55,562 housing units of which 32.4% are rental units. This nearly 5,000 increase from the 2010 of 50,567 housing units. Guam has increased the market supply of housing by adding an additional 425 affordable rental units through the LIHTC program in late 2016, specifically for elderly population 62 and older. Through its 2019 Housing Needs and Assessment Study, Guam has identified need for an increase in affordable housing stock, both homeownership and rental.

Housing Stock for Persons with Disabilities and Other Special Needs Public Housing Units.

As stated earlier in this plan, Guam manages 49 project-based rental units through the Guma Trankilidat program. Of the 49 units, 5 are accessible for persons with mobility impairments. Additionally, each of GHURA's 4 AMP sites is also equipped with at least 5% of public housing units that are accessible for persons with mobility impairments. Continuum of Care (CoC) Homeless Programs Guam operates a total of 60 permanent supportive housing beds for homeless individuals and families with disabilities. Fifty-five percent of these beds are tenant based rental assistance vouchers in which eligible homeless individuals and families with disabilities can be referred by any participating member organization of the Guam Homeless Coalition. GHURA manages the voucher while the participating member organization or service provider is responsible for providing case management and making available other support services such as substance abuse treatment.

Condition and Needs of Public and Assisted Housing.

Guam manages over 750 Public Housing units of which 49 are project-based units for the elderly and adults with disabilities. A Section 504 assessment was completed for all of Guam's Public Housing sites which identified all sites to be in compliance with maintaining 5% to meet the needs of persons with mobility impairments. Because of the year the Public Housing units were constructed, Guam was not mandated to meet the 1% requirement of units that are accessible for the hearing and visually impaired. However, Guam will address the need for such accessibility.

Facilities, Housing, and Services that Meet the Needs of Homeless Persons.

Guam has in its inventory, 82 year-round emergency shelter beds for households with adults and children; 21 year-round emergency beds for households with adults only; and 18 year-round emergency shelter beds for unaccompanied youth. According to HUD, a youth is identified as individuals less than 25 years of age. Transitional housing beds cover housing for a period of up to 24 months. Guam has a

total of 22 year-round transitional housing beds for households with only adults and 1 year-round bed for veterans. Permanent supportive housing (PSH) beds are identified for individuals and families with disabilities who require the supports that are made available with the housing.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section identifies the supply of housing currently in the market. The number of housing units by unit size (number of bedrooms) and tenure type data in charts below reflect available data from the Census 2010, however this sections discusses the data from the 2019 Housing Study and Needs Assessment, conducted by GHURA.

The Housing Study and Needs Assessment Study reported there were 55,562 housing units in 2019, compared to the Census 2010 data, housing units increased by 9.9% over the past nine years. Among this stock the study further identified of the 55,562 total housing units, 50,402 (90.7%) were available to Guam's housing market. Of the 50,402 units approximately 45,645 housing units (90.1%) were occupied and 4,757 housing units (8.6%) were vacant and available. The remaining 5,161 units (9.3%) were vacant and unavailable to the housing market, which is not part of the housing stock. This data identified estimated ratios of fifty-fifty, owner-occupied and renter-occupied.

Housing stock included 20,207 rental housing units and 25,290 ownership units. Of the ownership units, two-thirds are 3-or 4 bedroom residences (66%), while more than half of the residences (53%) include 2-bedroom units. The study showed rental units to be somewhat smaller then owed units with most having 2-bedrooms (39%) or 3-bedrooms (35%) and s single bathroom (48%). (45% of renter households include multi-families)

Though the 2019 data reports the housing stock increase by 8.4% the share of vacant and available units decreased (8.8% in 2019 and 8.6% in 2019) and vacant and unavailable units increased by almost 27%. This difference in growth rates between household and housing stock suggest that Guam will likely have a housing problem to support its growing population in the long run.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	27,241	54%
1-unit, attached structure	7,321	14%
2-4 units	4,239	8%
5-19 units	4,716	9%
20 or more units	6,345	13%
Mobile Home, boat, RV, van, etc	650	1%
Total	50,512	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	208	1%	655	3%
1 bedroom	919	4%	2,783	13%
2 bedrooms	4,097	19%	8,815	42%
3 or more bedrooms	15,916	75%	8,633	41%
Total	21,140	99%	20,886	99%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Approximately over 3,000 of units that are currently in use are assisted with federal, state and local programs. These units are served through programs such as Guam's Public Housing, Housing Choice Voucher Program/ Section 8, HUDVASH, FUP, Vouchers for person's with Disabilities, CoC permanent supportive housing programs and ESG.

These programs assist individuals and families with extremely-low to low-incomes with some programs such as the HUDVASH, CoC, and ESG targeting folks who are homeless. FUP, on the other hand, targets families who are reuniting with their child or children but in order to do so must have adequate housing in place which prompts referrals from DPHSS to the FUP.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Guam does not anticipate losing any of its units from its inventory. With the recent development of Summer Town elderly affordable housing during the last ConPlan term, Guam remains committed to increasing the affordable units in this ConPlan during its first year.

With regard to property in Agat, GHURA99, the interest by a private developer of the purchase of a sliver parcel of property in Agat located in the GHURA99 area was presented in the 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.

Does the availability of housing units meet the needs of the population?

According to Guam's Public Housing 5-year plan; Section 8 wait list was opened July 10, 2020, with 1,800 pre-applications selected randomly through an electronic lottery system. 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. For north and central villages in GHURA's public housing has closed waitlists, as of October 1, 2019 and September 28, 2018, with no-anticipation of reopening dates at this time. GHURA's list for southern public housing remains open and does not anticipate to close at this time.

Through the 2019 Housing Needs and Assessment Study, Guam has identified the increased need for more affordable housing. To address this need, increased and sustainable affordable rental and housing is proposed in the first year of the ConPlan's Annual Action Plan section.

Describe the need for specific types of housing:

The median annual household income for renters on Guam is approximately \$52,000, almost \$17,000 less than the median income for homeowners which is at \$69,238. Two-thirds of renter households earn less than the AMI per year. Nearly three out of ten renter households reported annual household income of less than 30% AMI. While 43% of renters devote more than 40% of their monthly household income to rent, compared to the 14% of homeowners.

Guam has identified the need to increase affordable rental through its proposed plan in the first year of this ConPlan. (AP section of this plan)

Discussion

Although Guam awaits the data findings from the 2020 Census, continuous efforts through annual study to engage in the housing needs of community.

Though identified in need, the Government of Guam currently does not have any centrally located properties in its possession. Most Government owned properties are located in the northern part of the island. Development of reliable public transportation continues to be a great factor successful community development in the northern and southern part of the island, connecting affordable housing and reliable public transportation.

Despite Guam depending heavily on imported resources which increase the cost of construction to build homes making homeownership difficult for many low-income families. Through the use of HOME funds, GHURA will continue the Acquisition and Rehabilitation program where federal funds are used to acquire homes and rehabilitate them and place them back into the market as affordable

homeownership. This paired with the proposed increase in affordable rental units aims to address the needs within Guam's low-mod income for housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section identifies Guam's available housing market data from the 2010 Census and 2019 Guam Housing Study and Needs Assessment. Through the Housing Study, Guam has been able to justify and identify proposed housing needs through increased rental and affordable housing.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	200,000	27,100	(86%)
Median Contract Rent	1,240	1,831	48%

Table 29 – Cost of Housing

Alternate Data Source Name:

Rent Data

Data Source Comments:

Rent Paid	Number	%
Less than \$500	4,195	0.0%
\$500-999	7,868	0.0%
\$1,000-1,499	1,667	0.0%
\$1,500-1,999	1,398	0.0%
\$2,000 or more	1,173	0.0%
Total	16,301	0.0%

Table 30 - Rent Paid

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	354	No Data
50% HAMFI	873	1,962
80% HAMFI	723	1,359
100% HAMFI	No Data	603
Total	1,950	3,924

Table 31 – Housing Affordability

Alternate Data Source Name:

Total Units Needed by HUD Income Classifications

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	952	1,043	1,374	1,982	2,412
High HOME Rent	1,040	1,348	1,831	2,335	2,524
Low HOME Rent	750	1,000	1,156	1,672	2,031

Table 32 – Monthly Rent

Alternate Data Source Name:

Rent Data

Data Source Comments:

Is there sufficient housing for households at all income levels?

Pent-up demand affects between 15-20% if all households on Guam. Studies show that even if the rate of housing unit production is consistent with the rate of household formation, the housing market is not providing enough units of the appropriate type to serve all households within the community, moreover the low-mod income population. This pent-up demand, which is not measured in the market place masks the need for as many as 9,064 additional affordable units.

How is affordability of housing likely to change considering changes to home values and/or rents?

Guam has the 5th highest rent in the country out of 56 states and territories. For FY 2020, the rent for a studio was \$952 per month and \$2,412 per month to rent a house or an apartment with 4 bedrooms. The average Fair Market Rent for a 2-bedroom home in Guam is \$1,374 per month.

With the identified need for more affordable housing and rental stock, several factors discussed in the Barriers to Affordable Housing section of this plan highlight exactly how affordability is affected through labor, cost of materials, and availability of affordable property. Guam maintains the need for current programs such as HOME, Public Housing and Section 8 to maintain mixed viable communities.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As stated, Guam has the 5th highest rent in the country out of 56 states and territories. For FY 2020, the rent for a studio was \$952 per month and \$2,412 per month to rent a house or an apartment with 4 bedrooms. The average Fair Market Rent for a 2-bedroom home in Guam is \$1,374 per month. In 2019 the Housing Choice Voucher successfully implements much needed changes in the program to allow for more accessible housing that was not achievable under out-dated guidelines.

Guam has identified increasing the stock for affordable rent through the its proposed project in the first year of this ConPlan year. With this proposed project and other HOME projects in the AP section of this plan, Guam aims to continue to develop viable communities through providing more opportunities for low-mod income populations.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Guam finds that most owner-occupied and renter-occupied units were constructed between 1980-1999, 32% and 54% respectively. Since then, there has not been a large decrease in housing construction with a 60% decrease in owner-occupied construction and 75% decrease in renter-occupied construction. Thirty-three percent of owner-occupied and 32% of renter-occupied housing was constructed before 1979 which would indicate the possibility of lead-based paint hazard.

Through the Guam Housing Study and Needs Assessment, through stratified sample of 20 Census blocks, within this, as total of 1477 units were observed, both single and multi-unit structures. It was determined that of the Total Observations, 1% was Unusable, 3% Displayed Structural Damage, 5% Superficial Damage, 5% Needs Upkeep and 86% Good Condition.

Definitions

Guam defines "standard" housing to be a structure that meets the International Building Code. Given the weather conditions and natural disasters such as Typhoons and earthquakes, structures must withstand winds of at least 170mph and seismic zone 4. Guam determines "substandard conditions but suitable for rehabilitation" as determined by qualified HOME Program regulations in addition to the International Building Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	720	6%	1,860	12%
With two selected Conditions	150	1%	290	2%
With three selected Conditions	70	1%	100	1%
With four selected Conditions	30	0%	70	0%
No selected Conditions	5,540	46%	4,690	29%
Total	6,510	54%	7,010	44%

Table 33 - Condition of Units

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,320	19%	2,190	14%
1980-1999	5,760	48%	8,670	54%
1950-1979	3,880	32%	5,030	31%
Before 1950	40	0%	130	1%
Total	12,000	99%	16,020	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,920	33%	5,160	32%
Housing Units build before 1980 with children present	820	7%	1,000	6%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	460	3,530	3,990
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Need for Owner and Rental Rehabilitation

Guam maintains, approximately 350 of the units identified as suitable for rehabilitation are rental units and 110 are identified as owner units. These units are identified as lacking kitchen and plumbing facilities and were constructed from 1979 – 2010. Homes that were not included in this list of estimated homes suitable for rehabilitation are those that were constructed prior to 1979 and/or did not lack

kitchen or plumbing facilities. For the sake of this plan, this is just a rough estimate of homes suitable for rehabilitation.

Guam still does not have an enforcement agency that mandates all homeowners to record their homes. Therefore, some homes that are self constructed on the owner's property may not be captured effectively. Therefore, a determination of homes that are suitable for rehabilitation are determined on a case by case basis such as when a homeowner submits an application for homeowner rehabilitation through Guam/GHURA's Homeowner Rehabilitation Loan Program.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Guam remains the estimate of about 1,350 families living in homes with lead based paint hazards. These are households that have been identified to have children 17 and younger who are living in homes that were constructed before 1980.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

In this section, Guam describes the total number of Public Housing units and Section 8 vouchers available for low-income families on island. Additionally, Guam addresses the current state of its units and revitalization efforts to maintain the available stock of affordable housing units.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			750	2,426	112	2,317			
# of accessible units			2,979						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:
GHURA Management Information System
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Guam manages 750 public housing units and is maintained in good condition. Of the island's total public housing units, 82 are designated for the elderly and in addition to the 100+ units introduced in late 2016 through the LIHTC program. Guam also manages 49 project based rental units for the elderly and adults with disability.

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1). GHURA has identified plans 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. Units range from 30- 50 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.

Ongoing plans and efforts to address needs and improve PH stock are underway, and details can be found in the Agency's PH Annual Plan.

Public Housing Condition

Public Housing Development	Average Inspection Score
GHURA (4 AMP Sites & Guma Trankilidat)	82

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

According to the PHA plan, the average age of Guam's Public Housing stock is 30 years. The economic lifespan of a typical concrete home is approximately 50 years. Combined with the tropical climate, the aging stock will require future accessibility modifications, and improvements in design and materials that are energy efficient and meet building code compliance.

Furthermore, the PHA plan indicates the island will address the need to sustain the current housing stock by assessing the merits of the Rental Assistance Demonstration (RAD) program for renovation or possible redevelopment of Public Housing.

Guam will also work to maximize the number of affordable units available to the PHA (1) shortening the turnover time for vacated units, (2) reducing the time needed to renovate public housing units, (3) maintaining, at a minimum, or increasing the HCV lease-up rate by marketing programs to owners as potential landlords.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

According to Guam PHA Plan, the island will improve the living environments of low- and moderate-income families residing in public housing in the following ways:

- Improve community quality of life and economic vitality
- Apply for available funding to Housing Programs
- Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program)
- Administer four Asset Management Property (AMP) sites
- Evaluate overall AMP site performance and the sustainability of current subsidy levels
- Assess measures and opportunities to de-concentrate poverty and promote mixed-income communities
- Increase security to PHA properties, with a focus on improving AMP site security
- Engage law enforcement in partnership to increase security to resident housing areas
- Promote self-sufficiency and asset development of families and individuals
- Pursue sustained and increased funding for the HCV Family Self-Sufficiency Program Coordinator, the PH ROSS (Rental Opportunities and Self-Sufficiency) Service Coordinator for elderly residents, and the Multi-family Service Coordinator for elderly residents of Guma Trankilidat

- Promote employment opportunities for eligible and qualified residents under Section 3 of the HUD Act of 1968 and the Violence Against Women and Justice Department Reauthorization Act of 2005
- Seek, support, and collaborate with the Guam Workforce Investment Board and other local organizations to promote employment options for eligible residents
- Ensure equal opportunity in housing for families living in assisted housing
- Engage site management in continuing education on issues of equal housing opportunity and affirmatively furthering Fair Housing
- Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking
- Continue implementation of applicable provisions of the Violence Against Women Act (VAWA)

Discussion:

Guam's PHA has identified the following goals and objectives for serving the needs of low-income, very-low income, and extremely-low income families for the next five years:

Increase the availability of decent, safe, and affordable housing and provide more choices in housing

- Apply for available funding to Housing Programs
- Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program)
- Pursue renovation and rehabilitation of Public Housing through the use of the Capital Fund Program
- Low-Income Housing Tax Credit
- Rental Assistance Demonstration Program
- Continue to administer the Housing Choice Voucher (HCV) Program
- Support voucher mobility
- Provide outreach and education to potential landlords
- Implement the Section 8 Homeownership Program
- Conduct outreach to encourage participation in the Family Self Sufficiency Program
- Conduct support of the Veterans Administration Supportive Housing (VASH) Program
- Continue partnership in the Family Unification Program (FUP) with the Dept. of Public Health and Social Services
- Continue support of the Mainstream Program

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Guam has in its inventory, 140 emergency and transitional shelter beds (66% for families, 20% for single adults, and 14% for children) and 213 permanent housing or rapid rehousing beds (46% for families, 54% for single adults, and none for children). Transitional housing beds cover housing for a period of up to 24 months. There are significantly more emergency and transitional beds available than listed in the Housing Inventory Count (HIC). Permanent supportive housing (PSH) beds are identified for individuals and families with disabilities who require the supports that are made available with the housing. These beds and rapid rehousing beds are vouchers for housing, rather than actual facilities with physical beds for these specific needs. The PHS activities consist of case management, counseling, referral and assistance to mainstream benefits, life skills training, and substance abuse treatment. Despite Guam's Homeless count trending downward in recent years, the shelter capacity continues to leave Guam's CoC with the challenge of managing the needs of the homeless.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	82	0	0	27	0
Households with Only Adults	21	0	22	93	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	1	34	0
Unaccompanied Youth	18	0	0	0	4

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Guam Homeless Coalition (GHC), is a NPO of government agencies, non-profit and religious organizations, community members, former/current homeless individuals, and other entities working together to prevent and end homelessness on Guam. The Committee focuses on HUD's objectives to include 1) Increasing Progress Towards Ending Chronic Homelessness, 2) Increase Housing Stability, 3) Increase Project Participants Income, 4) Increase the Number of Participants Obtaining Mainstream Benefits, and 5) Using Rapid Re-Housing as a Method to Reducing Family Homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Housing First Rental Assistance Program/Aftercare Housing Program Tenant-Based Rental Assistance (TRA) to 33 homeless adults with disabilities and their families. Homeless adults/families choose affordable rental housing of their choice and participate in available supportive services. Vouchers are available for homeless adults with disabilities and their families. (GHURA) **CARIDAD Supportive Services Program** housing and case management for 4 homeless adults with disabilities. Addresses self-determination/self-sufficiency by providing life-skills training, supportive counseling, employment training, job placement in partnership with government and community organizations. (Catholic Social Services) **Guma Hinemlo** group home for 9 homeless adults with serious mental illness. Case management services, counseling, psychiatric, psychological, behavior analyst, and other therapeutic services, such as occupational and physical therapy management to assist its residents develop skills and strength in areas of coping and problem solving. Educational and vocational training and assistance in finding main stream housing. (GBHWC) **Empowered Together** 4 units for homeless, disabled women with children, supportive services and case management 12 persons can be assisted. Targets the issues of homelessness and recovery among women by addressing the issues contributing to addiction such as helping clients obtain & remain in permanent housing, overcome addiction, promoting health and stabilization leading to greater self-determination. (Elim Pacific Ministrie) **Guma Manhoben** 4 homeless young adults with dual diagnosed disability PY20 AAP section of this ConPlan, 4 more beds will be provided to young adults (and with small kids); life skills training, supportive counseling to help young people in homeless situations refocus and become contributing members of the community (Sanctuary, Inc) **Y' Jahame Permanent Housing Program** permanent housing program for up to 16 homeless persons who are elderly or with disabilities, with priority given to those with the longest histories of homelessness Identifies specific support services/assistance based

on the disability of the individual (*Catholic Social Services*)
Oasis Empowerment Center – Transitional Housing Program which provides up to six-months of residential treatment for up to 12 homeless women seeking recovery (*Eim Pacific Ministries*)
Homeless Management Information System – human service database that collect and deliver timely, credible, quality data about services and homeless persons (*The Salvation Army*)
Homeless Prevention – individuals and families who are at-risk of becoming homeless are provided assistance such as security and utility deposits, rental and utility arrears, and up to 24 months of rental and utility payments. Case management/other support services to achieve housing stability (*The Salvation Army*)
Homeless Assistance – individuals and families who are sleeping on the streets or exiting emergency shelters are assisted with security and utility deposits, rental and utility arrears, and up to 24 months of rental and utility payments. Case management/other support services to achieve housing stability (*The Salvation Army*)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section discusses the various facilities and services available to assist persons who are not homeless but require supportive housing and program ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

ELDERLY. Guam has in its inventory the Emergency Receiving Home, a 10-bed temporary housing facility for elderly persons who are abused or neglected. Of Guam's inventory of 750 public housing units, 82 are identified for the elderly. Additionally, the island's Guma Trankilidat program provides 49 project-based rental units for the elderly and adults with disabilities. 2016 the Summer Town Estates Phase I opened 240 low-income housing units for elderly. GHURA has identified 80 Housing Choice Vouchers for elderly persons as they become available.

PERSONS WITH DISABILITIES. Guam manages 49 project-based rental assistance units that are made available to adults with disabilities or elderly persons. Approximately, 175 Section 8 vouchers are also made available to persons with disabilities. Guam's CoC-funded permanent supportive housing programs are designed to serve persons with disabilities who are homeless. Homeless populations with disabling conditions are at a greater risk of further trauma and illness and are prone to live on the streets for long periods and thus falling into the category of chronic homelessness. Persons with disabilities can also access the Guam Aging and Disability Resource Center which helps people access information and resources. The Department of Integrated Services for Individuals with Disabilities (DISID) is another government agency that provides supportive services and vocational rehabilitation to individuals with disabilities.

PERSONS WITH ALCOHOL OR DRUG ADDICTION. Men who are homeless, at-risk for becoming homeless or extremely-low to low-income and are struggling with a drug or alcohol addiction can obtain transitional housing and treatment services through The Salvation Army's Lighthouse Recovery Center. Youth with the same issues can seek treatment services through Sanctuary Incorporated and can obtain permanent supportive housing through their CoC-funded program, as proposed in this first ConPlan year, increased funding to support this program has been identified. Individuals exiting residential transitional housing treatment programs and have no other permanent housing identified

are referred to the CoC-funded Housing First Rental Assistance Program. The GBHWC also provides treatment services through their New Beginnings Program.

PERSONS WITH HIV/AIDS. Guam does not receive HOPWA (Housing Opportunity for Persons with AIDS) funds through HUD. However, it does receive federal funds for the Ryan White HIV/AIDS Program (RWHAP) which is managed through the DPHSS. This program provides medical case management, outpatient/ambulatory health services, antiretroviral medications, medical transportation services, and food vouchers for low-income individuals living with HIV/AIDS. Persons with HIV/AIDS can obtain permanent supportive housing through any of Guam's CoC-funded programs as well as the ESG's homeless prevention and rapid re-housing program.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Under HUD's regulatory requirements, persons who have exited from institutional settings are not eligible for CoC-funded housing programs or services if they have resided in these institutional settings for more than 90 days. Therefore, the GBHWC, Department of Corrections (DOC), Guam Memorial Hospital Authority (GMHA), DPHSS, and Department of Youth Affairs (DYA) are responsible for coordinating and identifying permanent housing according to their department's Discharge Policy.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Guam will continue to administer its Public Housing and Section 8 programs which are made available to the elderly, homeless veterans, and persons with disabilities. Guam has identified through its First Year Annual Action Plan the following programs/services funded through HUD's CPD funds:

- CDBG funds will provide operational support to The Salvation Army's Lighthouse Recovery Center to provide ongoing transitional housing, outpatient services, social detoxification, substance abuse treatment, and other support services to homeless, at-risk for homeless, or low-to moderate-income men.
- CDBG funds will be utilized as match for the Homeless Management Information System (HMIS), Guam's only comprehensive data collection system that is designed to collect and track the housing and support services provided to homeless clients through the various homeless service providers. This program is managed by The Salvation Army.
- ESG funds will be utilized by programs managed by Sanctuary Inc. and The Salvation Army's Family Services Center. Services provide emergency shelter and security and utility deposits, rental or utility arrears, monthly rental and utility payments to prevent eligible households from

becoming homeless or to rapidly re-house homeless individuals and families living on the streets or in one of Guam's emergency or transitional housing programs.

- HOME funds will be utilized to rehabilitate the homes of income eligible homeowners so their homes are brought to building code compliance and are rehabilitated with energy efficient fixtures. This activity aims to sustain the island's affordable housing stock.
- CDBG funds will be utilized to continue to provide youth and family enrichment programs, literacy skills, employment related education such as pre-employment training, resume building, and money management through the Manelu's Opportunity Initiative program. Youth and families identified for this activity reside in Guam's public housing units and other low-income housing communities such as those constructed through LIHTC funds.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

As an entitlement grantee, Guam will undertake the activities mentioned above during the First Year Action Plan.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Guam has identified several existing impediments, constraints, and barriers to affordable housing and particularly the cost of homes. Identifying affordably-priced units to purchase depends directly on development costs (land, construction, etcetera).

Construction Costs

A significant barrier to producing more affordable housing is the rising cost of development. Cost of construction in Guam relies heavily on imported materials. Guam's geographic location in "typhoon alley" factors necessitates the strictest building codes to withstand severe weather (e.g. storm force winds upwards of 170 mph). Between 2008 and 2018 the average cost of a construction permit for residential housing increased 65%. Developers attributed this increase to several factors including the rising cost of labor, materials, land, and system development fees imposed by the local utility agencies (water and power).

Labor costs have directly impacted the cost of construction: By 2017, Guam started to see the impact of the reductions in approved H2-B worker visas for foreign skilled construction workers. The cost to construct a modest home nearly doubled from \$80/sf to \$150/sf. Materials costs continue to be a challenge due to both national policy mandates (The Jones Act) and international supply and demand issues. The Jones Act is a federal law that regulates maritime commerce in the United States (including Guam), requiring goods shipped between U.S. ports to be transported on ships that are built, owned, and operated by United States citizens or permanent residents. National policy has seen an increase on tariffs imposed on Chinese products, such as rebar, forcing contractors to buy higher priced US products or the now higher-priced products from China. China's national demand for materials have fueled supply shortages (notably rebar and the raw materials to make concrete, essential to construction on Guam).

Infrastructure

System development charges for water and sewer installations continue to impact costs on a sliding scale from an estimated \$5,000 for single family homes to \$644,000 for multi-family development. Most recently, the local water Authority has begun planning for compliance with USEPA requirements to upgrade homes located over the Norther Aquifer from septic to sewer systems. Costs associated for the conversion are presently estimated at \$15,000 per home. GHURA has engaged in dialogue to consider assistance to LMI populations seeking self-sustaining affordable housing. Guam Waterworks Authority (GWA) has recently begun discussions with GHURA to identify resources which may be available to assist low/mod income homeowners to afford the upgrade from septic to sewer.

Land

Available land on an island is finite. Developable land is in even shorter supply. Developability is impacted by the lack of infrastructure to properties available to develop but considered unfavorable for their lack of proximity to economic opportunity and reliable public transportation. Guam looks to utilize available land resources to provide housing opportunities.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In this section Guam will discuss its plan for non-housing community development. Additionally, this island will assess the local workforce needs and significant characteristics of the housing market including aspects such as the supply, demand, and condition of housing costs.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	204	0	0	0	0
Arts, Entertainment, Accommodations	11,081	0	17	0	-17
Construction	7,364	0	12	0	-12
Education and Health Care Services	9,748	0	15	0	-15
Finance, Insurance, and Real Estate	3,489	0	5	0	-5
Information	1,645	0	3	0	-3
Manufacturing	1,525	0	2	0	-2
Other Services	2,269	0	4	0	-4
Professional, Scientific, Management Services	5,651	0	9	0	-9
Public Administration	5,662	0	9	0	-9
Retail Trade	8,305	0	13	0	-13
Transportation and Warehousing	4,859	0	8	0	-8
Wholesale Trade	1,878	0	3	0	-3
Total	63,680	0	--	--	--

Table 40 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	74,400
Civilian Employed Population 16 years and over	69,394
Unemployment Rate	5.00
Unemployment Rate for Ages 16-24	36.00
Unemployment Rate for Ages 25-65	5.00

Table 41 - Labor Force

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	7,868
Farming, fisheries and forestry occupations	107
Service	13,877
Sales and office	17,154
Construction, extraction, maintenance and repair	8,877
Production, transportation and material moving	6,092

Table 42 – Occupations by Sector

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	46,785	70%
30-59 Minutes	18,904	28%
60 or More Minutes	1,197	2%
Total	66,886	100%

Table 43 - Travel Time

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,657	1,306	5,827

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	20,055	1,240	6,956
Some college or Associate's degree	16,769	685	4,015
Bachelor's degree or higher	14,099	269	2,095

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	440	825	1,100	2,497	2,497
9th to 12th grade, no diploma	3,907	3,302	3,042	3,715	1,370
High school graduate, GED, or alternative	7,728	7,039	8,156	11,816	3,165
Some college, no degree	5,503	6,247	5,995	8,578	1,730
Associate's degree	0	0	0	0	0
Bachelor's degree	669	2,951	3,529	5,648	1,385
Graduate or professional degree	46	728	1,241	2,091	600

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,257
High school graduate (includes equivalency)	21,699
Some college or Associate's degree	27,080
Bachelor's degree	1,385
Graduate or professional degree	600

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

U.S. Census Bureau, 2010 Guam Census

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Guam recognizes broadband opportunity contributes to the quality of life. Factors from educational opportunities, to businesses connections and enhancements to social connection, have all factored into the realization and importance reliable broadband. The infrastructure is critical to Guam due to Guam's location in the Pacific.

The through 2020 COVID19 Public Health Emergency, Guam's Department of Education has put in place a program to address the student residents who are underserved. Broadband service providers worked with the DOE to meet the need of the community. Identifying those either receiving unstable options, or minimal to no options at all, a whole effort to 'connect' student and teacher were able to cover the Guam Public School population providing this service access to low-mod populations.

With regard to Guam's PHA, GHURA does not provide broadband access directly to tenants. A referral is provided to low/mod-income families to work directly with tele-companies' and their special programs that will provide for such services to meet this need.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The infrastructure is critical to Guam due to Guam's location in the Pacific. Reliable connection is critical. Guam currently has three tele-service providers. These providers have proven missions to increase infrastructure, competitive support for the underserved and constant improvements to services in this ever digital changing time.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Guam Housing and Urban Renewal Authority (GHURA), remains to be the delegated Agency to administer and ensure compliance with HUD's CPD grant funds for the Territory of Guam. This combined Consolidated Plan (the ConPlan) & Annual Action Plan report documents Guam's proposed use of the CPD funds for the Program Year 2020. The priority needs and goals of the Guam identified community for housing, services, and community facilities and services to benefit low-and moderate-income populations. This 5-year ConPlan documents these property needs and goals, PY20 represents the first year of the draft ConPlan. Guam receives three entitlement grants and one competitive grant. Entitlement grants include the Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), and Emergency Solutions Grant (ESG). Guam also receives funding through the Continuum of Care Program, a competitive grant that is applied for every year. In this first ConPlan year, Guam proposes to utilize CDBG funds to acquire multi-family rental property to serve the LMI population increasing the available supply of accessible rental units to the community. In addition, Guam will conduct Phase I of the Eastern Sub-Station for Guam Police Department, which is design and property acquisition to construct the public safety facility. In line with CDBG PFI activity, the repair of sidewalks to address ADA requirements in certain well-traveled areas of Sinajana are targeted activities in this first year of the 2020-2024 Annual Action Plan. Furthermore, various public service activities and CDBG administrative and planning will be conducted. HOME Program activities align with the goals to Sustain, Increase and develop more affordable housing opportunities throughout the island. In addition to Acquisition and Construction activities supporting the development of homebuyer opportunities, buyers will be supported through GHURA's Housing Counseling Program to ensure each client is provided education as a means of promoting education, personal financial awareness, with the goal of preparing for homeowner success. ESG funds are proposed to continue providing financial assistance to persons experiencing homelessness or are most at-risk of becoming homeless with a primary focus on rapid re-housing. Guam continues to identify projects that will contribute to the welfare of individuals and families in the community with a focus on the extremely low-and very-low income persons.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Geography is a less compelling measure of determining investment on such a small island as is Guam. Most often, funds are invested geographically to serve eligible populations along (1) political lines (villages), (2) regional divisions (clustered villages broadly defined as being in the north, central, or south Guam), (3) Census-Designated Places, or CDPs (historically recognized segments within a village), (4) low/mod income assessed neighborhoods, (5) specified service areas verified with available census geographic data (tract/block calculation), and (6) island-wide. Regardless of geographical identify, the service area is verified to serve eligible beneficiaries based on the governing Program rules dictating income eligibility or identified special needs of the individual or population to be served. Low/Mod income is determined as a population at 51% of area median income or below based on established HUD income schedules.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Non-housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve & Expand Comm Facilities & Improvements Expand & Provide Svcs to Homeless/Non-Homeless Improve and Expand Economic Opportunities Planning and Administration
	Description	Non-housing community development consists of activities that encompass the acquisition, rehabilitation, or construction of structures for use as public facilities and for improvements to the public infrastructure.

	Basis for Relative Priority	<p>Guam continues to identify the need for non-housing community development such as improvements to village recreational facilities or the creation of such facilities in low-and moderate-income neighborhoods, improvements or new construction to health and safety facilities such as police and fire stations, and a drug and alcohol treatment facility, improvements to the island's infrastructure and transportation system.</p> <p>This Priority need is key in addressing the economic, social, safety, and health needs of low-and moderate-income communities.</p>
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p>
	Geographic Areas Affected	
	Associated Goals	<p>Expand Affordable Housing</p> <p>Improve & Expand Comm Facilities & Improvements</p> <p>Expand & Provide Svcs to Homeless/Non-Homeless</p> <p>Improve and Expand Economic Opportunities</p> <p>Planning and Administration</p>

	Description	This priority need addresses an array of activities that will contribute to the prevention and ultimate goal of ending homelessness on Guam. Guam will focus on activities that serve special needs populations that include supporting the operations of facilities providing services, supporting the work of organizations that sustain living environments and enhance the quality of life for special needs populations, and support the work or organizations that aim to reduce and end homelessness.
	Basis for Relative Priority	Associated Goal: Promote Fair Housing and Community Enhancement The need is based on Guam's PIT count. The island has seen a gradual reduction in the bi-annual count. The Continuum of Care continues to identify strategies that aim to increase the housing capacity for homeless. The island continues to identify housing solutions to address the needs of these populations which include utilizing the ESG program through its rapid re-housing component as well as the Supportive Services to Veterans and Their Families (SSVF) program.
3	Priority Need Name	Non-homeless Special Need
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Improve & Expand Comm Facilities & Improvements Expand & Provide Svcs to Homeless/Non-Homeless Improve and Expand Economic Opportunities Planning and Administration

	Description	Facilities include community centers, health centers, sports and recreational facilities, community learning and resources centers, emergency and transitional shelters, substance abuse and residential treatment, drop-in centers, and a safe haven. The island has also identified the support to organizations who provide direct services to special needs populations.
	Basis for Relative Priority	<p>Associated Goals:</p> <ul style="list-style-type: none"> • Special Needs and Low-to-Moderate Income Housing • Promote Fair Housing • Community Enhancement • Job Creation and Job Retention <p>This priority was identified to support activities that aim to improve the environments and lives of special needs populations that are addicted, abused and neglected. The island continues to address the growing needs of low-and moderate-income persons.</p>
4	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Victims of Domestic Violence</p>
	Geographic Areas Affected	

	Associated Goals	<p>Preserve and Maintain Existing Affordable Housing</p> <p>Expand Affordable Housing</p> <p>Planning and Administration</p>
	Description	<p>Guam continues to address the need for affordable housing through its implementation of CPD funds and the LIHTC program. Guam looks to continue providing affordable housing to the 750 families in Public Housing and the over 2500 families in the Section 8 Housing Choice Voucher Program. Guam intends to sustain the stock of current affordable housing through its Renewal Homes & Homeowner Rehabilitation Loan Programs. In addition, the HOME Program income will support the development of future affordable housing. The assistance of families to prevent homelessness and allow for the rapid re-housing of homeless families through the ESG program. The island also provides tenant based rental assistance to individuals through the CoC-funded Housing First Rental Assistance Program. Other programs in the CoC provide housing opportunities to homeless individuals with disabilities.</p>
	Basis for Relative Priority	<p>Associated Goals:</p> <ul style="list-style-type: none"> • Special Needs and Low-to-Moderate Income Housing • Increase Homeowner Education and Counseling • Sustain Affordable Housing <p>Stock Promote Fair Housing</p> <p>Guam assessed the housing needs of the community based on income level, tenure type, household type, and housing problems, including housing cost burden, overcrowding and substandard housing conditions through the 2019 Housing Needs Assessment Study. Guam identified substantial percentage of households with a housing cost burden which housing costs that were greater than 30% or 50% of their income. Guam has identified plans to address increasing affordable rental housing and sustaining and increasing affordable homeownership</p>

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>TBRA is important for families to sustain their housing and to support those who cannot afford market rent.</p> <p>This includes families and individuals presently on the waitlist for the Housing Choice Voucher Program/Section 8 and Public Housing. Approximately every three years, GHURA conducts its lottery to populate its wait list of 1800 persons.</p> <p>In 2019, HUD-approved GHUR was approved to implement new higher Payment Standards. Per regulations, the Payment Standards must be set between 90 to 110 percent of the Fair Market Rent for the area. In the past three years, Section 8 families and individuals with disabilities found it increasingly difficult to find suitable housing because of the low subsidy rates which were no longer competitive with market rates.</p>
TBRA for Non-Homeless Special Needs	<p>TBRA is important for non-homeless special needs populations.</p> <p>39% of individuals in the labor force with a disability are unemployed and below poverty level.</p> <p>64% of individuals with a disability who are not in the labor force are living below the poverty level.</p> <p>Program support will aim to target the population needs to improve quality of life.</p>
New Unit Production	<p>Guam continues to administer the LIHTC program to build affordable rental housing for low-income persons.</p> <p>Families and individuals presently on the waitlist under the Section 8 Housing Choice Voucher Program.</p> <p>GHURA plans to provide more affordable housing through HOME (for homebuyers) and CDBG rental based units through acquisition and rehabilitation of property and construction of new units.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>22% of owner-occupied households living below the poverty level lack adequate plumbing facilities</p> <p>Approximately 1,740 low-to moderate-income households (9.7% of Guam households) lack kitchen or plumbing facilities</p>
Acquisition, including preservation	HUD's HOME purchase limit for Guam for new and existing units is \$200,000.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

In PY20, the following financial resources are available for projects to address new activities for PY20, to continue previously approved activities, and to address the Covid pandemic.

1. HUD CPD entitlement allocated funds total \$4,446,849 (\$3,125,153 for CDBG, \$1,063,975 for HOME, and \$257,722 for ESG).
2. In response to the Covid pandemic, additional formula grant funds are allocated to Guam through the CARES Act to CDBG and ESG specifically to prepare, prevent, and respond to the public health emergency. A total of \$4,453,410 in CDBG funds and \$3,519,238 in ESG funds.
3. HUD CDBG Section 108 funds totaling \$12M most recently re-approved in PY2019.
4. Reprogrammed CDBG funds totaling \$1,155,267.
5. Program Income (anticipated) CDBG of \$5,060 and HOME of \$235,000 and (prior year) HOME \$1.07M.

This year, Guam will focus its CDBG resources for public facilities and improvement, public services, and administration and planning. HOME funds from this program year in addition to the HOME Program Income will be utilized to increase and sustain affordable housing stock and administration of the HOME program. ESG funds will focus on the continuation of homeless prevention and rapid rehousing efforts, housing relocation and stabilization services, and administration. CPD Funds from previous program years, where projects have been delayed, totaling \$1,155,267.00, will be reprogrammed and used to fund a proposed PY20 activity, the acquisition and rehabilitation of CDBG funds to acquire multi-family rental units for affordable housing.

In addition to entitlement funds received from CPD, Guam applies competitively for homeless grant funds through the Continuum of Care Program. Funds received through this grant will fund programs providing services to the island's homeless and disabled. Awarded programs currently assist with permanent supportive housing programs, transitional housing programs, and a data collection system that tracks homeless persons who receive services through the network of homeless service providers. Guam also receives other federal funding from the U.S. Department of Veteran Affairs, SAMHSA, U.S. Department of Justice, U.S. Department of Health and Human Services, U.S. Department of Education, U.S. Department of Transportation, FEMA (Emergency Food and Shelter Program), to name a few of the other sources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,125,152	0	1,155,267	4,280,419	0	For the PY20 Action Plan year, CDBG funds will be used for public facilities and improvement activities focused on Public Health and Wellness, Public Safety, Affordable Rental Units, Public Services and program administration and planning. Prior Year resources are identified as reprogrammed funds from ongoing but slow-moving activities. Funding for these projects will be increased in future allocations as progress increases.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,063,975	1,310,000	0	2,373,975	0	For the PY20 Action Plan year, HOME Funds will be used to sustain, acquire and develop affordable housing stock for Guam. development, program administration and planning. Approximately \$ 1,310,000.00 funds have been identified as program income and will be used to support activities which identify these goals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	257,722	0	0	257,722	0	This Action Plan year ESG funds will continue to be utilized to continue providing homeless prevention, rapid rehousing services, street outreach, housing relocation and stabilization services and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	N/A

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Government funds are often unavailable to leverage HUD dollars for the construction or rehab of facilities and infrastructure projects. Leverage is often achieved by identifying suitable available government lands to site projects thereby reducing the development costs of acquisition. Every facility selected for funding is evaluated based on the receiving entity's ability to maintain long-term independent operations. (CDBG)

Partnered NGOs often leverage available federal funding through fundraising efforts, private contributions, and by providing companion services to HUD income-eligible individuals in the normal course of their business. (ESG/CDBG)

New homebuyer construction projects will be conducted on privately-owned and government-owned lands,

effectively leveraging the costs related to acquisition of vacant, unimproved, or underimproved sites suitable for home construction. (HOME)</p>

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

Guam will actively seek available properties in the government inventory to site the Guam Police Department's (GPD) proposed Eastern Substation. (CDBG)

GHURA-owned properties are identified for the construction of single-family affordable housing. (HOME)

Discussion

Guam will authorize entities to incur pre-award costs in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 and associated Annual Action Plans. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Guam Housing and Urban Renewal Authority	PHA	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	State
Mayors Council of Guam	Non-profit organizations	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Other
Guam Homeless Coalition	Continuum of care	Homelessness Planning	Other
The Salvation Army	Non-profit organizations	public services	Other
Catholic Social Service			
Guam Fire Department	Government	public facilities	Other

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths - Citizen participation plays a significant role in determining the priorities of Guam. Through citizen participation, Guam is able to enhance its institutional structure and carry out the objectives outlined in its Plan. Citizen participation involves different sectors of the population, including homeless and LMI individuals.

Gaps - Due to the small size of our communities, Guam has a limited number of nonprofit organizations who work in public services, specifically to implement programs for LMI populations. Two NGOs, Catholic Social Service and the Salvation Army, are longtime collaborators of Guam that provide much-needed services that address homelessness. Although Guam continues to engage other NGOs to increase their capacity to serve LMI populations, the gaps remain.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Translation Services	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Guam has in its inventory the services described in Table 57. However, some of the services are not targeted specifically towards homeless persons. These services include legal assistance, mortgage assistance, law enforcement, mobile clinics, and healthcare. Other services such as

counseling/advocacy, alcohol and drug abuse, child care, employment training, life skills, mental health counseling, and transportation are provided by homeless service providers. CoC funded programs that are not utilizing federal funds to pay for these services are identifying other sources of funding to leverage their programs. However, these services are not identified to target homeless persons alone. </p><p align="left">Homeless service providers work closely with various community resources. Individuals and families who enter these homeless assistance programs are assessed for services that the individual or family may require in achieving and maintaining housing stability. </p>

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Unfortunately, there are not many services targeted to people with HIV. Of the services listed above, counseling/advocacy, street outreach services, HIV/AIDS related services, and transportation are provided. Persons with HIV/AIDS, however, are able to obtain assistance for any of the services listed above as they are made available to the community

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

<p align="left">GHURA will continue to work together with the Guam Homeless Coalition (GHC) and others to address the gaps in services to homeless populations. The GHC consists of several committees to include the Strategic Planning Committee that addresses the current state of CoCâ€ funded programs and the progress programs have made to address the housing and supportive services needs of homeless persons. GHURA will continue to foster and develop support for other programs that align the national objective with the needs of the homeless.</p>

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Maintain Existing Affordable Housing	2020	2024	Affordable Housing		Affordable Housing		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Expand Affordable Housing	2020	2024	Affordable Housing Homeless		Homelessness Affordable Housing		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Brownfield acres remediated: 1 Acre Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 23 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 1 Beds Housing for Homeless added: 1 Household Housing Unit Buildings Demolished: 1 Buildings
	Consolidated Plan				GUAM			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve & Expand Comm Facilities & Improvements	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development Homelessness Non-homeless Special Need		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Brownfield acres remediated: 1 Acre Overnight/Emergency Shelter/Transitional Housing Beds added: 1 Beds Housing for Homeless added: 1 Household Housing Unit Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expand & Provide Svcs to Homeless/Non-Homeless	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development Homelessness Non-homeless Special Need		<p>Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted</p> <p>Direct Financial Assistance to Homebuyers: 1 Households Assisted</p> <p>Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted</p> <p>Homeless Person Overnight Shelter: 1 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 1 Beds</p> <p>Homelessness Prevention: 150 Persons Assisted</p>

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve and Expand Economic Opportunities	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development Homelessness Non-homeless Special Need		Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 1 Household Housing Unit Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted Buildings Demolished: 1 Buildings
6	Planning and Administration	2020	2024	Grants Planning and Administration		Non-housing Community Development Homelessness Non-homeless Special Need Affordable Housing		Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve and Maintain Existing Affordable Housing
	Goal Description	<ul style="list-style-type: none"> • Sustain homeowner housing through rehab activities (elderly, low/mod income, persons with disabilities). • Sustain rental housing for low/mod income renters through rehab of privately-owned units (4-unit single family or multifamily). • Improve existing infrastructure to support afford housing development. • Provide direct assistance to homeowners to address compliance with federal or local law.
2	Goal Name	Expand Affordable Housing
	Goal Description	<ul style="list-style-type: none"> • Construct new infrastructure to support affordable housing development. • Acquire land for new affordable housing construction. • Conduct remediation of environmental conditions to support affordable housing development. • Construct new, or acquire and rehab, or convert and rehab for new affordable multifamily rental housing (low/mod income and presumed low/mod income populations). • Construct new housing for purchase by low/mod income homebuyers. • Provide direct financial assistance to low/mod income homebuyers. • Construct service-enriched housing for presumed low/mod populations, persons with disabilities, and persons with special needs. • Construct emergency shelters and transitional housing facilities for the homeless. • Construct transitional housing facilities to support presumed low/mod populations. • Conduct demolition activities in support of housing development.

3	Goal Name	Improve & Expand Comm Facilities & Improvements
	Goal Description	<ul style="list-style-type: none"> • Acquire, construct, or rehabilitate facilities and infrastructure to serve low/mod income populations or communities, or presumed low/income populations (including such activities as Community Centers, Performing Arts Centers, Learning Resource Centers, Public Transportation Network Facilities, Senior Citizen Centers, Health and Wellness Facilities, Sports and Recreational Facilities, Substance Abuse and Treatment Facilities, Drop-In Center, Save Haven Facilities, Public Safety Facilities, and Multipurpose Activity Centers.) • Conduct remediation of environmental conditions to support public facilities development. • Utilize the CDBG Section 108 Loan Program to support the construction and financing of public facilities to serve low/mod income populations or communities or presumed low/mod income populations
4	Goal Name	Expand & Provide Svcs to Homeless/Non-Homeless
	Goal Description	<ul style="list-style-type: none"> • Provide Operations Support for programs serving homeless persons, disabled persons, and those with special needs. • Support programs addressing poverty for income-eligible individuals, homeless and non-homeless (including persons with disabilities and persons with special needs). • Provide support for organizations conducting ESG-eligible activities (including but not limited to ESG-funded Street Outreach, Support Services, Shelter Operations, Rapid Rehousing, and Homelessness Prevention)
5	Goal Name	Improve and Expand Economic Opportunities
	Goal Description	<ul style="list-style-type: none"> • Provide support to organizations or businesses creating or retaining jobs or businesses (including small business and microenterprise) benefitting income-eligible individuals, homeless persons, disabled persons, and those with special needs. • Assist low/mod income business owners with facilities rehabilitation in support of job creation for low/mod income individuals. • Utilize the CDBG Section 108 Loan Program to support the construction and financing projects and activities intended to created jobs to serve low/mod income individuals

6	Goal Name	Planning and Administration
	Goal Description	Fund GHURA's Planning and Administration activities of the CDBG, HOME, and ESG Programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

CDBG funds are proposed to purchase multi-family rental housing to be used as affordable housing for households at or below 80% AMI. An estimated ten household will be assisted.

ESG funds will be used to provide rapid rehousing assistance to an estimated 150 households. ESG funds will be used to assist and estimated 150 households to avoid eviction and homeless prevention assistance to households with extremely-low incomes (at or below 30% of Area Median Income). While Guam has one HOME-assisted rental property with 14 units available, it is not expected that any units might be used to house ESG-assisted households.

HOME funds in PY20 are expected to assist eight eligible households to purchase their first homes, constructed and sold to eligible homebuyers. Three of the eight households will be constructed on properties held by landowners unable to finance construction through conventional means. HOME eligibility will be based on the households meeting the income threshold of 80% AMI.

Guam seeks to contribute funds to resolve the overall shortage of housing for households at or below the HUD limit of 80% AMI. Based on 2019 available data projects, it is estimated that 74% of total units needed are for persons whose income meet this upper threshold.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The PHA is not under a Section 504 Voluntary Compliance Agreement. Guam continues to comply with requirements for accessible units.

Activities to Increase Resident Involvements

Guam's Public Housing Property Site Management Continues to engage residents and encourage them to seek resident participation. These efforts continue to date.

The FSS Program continues to seek out means to educate renters, improve financial literacy, and expand homeownership options. FSS is working to provide Homeownership counseling services to program participants. FSS seeks effective, alternative training programs, workshops and seminars, as well as additional novel resources within the community which service to enhance and nurture the FSS program. (Refer to Section B.1 of the Annual PHA Plan.)

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Guam's PHA is not designated as 'troubled'.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Guam has identified several existing impediments, constraints, and barriers to affordable housing and particularly the cost of homes. Identifying affordably-priced units to purchase depends directly on development costs (land, construction, etcetera).

Construction Costs

A significant barrier to producing more affordable housing is the rising cost of development. Cost of construction in Guam relies heavily on imported materials. Guam's geographic location in "typhoon alley" factors necessitates the strictest building codes to withstand severe weather (e.g. storm force winds upwards of 170 mph). Between 2008 and 2018 the average cost of a construction permit for residential housing increased 65%. Developers attributed this increase to several factors including the rising cost of labor, materials, land, and system development fees imposed by the local utility agencies (water and power).

Labor costs have directly impacted the cost of construction: By 2017, Guam started to see the impact of the reductions in approved H2-B worker visas for foreign skilled construction workers. The cost to construct a modest home nearly doubled from \$80/sf to \$150/sf. Materials costs continue to be a challenge due to both national policy mandates (The Jones Act) and international supply and demand issues. The Jones Act is a federal law that regulates maritime commerce in the United States (including Guam), requiring goods shipped between U.S. ports to be transported on ships that are built, owned, and operated by United States citizens or permanent residents. National policy has seen an increase on tariffs imposed on Chinese products, such as rebar, forcing contractors to buy higher priced US products or the now higher-priced products from China. China's national demand for materials have fueled supply shortages (notably rebar and the raw materials to make concrete, essential to construction on Guam).

Infrastructure

System development charges for water and sewer installations continue to impact costs on a sliding scale from an estimated \$5,000 for single family homes to \$644,000 for multi-family development. Most recently, the local water Authority has begun planning for compliance with USEPA requirements to upgrade homes located over the Norther Aquifer from septic to sewer systems. Costs associated for the conversion are presently estimated at \$15,000 per home. GHURA has engaged in dialogue to consider assistance to LMI populations seeking self-sustaining affordable housing. Guam Waterworks Authority (GWA) has recently begun discussions with GHURA to identify resources which may be available to assist low/mod income homeowners to afford the upgrade from septic to sewer.

Land

Available land on an island is finite. Developable land is in even shorter supply. Developability is impacted by the lack of infrastructure to properties available to develop but considered unfavorable for their lack of proximity to economic opportunity and reliable public transportation. Guam looks to utilize available land resources to provide housing opportunities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Guam must continue its efforts to increase affordable housing stock and sustain the current supply of rental and for-purchase housing. Assessing its own land inventory to support affordable housing development is expected to result in more affordable housing. Through partnerships with GWA and agencies effecting infrastructure and development, Guam can increase homeowner opportunities. The Guam government, construction industry advocates, and individual businesses continued to advocate for a restoration of H2-B Visa Waivers for construction workers.

In line with Homeowner Counseling and Homebuyer Education outreach, Guam must build a road map to align families on a path to self-sustainability further developing viable communities.

Guam will address other impediments though its continued partnership with organizations representing the elderly and persons with special needs. Education on the Fair Housing Act must be expanded and targeted to populations most likely to be impacted by disreputable business practices based on the protected classes. These efforts of outreach will continue to provide assistance in how to navigate to and through the complaint system.

GHURA's partners in its effort are the Guam Division of Senior Citizens (Dept. of Public Health and Social Services), the Guam Developmental Disabilities Council, the Dept. of Integrated Services of Individuals with Disabilities (DISID), the Guam Homeless Coalition, the Guam Behavioral Health and Wellness Center, and the Mayor's Council of Guam and internally through GHURA's ROSS and FSS programs.

SP-60 Homelessness Strategy – 91.215(d)

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

Guam's CoC-funded programs and GHC member organizations such as the University of Guam (UOG) School of Nursing and the DPHSS conduct regular outreaches to homeless persons. CoC-funded programs continue to engage in community events that allow for them to engage the community and share available resources. GHC members organizations such as UOG's School of Nursing and DPHSS make regular outreach events to conduct immunizations and other related health care services. Through their regular outreach events, these member organizations also contribute to the PIT count by identifying areas where homeless persons are known to congregate. Guam also reaches out to homeless persons via the annual PIT count where teams of 30 or more scatter throughout the island where homeless persons are known to congregate to gather information and provide information on available services through the Community Resource booklet. The island also conducts the Annual Passport to Services event where GHC member organizations and other related community service providers, businesses, and other entities gather to provide direct services such as immunizations and haircuts and information on housing and other related services. These activities will be programmed to continue however due to the COVID-19 pandemic, Guam will continue to follow HUD's lead on assessing public safety while still meeting community goals to address needs of these special populations.

Addressing the emergency and transitional housing needs of homeless persons

Through Guam's PIT count, the island can determine the emergency and transitional housing needs of homeless persons. Depending on how the survey instrument is answered, a determination is made where individuals and families can be placed. In cases of families, Guam does not have transitional housing. The transitional housing programs on Guam provide temporary housing and support services to a select population of homeless adult males and females with substance abuse issues. Guam has in its inventory 5 emergency shelters. They include the Alee Family Violence Shelter, Alee Shelter for Abused Children, Guma Sagrada (Emergency Receiving Home), and Guma San Jose which are operated by the Catholic Social Services and funded through DPHSS. And Sanctuary, Incorporated Guma Manhoben, an emergency shelter for youth. These program activities will continue to be funded through the ESG and CoC funding opportunities. Guam will continue to annually measure its support for programs and develop improved strategies as community needs are addressed or shift through the next five years.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Homeless persons are assisted with permanent housing through a variety of programs on island. The Emergency Solutions Grant (ESG) allows for homeless persons to be quickly re-housed by providing security and utility deposits and up to 24 months of rental and utility assistance while providing case management services. Additionally, persons who are at-risk for becoming homeless are also provided financial assistance and case management services to prevent the incidence of homelessness. All persons receiving ESG assistance must follow a Service Plan that will lead to the stabilization of their housing. Guam also receives over \$1M in Continuum of Care (CoC) Program Grant funds. These funds support a variety of programs to include a rental assistance program (Housing First Rental Assistance Program) that provide tenant-based rental assistance vouchers to homeless individuals with disabilities, five (5) permanent supportive housing programs (Empowered Together, CARIDAD Supportive Services, Forrester's Refuge, Guma Hinemlo, and Y Jahame Permanent Housing Program) one (1) substance abuse transitional housing program for women (Oasis Empowerment Center), and an information-system programs that allow for service providers to capture client-level information on the homeless persons they serve (Homeless Management Information System). The rental assistance and permanent supportive housing programs are permanent housing programs that allow for homeless individuals and families to obtain services while being housed and ultimately achieve stability. GHURA manages the Housing First Rental Assistance Program while organizations and government entities refer their respective clients for housing and are responsible for providing the supportive services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Guam implements the Emergency Solutions Grant to assist in the prevention of homeless for individuals and families who are on the verge of eviction. The Salvation Army's Family Services Center operates this program. Individuals and families can receive up to 24 months of rental and utility assistance. Other than CoC Program Grant funds, Guam receives FEMA's Emergency Food and Shelter grant funding to assist with rental assistance. Westcare Pacific Islands utilizes their FEMA EFS grant to fund one month's mortgage assistance for eligible veterans. Under HUD's regulatory requirements, persons who have exited from institutional settings are not eligible for CoC-funded housing programs or services if they have resided in these institutional settings for more than 90 days. Therefore, the GBHWC, Department of Corrections (DOC), Guam Memorial Hospital Authority (GMHA), DPHSS, and Department of Youth Affairs (DYA) are responsible for coordinating and identifying permanent housing according to their department's Discharge Policy.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Guam continues to ensure compliance with Federal and Local statutes concerning lead-based paint exposure. General - Guam contractors are required to comply with 40 CFR Part 745. The federal law requires contractors be certified and to follow specific work practices to prevent lead contamination to perform renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, schools, and many other buildings built before 1978. Guam continues to address the dangers of lead-based paint in existing and future housing by facilitating the availability of information to homeowners and homebuyers of all income levels. Guam ensures that procedures are implemented to provide information to families and individuals on the dangers of lead-based paint before they commence the search for rental housing. Section 8 - GHURA maintains an allocation of approximately 2,500 housing vouchers under the Housing Choice Voucher Program (HCVP). New HCVP tenants attend an initial briefing as part of their entrance into the program. Participants are instructed on the hazards of lead-based paint and provided HUD-approved materials on the subject. HCVP building inspectors conduct lead-based paint inspections to ensure safety compliance prior to permitting occupancy for any individual or family participating in the program. Public Housing -An equivalent process is maintained for the 750 units of Public Housing (PH) administered by GHURA. PH administration is mandated to comply with all federal laws regarding the operation and upkeep of units receiving federal funds. GHURA will continue compliance by providing staff with training in Lead Safety for Renovation, Repair, and Painting. GHURA will continue to ensure certification is kept up to date. Homeless Programs - The Housing First Voucher Program (HFVP) and Aftercare Housing Program (AHP) are tenant-based voucher programs for individuals with disabilities in need of rental housing assistance. The HFVP and AHP mirrors the compliance monitoring activities of the HCVP to ensure safety against the hazards of lead-based paint of its program participant voucher recipients.

How are the actions listed above related to the extent of lead poisoning and hazards?

<p align="left">Guam estimates 1,350 families living in homes with lead based paint hazards. These are households that have been identified to have children, 17 years and younger, who are living in homes that were constructed before 1980. Additionally, approximately 17,575 housing units were constructed before 1980.</p>

How are the actions listed above integrated into housing policies and procedures?

<p align="left">Guam conducts inspections for HCV/Section 8 voucher holders, CoC-funded tenant-based rental assistance units, housing units acquired through HOME funds for acquisition and rehabilitation, homeowner units under the HOME-funded Homeowner Rehabilitation Loan Program, and of facilities that are acquired and rehabilitated where children will occupy the building. Families who are occupying units that were built prior to 1978 that have been inspected and passed are provided a

Lead-Based Paint brochure that discusses the hazards of lead-based paint poisoning. These inspections are part of GHURA's housing policies and procedures.</p>

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Guam's 2019 Housing Needs Assessment Study referenced that in 2000, about 26 percent of Guam households had incomes below the poverty guideline. That number decreased to 19 percent in 2010. The study concluded that there was not enough data to provide figures for 2019, it did note that if household income figures continue to climb at rates above inflation, perhaps the poverty rate will be lower than 19 percent at the next census. However due to the COVID-19 pandemic, Guam's economy is heavily supported through various federal relief programs, at such a time, employment rates have drastically decreased. Detailed plans for recovery from the economic effects of the pandemic have yet to be addressed given the uncertainty surrounding the pandemic.

Despite the uncertainty in the data shift, Guam will work to increase affordable housing through the rehabilitation of structures either converted to housing, rehabilitated, constructed new, or acquired.

Additionally, the island continues to fund projects that provide public services to low-and moderate-income populations and neighborhoods. Supporting opportunities for job readiness, job creation, business building through education and skills training can also improve individual's ascent out of poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Guam identified several priorities that will address the poverty issues of the island:

- â€ Support operational support of facilities providing services to special needs populations
- â€ Support infrastructure improvements to aid the public transportation system in areas where low/mod income residents are concentrated
- â€ Support the work of organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations.
- â€ Support the work of organizations that aim to reduce and end homelessness
- â€ Improve sustainability of suitable living environments by addressing conditions which have contributed to deterioration of an area that is designated as a slum or blighted area
- â€ Create or sustain jobs through the support of small businesses incubator or micro business enterprise
- â€ Support job creation or job retention through neighborhood revitalization efforts
- â€ Create or sustain jobs through the financing of non-federal funded programs that are leveraged through federal dollars
- â€ Support job creation that promotes employment opportunities for individuals with disabilities
- â€ Support businesses that acquire, improve, or occupy existing abandoned commercial or industrial property
- â€ Support childcare to facilitate pursuit of job opportunities by low/mod income parents and

guardians

â€” Implementation of an approved housing counseling program

SP-80 Monitoring – 91.230

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

Improving monitoring is a key element to the sound administration of funded activities and one that the lead agency strives to improve upon. GHURA continues to increase efforts to educate, train, and work in partnership with subrecipients and stakeholders to ensure compliance in accord with the laws and regulations governing the use of grant funds. Routine administration of the CDBG, HOME, and ESG programs rests with GHURA. GHURA monitors activities utilizing program guidance, policies, and established procedures in keeping with funder and funding requirements. Monitoring of the process begins prior to the award to select the most viable activities. Awarded activities begin with the establishment of contractual agreements for the use of funds through subrecipient agreements and other enforceable documents. Education and training of staff to keep apprised of current program guidance and cross-cutting compliance is sought on an ongoing basis.

Guam conducts a diverse array of actions to further sound monitoring practices.

- On-site monitoring of construction activities during the entire development process.
- Monitoring to ensure compliance with applicable local and federal laws.
- CDBG Public Service activities are monitored for performance measured programmatically and fiscally.
- CDBG Public Facilities are monitored annually for ongoing compliance with HUD national objectives and eligible activities. Grantee-owned public facilities are held to compliance in perpetuity.
- HOME activities are monitored on-site and remotely for programmatic and fiscal adherence.
- ESG and CoC Homeless assistance activities are monitored annually on-site and remotely.
- Technical assistance is made available to all project partner recipients of funds.
- Training is made available to all project partner recipients of funds.
- ESG, CoC, and CDBG Public Service recipients may be called upon to attend a mandatory initial orientation workshop once each program year.
- Planners and Program Coordinators are charged with daily oversight of individual projects, as assigned.
- The lead agency will continue to monitor expenditure reimbursement requests within 60 calendar days of the close of the period the expenses were incurred. Subrecipients and grantees are advised that non-compliance of material deadlines may result in delays to future reimbursement processing until the pending documents are submitted or the issue at-hand is corrected.
- Subrecipients and grantee organization recipients of awards are responsible for the timely submission of reports in compliance with the terms of award.

- GHURA seeks upgrade to its technology to improve project management, operations, and records management.

Expected Resources

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

Introduction

In PY20, the following financial resources are available for projects to address new activities for PY20, to continue previously approved activities, and to address the Covid pandemic.

1. HUD CPD entitlement allocated funds total \$4,446,849 (\$3,125,153 for CDBG, \$1,063,975 for HOME, and \$257,722 for ESG).
2. In response to the Covid pandemic, additional formula grant funds are allocated to Guam through the CARES Act to CDBG and ESG specifically to prepare, prevent, and respond to the public health emergency. A total of \$4,453,410 in CDBG funds and \$3,519,238 in ESG funds.
3. HUD CDBG Section 108 funds totaling \$12M most recently re-approved in PY2019.
4. Reprogrammed CDBG funds totaling \$1,155,267.
5. Program Income (anticipated) CDBG of \$5,060 and HOME of \$235,000 and (prior year) HOME \$1.07M.

This year, Guam will focus its CDBG resources for public facilities and improvement, public services, and administration and planning. HOME funds from this program year in addition to the HOME Program Income will be utilized to increase and sustain affordable housing stock and administration of the HOME program. ESG funds will focus on the continuation of homeless prevention and rapid rehousing efforts, housing relocation and stabilization services, and administration. CPD Funds from previous program years, where projects have been delayed, totaling \$1,155,267.00, will be reprogrammed and used to fund a proposed PY20 activity, the acquisition and rehabilitation of CDBG funds to acquire multi-family rental units for affordable housing.

In addition to entitlement funds received from CPD, Guam applies competitively for homeless grant funds through the Continuum of Care Program. Funds received through this grant will fund programs providing services to the island's homeless and disabled. Awarded programs currently assist with permanent supportive housing programs, transitional housing programs, and a data collection system that tracks homeless persons who receive services through the network of homeless service providers. Guam also receives other federal funding from the U.S. Department of Veteran Affairs, SAMHSA, U.S. Department of Justice, U.S. Department of Health and Human Services, U.S. Department of Education, U.S. Department of Transportation, FEMA (Emergency Food and Shelter Program), to name a few of the other sources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,125,152	0	1,155,267	4,280,419	0	For the PY20 Action Plan year, CDBG funds will be used for public facilities and improvement activities focused on Public Health and Wellness, Public Safety, Affordable Rental Units, Public Services and program administration and planning. Prior Year resources are identified as reprogrammed funds from ongoing but slow-moving activities. Funding for these projects will be increased in future allocations as progress increases.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,063,975	1,310,000	0	2,373,975	0	For the PY20 Action Plan year, HOME Funds will be used to sustain, acquire and develop affordable housing stock for Guam. development, program administration and planning. Approximately \$ 1,310,000.00 funds have been identified as program income and will be used to support activities which identify these goals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	257,722	0	0	257,722	0	This Action Plan year ESG funds will continue to be utilized to continue providing homeless prevention, rapid rehousing services, street outreach, housing relocation and stabilization services and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	N/A

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Government funds are often unavailable to leverage HUD dollars for the construction or rehab of facilities and infrastructure projects. Leverage is often achieved by identifying suitable available government lands to site projects thereby reducing the development costs of acquisition. Every facility selected for funding is evaluated based on the receiving entity's ability to maintain long-term independent operations. (CDBG)

Partnered NGOs often leverage available federal funding through fundraising efforts, private contributions, and by providing companion services to HUD income-eligible individuals in the normal course of their business. (ESG/CDBG)

New homebuyer construction projects will be conducted on privately-owned and government-owned lands, effectively leveraging the costs related to acquisition of vacant, unimproved, or underimproved sites suitable for home construction.

(HOME)</p>

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

Guam will actively seek available properties in the government inventory to site the Guam Police Department's (GPD) proposed Eastern Substation. (CDBG)

GHURA-owned properties are identified for the construction of single-family affordable housing. (HOME)

Discussion

Guam will authorize entities to incur pre-award costs in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 and associated Annual Action Plans. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

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

Table 55 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name

Table 56 – Project Information

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

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

Guam lacks sufficient rental housing stock affordable to lower income persons at and below 80% of area median income. Guam also lacks sufficient housing stock suitable for persons with special needs (persons with disabilities and homeless persons). Guam works to address the rental housing insufficiency by supporting the Low Income Housing Tax Credit Program (in PY20) with CDBG funds to acquire rental housing. HOME funds will be used to assist landowners incapable of building their first home without subsidy assistance and to acquire or construct new housing and subsidize the purchase by first-time homebuyers.

Guam lacks a sufficient number of non-governmental organizations providing services to the island's special needs populations and the lowest income populations. The challenges faced by NGOs include high employee turnover, insufficient/limited funding, and limited administrative capacity diminish many organizations' ability to serve their populations and achieve their goals of serving the underserved.

Combined, these conditions lead to gaps in services. GHURA supports the growth of NGO partners by providing training and education on program compliance, fiscal responsibility, procurement, and other topics. Partnerships are encouraged and supported, especially in the service of Guam's homeless.

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

Guam is not designated as troubled.

Discussion

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

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

Introduction

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

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

Discussion

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

Introduction:

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

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

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

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

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

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

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

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

SMS Suggestions:

- Focus CDBG and other housing-related funds on projects that makes more affordable housing available
- Reduce the number of housing units that are not available for purchase or rent
- Develop programs to assist Section 8 voucher recipients to find and retain housing[FLG1]

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

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

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

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

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

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

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

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

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

Guam does not intend to utilize other forms of investment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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

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

☒ Subgrantees that are State Agencies

<TYPE=[section 3 end]>

Guam has yet to accept its allocation of HTF funds.

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

No

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

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

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

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

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

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

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

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

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

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

N/A

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

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

<TYPE=[section 3 end]>

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

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

N/A

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

N/A

Attachments

Consolidated Plan GUAM 2020-2024

Grantee SF-424's & Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY			
1.a. Type of Submission: <input checked="" type="checkbox"/> Application <input type="checkbox"/> Plan <input type="checkbox"/> Funding Request <input type="checkbox"/> Other Other (specify): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	1.b. Frequency: <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Other Other (specify): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	1.d. Version: <input checked="" type="checkbox"/> Initial <input type="checkbox"/> Resubmission <input type="checkbox"/> Revision <input type="checkbox"/> Update <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 2. Date Received: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; padding-left: 5px;"> STATE USE ONLY: </div> </div> <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 3. Applicant Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; padding-left: 5px;"> 5. Date Received by State: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> </div> <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 4a. Federal Entity Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; padding-left: 5px;"> 6. State Application Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> </div> <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 4b. Federal Award Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> </div>	
1.c. Consolidated Application/Plan/Funding Request? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explanation			
7. APPLICANT INFORMATION:			
a. Legal Name: <div style="border: 1px solid black; padding: 2px;">Government of Guam</div>			
b. Employer/Taxpayer Identification Number (EIN/TIN): <div style="border: 1px solid black; padding: 2px;">96-0001279</div>		c. Organizational DUNS: <div style="border: 1px solid black; padding: 2px;">8550315190000</div>	
d. Address:			
Street1: <div style="border: 1px solid black; padding: 2px;">117 Bien Venida Avenue</div>		Street2: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
City: <div style="border: 1px solid black; padding: 2px;">Sinajana</div>		County / Parish: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
State: <div style="border: 1px solid black; padding: 2px;">GU: Guam</div>		Province: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Country: <div style="border: 1px solid black; padding: 2px;">USA: UNITED STATES</div>		Zip / Postal Code: <div style="border: 1px solid black; padding: 2px;">96910</div>	
e. Organizational Unit:			
Department Name: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		Division Name: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
f. Name and contact information of person to be contacted on matters involving this submission:			
Prefix: <div style="border: 1px solid black; padding: 2px;">Mr.</div>	First Name: <div style="border: 1px solid black; padding: 2px;">Ray</div>	Middle Name: <div style="border: 1px solid black; padding: 2px;">S</div>	
Last Name: <div style="border: 1px solid black; padding: 2px;">Topasna</div>		Suffix: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Title: <div style="border: 1px solid black; padding: 2px;">Executive Director</div>			
Organizational Affiliation: <div style="border: 1px solid black; padding: 2px;">Guam Housing and Urban Renewal Authority</div>			
Telephone Number: <div style="border: 1px solid black; padding: 2px;">(671) 475-1378</div>		Fax Number: <div style="border: 1px solid black; padding: 2px;">(671) 300-7565</div>	
Email: <div style="border: 1px solid black; padding: 2px;">rstopasna@ghura.org</div>			

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**8a. TYPE OF APPLICANT:**

F: U.S. Territory or Possession

Other (specify):

b. Additional Description:

9. Name of Federal Agency:

U.S. Department of Housing and Urban Development

10. Catalog of Federal Domestic Assistance Number:

14.225

CFDA Title:

Community Development Block Grant/ Special Purpose Grants/ Insular Areas

11. Descriptive Title of Applicant's Project:

Guam CDBG Activities include (1) Eastern Sub-Station Ph. 1 A&E; (2) Sinajana Walks; (3) Acquisition of Afford Rental Hsg; (4) The Opportunity Initiative 2020; (5) Homeless Mgmt Info System; (6) Family Services Ctr; (7) Light House Recovery Center

12. Areas Affected by Funding:

Guam Island-wide; Southern Village of Agat, Santa Rita, Umatac, Malesso, Inarajan, Talofofo, and Yona; Central Village of Sinajana

13. CONGRESSIONAL DISTRICTS OF:

a. Applicant:

Guam

b. Program/Project:

GU-098

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

14. FUNDING PERIOD:

a. Start Date:

10/01/2020

b. End Date:

09/30/2024

15. ESTIMATED FUNDING:

a. Federal (\$):

3,930,419.00

b. Match (\$):

16. IS SUBMISSION SUBJECT TO REVIEW BY STATE UNDER EXECUTIVE ORDER 12372 PROCESS?

a. This submission was made available to the State under the Executive Order 12372 Process for review on:

01/26/2021



b. Program is subject to E.O. 12372 but has not been selected by State for review.



c. Program is not covered by E.O. 12372.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**17. Is The Applicant Delinquent On Any Federal Debt?**Yes ☐No ☒

18. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I Agree ☒

** This list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

First Name:

Middle Name:

Last Name:

Suffix:

Title:

Organizational Affiliation:

Telephone Number:

Fax Number:

Email:

Signature of Authorized Representative:



Date Signed:

Attach supporting documents as specified in agency instructions.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Consolidated Application/Plan/Funding Request Explanation:

The Consolidated Plan 2020-2024 & Annual Action Plan for PY2020 are mandated by the U.S. Dept. of Housing and Urban Development (HUD) Office of Community Planning and Development, for the use of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Government of Guam. The Government of Guam is the Grantee recipient of these HUD grant funds. GHURA administers CDBG, HOME, and ESG programs on behalf of the Government of Guam.

This SF 424 is specific to the CDBG Program Activities in the first year of the 2020-2024 ConPlan. The proposed CDBG activities during the first ConPlan year (PY2020) include CDBG Funding as well as previous years funding from previous projects delayed. Total funding for activities is \$3,930,419.00, comprised of , \$3,125,152.00 in PY2020 funds and \$1,155,267.00 in proposed reprogrammed funds.

Proposed activities focus on Public Facilities & Improvement Projects: (1) Eastern Sub-Station Ph 1 A/E; (2) Sinajana Walks; (3) Acquisition of Affordable Rental Units.

Proposed activities focus on Public Services Activities: (4) The Opportunity Initiative 2020; (5) Homeless Management Information System; (6) Family Services Center; and (7) Lighthouse Recovery Center

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Applicant Federal Debt Delinquency Explanation:

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY			
1.a. Type of Submission: <input checked="" type="checkbox"/> Application <input type="checkbox"/> Plan <input type="checkbox"/> Funding Request <input type="checkbox"/> Other Other (specify): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	1.b. Frequency: <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Other Other (specify): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	1.d. Version: <input checked="" type="checkbox"/> Initial <input type="checkbox"/> Resubmission <input type="checkbox"/> Revision <input type="checkbox"/> Update <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 2. Date Received: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; padding-left: 5px;"> STATE USE ONLY: </div> </div> <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 3. Applicant Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; padding-left: 5px;"> 5. Date Received by State: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> </div> <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 4a. Federal Entity Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; padding-left: 5px;"> 6. State Application Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> </div> <hr/> <div style="display: flex;"> <div style="flex: 1; padding-right: 5px;"> 4b. Federal Award Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> </div>	
1.c. Consolidated Application/Plan/Funding Request? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explanation			
7. APPLICANT INFORMATION:			
a. Legal Name: <div style="border: 1px solid black; padding: 2px;">Government of Guam</div>			
b. Employer/Taxpayer Identification Number (EIN/TIN): <div style="border: 1px solid black; padding: 2px;">96-0001279</div>		c. Organizational DUNS: <div style="border: 1px solid black; padding: 2px;">8550315190000</div>	
d. Address:			
Street1: <div style="border: 1px solid black; padding: 2px;">117 Bien Venida Avenue</div>		Street2: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
City: <div style="border: 1px solid black; padding: 2px;">Sinajana</div>		County / Parish: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
State: <div style="border: 1px solid black; padding: 2px;">GU: Guam</div>		Province: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Country: <div style="border: 1px solid black; padding: 2px;">USA: UNITED STATES</div>		Zip / Postal Code: <div style="border: 1px solid black; padding: 2px;">96910</div>	
e. Organizational Unit:			
Department Name: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		Division Name: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
f. Name and contact information of person to be contacted on matters involving this submission:			
Prefix: <div style="border: 1px solid black; padding: 2px;">Mr.</div>	First Name: <div style="border: 1px solid black; padding: 2px;">Ray</div>	Middle Name: <div style="border: 1px solid black; padding: 2px;">S</div>	
Last Name: <div style="border: 1px solid black; padding: 2px;">Topasna</div>		Suffix: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Title: <div style="border: 1px solid black; padding: 2px;">Executive Director</div>			
Organizational Affiliation: <div style="border: 1px solid black; padding: 2px;">Guam Housing and Urban Renewal Authority</div>			
Telephone Number: <div style="border: 1px solid black; padding: 2px;">(671) 475-1378</div>		Fax Number: <div style="border: 1px solid black; padding: 2px;">(671) 300-7565</div>	
Email: <div style="border: 1px solid black; padding: 2px;">rstopasna@ghura.org</div>			

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**8a. TYPE OF APPLICANT:**

F: U.S. Territory or Possession

Other (specify):

b. Additional Description:

9. Name of Federal Agency:

U.S. Department of Housing and Urban Development

10. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

11. Descriptive Title of Applicant's Project:

Guam HOME Activities include (1) Homebuyer New Construction Build On Your Own Land; (2) Homebuyer-Acquisition or New Construction; and (3) HOME Administration

12. Areas Affected by Funding:

Guam Island-wide

13. CONGRESSIONAL DISTRICTS OF:

a. Applicant:

Guam

b. Program/Project:

GU-098

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

14. FUNDING PERIOD:

a. Start Date:

10/01/2020

b. End Date:

09/30/2024

15. ESTIMATED FUNDING:

a. Federal (\$):

2,373,975.00

b. Match (\$):

16. IS SUBMISSION SUBJECT TO REVIEW BY STATE UNDER EXECUTIVE ORDER 12372 PROCESS?

a. This submission was made available to the State under the Executive Order 12372 Process for review on:

01/26/2021



b. Program is subject to E.O. 12372 but has not been selected by State for review.



c. Program is not covered by E.O. 12372.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**17. Is The Applicant Delinquent On Any Federal Debt?**Yes ☐No ☒

18. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I Agree ☒

** This list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

First Name:

Middle Name:

Last Name:

Suffix:

Title:

Organizational Affiliation:

Telephone Number:

Fax Number:

Email:

Signature of Authorized Representative:



Date Signed:

Attach supporting documents as specified in agency instructions.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Consolidated Application/Plan/Funding Request Explanation:

The Consolidated Plan 2020-2024 & Annual Action Plan for PY2020 are mandated by the U.S. Dept. of Housing and Urban Development (HUD) Office of Community Planning and Development, for the use of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Government of Guam. The Government of Guam is the Grantee recipient of these HUD grant funds. GHURA administers CDBG, HOME, and ESG programs on behalf of the Government of Guam.

This SF 424 is specific to the HOME Program Activities in the first year of the 2020-2024 ConPlan. The proposed funding of HOME activities during this first year of the Consolidate Plan include PY2020 HOME Funding as well as Program Income on-hand and Program Income anticipated for PY2020. Total Activity funding consists of \$2,373,975.00 comprised of \$1,063,975.00 in PY2020 funds and \$1,310,000.00 in Program Income funds.

Proposed activities focus on sustaining and increasing the affordable housing stock. The proposed activities are (1) Homebuyer New Construction Build on Your Own Land; (2) Homebuyer Acquisition or New Construction, and HOME program administration.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Applicant Federal Debt Delinquency Explanation:

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

1.a. Type of Submission:

- ☒ Application
☐ Plan
☐ Funding Request
☐ Other

Other (specify):

1.b. Frequency:

- ☒ Annual
☐ Quarterly
☐ Other

Other (specify):

1.d. Version:

- ☒ Initial ☐ Resubmission ☐ Revision ☐ Update

2. Date Received:

STATE USE ONLY:

3. Applicant Identifier:

5. Date Received by State:

4a. Federal Entity Identifier:

6. State Application Identifier:

4b. Federal Award Identifier:

1.c. Consolidated Application/Plan/Funding Request?

Yes ☒ No ☐

Explanation

7. APPLICANT INFORMATION:

a. Legal Name:

Government of Guam

b. Employer/Taxpayer Identification Number (EIN/TIN):

96-0001279

c. Organizational DUNS:

8550315190000

d. Address:

Street1:

117 Bien Venida Avenue

Street2:

City:

Sinajana

County / Parish:

State:

GU: Guam

Province:

Country:

USA: UNITED STATES

Zip / Postal Code:

96910

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this submission:

Prefix:

Mr.

First Name:

Ray

Middle Name:

S

Last Name:

Topasna

Suffix:

Title: Executive Director

Organizational Affiliation:

Guam Housing and Urban Renewal Authority

Telephone Number: (671) 475-1378

Fax Number: (671) 300-7565

Email: rstopasna@ghura.org

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**8a. TYPE OF APPLICANT:**

F: U.S. Territory or Possession

Other (specify):

b. Additional Description:

9. Name of Federal Agency:

U.S. Department of Housing and Urban Development

10. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant Program

11. Descriptive Title of Applicant's Project:

Guam ESG Activities include (1) Family Services Center (ESG)/ One-Stop Homeless Assistance Center;(2) Guam Manhoben and (3) ESG Administrative Costs.

12. Areas Affected by Funding:

Guam Island-wide

13. CONGRESSIONAL DISTRICTS OF:

a. Applicant:

Guam

b. Program/Project:

GU-098

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

14. FUNDING PERIOD:

a. Start Date:

10/01/2020

b. End Date:

09/30/2022

15. ESTIMATED FUNDING:

a. Federal (\$):

227,722.00

b. Match (\$):

16. IS SUBMISSION SUBJECT TO REVIEW BY STATE UNDER EXECUTIVE ORDER 12372 PROCESS?☒ a. This submission was made available to the State under the Executive Order 12372 Process for review on: 01/16/2021☐ b. Program is subject to E.O. 12372 but has not been selected by State for review.☐ c. Program is not covered by E.O. 12372.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**17. Is The Applicant Delinquent On Any Federal Debt?**Yes ☐No ☒

18. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I Agree ☒

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First Name:

Middle Name:

Last Name:

Suffix:

Title:

Organizational Affiliation:

Telephone Number:

Fax Number:

Email:

Signature of Authorized Representative:



Date Signed:

Attach supporting documents as specified in agency instructions.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Consolidated Application/Plan/Funding Request Explanation:

The Consolidated Plan 2020-2024 & Annual Action Plan for PY2020 are mandated by the U.S. Dept. of Housing and Urban Development (HUD) Office of Community Planning and Development, for the use of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Government of Guam. The Government of Guam is the Grantee recipient of these HUD grant funds. GHURA administers CDBG, HOME, and ESG programs on behalf of the Government of Guam.

This SF 424 is specific to the ESG Program Activities in the PY2020 Annual Action Plan. The proposed ESG activities during this first Consolidated Plan year (PY2020) total \$257,722.00. Proposed activities focus on Rapid Re-Housing (RRH) for the Homeless, Homeless Prevention (HP) for those At-Risk of Homelessness, and both RRH and HP for a special needs population. Activities include (1) Family Services Center (ESG)/ One-Stop Homeless Assistance Center; (2) Guma Manhoben and (3) ESG Program Administrative Costs.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Applicant Federal Debt Delinquency Explanation:

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 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 (0348-0040), Washington, DC 20503.

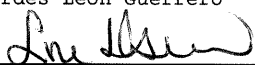


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL Lourdes Leon Guerrero 	TITLE Governor 
APPLICANT ORGANIZATION 	DATE SUBMITTED 1/09/2021

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 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 (0348-0042), Washington, DC 20503.

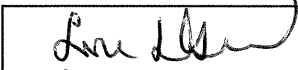
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  Lourdes Leon Guerrero	TITLE Governor of Guam
APPLICANT ORGANIZATION Guam	DATE SUBMITTED 01/29/2021

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person 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 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 any 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, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying 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 subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Lourdes Leon Guerrero

Signature of Authorized Official

1/29/2021

Date

Governor of Guam

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020, 2021, 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Lourdes Leon Guerrero
Signature of Authorized Official

1/29/2021
Date

Governor of Guam
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Lourdes Leon Guerrero
Signature of Authorized Official

1/29/2021
Date

Governor of Guam
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Lourdes Leon Guerrero
Signature of Authorized Official

1/29/2021
Date

Governor of Guam
Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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.



The Salvation Army Guam Corps Family Services Center

EMERGENCY SOLUTIONS GRANT

Homelessness Prevention and Rapid Re-Housing Services

STANDARD OPERATING PROCEDURES

Updated 09/11/19



The Salvation Army Guam Corps
Rapid Re-Housing Program & Homeless Prevention
Policies and Procedures

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Description

The purpose of the ESG is to provide homelessness prevention assistance to households who would otherwise become homeless—many due to the economic crisis—and to provide assistance to rapidly re-house persons who are homeless as defined by HUD’s HEARTH Act Final Rule (Federal Register/Vol. 76, No. 2333/Monday, December 5, 2011, which established the regulations for the Emergency Solutions Grant (ESG) program. The new regulations require the establishment of written standards for providing ESG assistance and the consistent application of these standards to all program participations (24 CFR 576.400(e)).

The Emergency Solutions Grant (ESG) is focused on housing for homeless and at-risk households. It provides temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be homeless *but for* this assistance. The funds under this program are intended to target two populations of persons facing housing instability:

- 1) individuals and families who are currently in housing but are at imminent risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention), and
- 2) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing).

The ESG is NOT a mortgage assistance program. ESG funds are only eligible to help program participants—whether they are renters or homeowners about to become homeless—pay for utilities, security deposits, and rent in a new unit.

ESG funds are not eligible to pay for any mortgage costs or legal or other fees associated with retaining a homeowners’ housing.

Grant funds must be used for eligible activities as described in the HUD Notice. There are four categories of eligible activities for the ESG program:

- Housing Relocation and Stabilization with financial assistance and services,
- Rental Assistance,
- HMIS/Data collection and evaluation, and
- Administrative costs.

These eligible activities are intentionally focused on housing— either financial assistance to help pay for housing, or services designed to keep people in housing or to find housing. Generally, the intent of **ESG assistance** is to rapidly transition program participants to stability, either through their own means or through public assistance, as appropriate. ESG assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive services needs of households that affect housing stability. Assistance should be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability.



All households receiving any form of ESG assistance are to have case management and complete an Initial Assessment. Monthly case management follow-up is required to assure that the household remains housed and is addressing barriers that led to the housing crisis. Individuals with apparent or diagnosed disabilities, e.g. serious mental illness or co-occurring disorders should be served from emergency through stability by separate service providers who will engage with these individuals, provide case management, and oversee support services with a goal of permanent housing and an adequate support network. The development of a HSAP is an integral part of the Guam program. Individuals and families served in this initiative will be those who have the most likelihood of becoming stabilized and who would otherwise tend to use the largest percentage of emergency shelter and other emergency resources.

Section 1: Eligibility Determination

1. Homelessness Prevention – Initial Criteria (A-E below)

The lease holder must apply for ESG-HPRR assistance. Certification and/or verifications must be within 30-days from the date of intake.

A. Individual/Household:

1. Has an annual income below 30% of median family income for the area.; AND
2. Has had an economic hardship that is resulting in them losing their permanent night time residence
3. Lacks the resources and support networks needed to obtain other permanent housing.

Required Documentation:

- A1: Bank Statements: Last month or current savings/checking account statement for all account holders (adult household members only)
- A2: Self-declaration from lease holder that they do not have family members, friends, pastor, church members, or individuals willing to provide shelter and/or financial assistance to prevent household from becoming homeless. OR Letter(s) from family members, friends, or other individuals stating that they are unable to assist the household.

- ##### **B. Must be a resident of or resided on Guam for 6-months (with the intent on making Guam his place of residence).**

Required Documentation:

Filed 1040, Voter's Registration form, Lease Agreement, Bank Records, Payroll checks or VOE, I-94.



- C. Individual/Household must be at or below the HUD published income limit for the Pacific Region. Income Limits Summary is provided by HUD/GHURA on an annual basis.

Required Documentation (from all adult household members):

Verification of Employment (VOE) or 3 months consecutive pay stubs, Child Support, Alimony, Social Security, Retirement, Cash Assistance/TANF, GHURA UR, or other sources of cash income.

- D. Individual/Household must meet one of the housing situations below:

For housing situations 1 & 2 below, economic hardship means a sudden and significant reduction in income such as loss of employment or income; funeral expenses due to the death of an immediate family member; and significant medical expenses.

1. Lives in the home of another because of economic hardship.

Statement letter from individual currently housing applicant AND documents showing location/ residence (utility billing, lease agreement, home ownership form) AND valid photo ID.

2. Will be evicted in 14 days from current housing or at-risk of eviction due to utility disconnection.

Eviction or Utility Disconnection Notice

3. Is exiting a publicly funded institution or systems of care.

Referral Letter from Institution or Systems of Care and Service Plan; or
Discharge forms w/ exit plan

4. Lives in a hotel/motel and cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals.

Receipts from hotel/ motel

- E. Have the financial ability to maintain housing after the assistance has ended.

2. **Rapid Re-Housing** – Initial Criteria (A-C Below)

- A. Must be a resident of or resided on Guam for at least 6-months (with the intent of making Guam his place of residence), and

Required Documentation: Filed 1040, Voter's Registration form, Lease Agreement, Bank Records, Payroll checks or VOE, or I-94.

- B. Must meet one of the homeless definitions in Categories 1 through 4, and

1. Category I: Household lacks a fixed, regular, and night-time residence meaning:

- Emergency Shelter
- Living in a shelter designated to provide temporary living arrangements
- Sleeping in a place not designed for or ordinarily used as a regular sleeping accommodation, including a car, park, abandoned building, etc.
- Exiting an institution where (a) they resided for 90 days or less AND (b) was residing in an emergency shelter or place not meant for human habitation immediately before entering the institution.

Documentation Required:

Verification of residency from shelter or transitional housing program
OR

Support letter from other agencies (VA, BOSSA, Mental Health) must be on a letter head and include title of person issuing the support letter and the date and time the homeless status was witnessed. Support Letter must include the map to the location, description of living conditions, and time period of residence OR

Certification letter from a continuum of care agency/member OR

Mayor's Verification: information must include the name and title of the person witnessing your homeless status. Additionally, the Mayor's office letter must include the map to the location, description of living conditions, and time period you have been residing there.

- A mayor's verification stating "homeless" or "roving in the village" is unacceptable OR Discharge papers AND Documentation of prior homeless status



2. Category 2- Individual or family who will imminently lose their primary nighttime residence, provided that: ** Homeless Prevention**

- a. Residence will be lost within 14 days from the date of application for assistance; AND
- b. Has had an economic hardship occur; AND
- c. The individual or family lacks the resources or support networks needed to obtain other permanent housing

Required Documentation

Eviction Notice, Termination from Housing Program (Public Housing, Section 8, VASH, Supportive Housing, and other federal housing programs)

Self-Declaration of attempts to secure or seek housing with family members, friends, pastor, or others.

Current Bank Statement for all adult household members

3. CATEGORY 3- Homeless under other federal statutes, meaning (Refer to other resource ie: Sanctuary, Inc., VA)

Unaccompanied youth (under 25 years of age) or families with children and youth who do not otherwise qualify as homeless, but who meet all the following:

- (a) Meet homeless definition under another federal statute
- (b) Have not had lease, ownership interest, or occupancy agreement in permanent housing at any time during the last 60 days.
- (c) Have experienced two or more moves during the last 60 days
- (d) Can be expected to continue in such status for an extended period of time because of:
 - i. Chronic disabilities or
 - ii. Chronic physical health or mental health
 - iii. Histories of domestic violence or childhood abuse (neglect)
 - iv. Presence of a child or youth with a disability



- v. Two or more barriers to employment (transportation, lack of GED/H.S. Diploma, lack of employment history, limited English comprehension skills, etc.)

Required Documentation

Referral letter from appropriate agencies such as DPHSS Bureau of Social Services Administration/Child protective Services, Guam Behavioral Health and Wellness Center, etc AND

- 4. CATEGORY 4- Attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions who: Refer to Alee Shelter or Vero. * we can assist these individuals if they have been referred to us by Catholic Social Service Alee Shelter or Victims Advocate Reaching Out (VARO) and they no longer receive housing assistance through these agencies.

- (a) Have no other housing options AND
- (b) Lack the financial resources and support networks (family, friends, pastor, employer, etc.) needed to obtain other permanent housing

Required Documentation

See Homelessness Prevention Initial Criteria: 1a & 1b supportive documents

Guam Police Department Report or Referral from Assisting Agency

If applying under Rapid Re-Housing, applicants must also meet Category 1.

- C. Must be employed, actively seeking employment, or show proof that they have the financial ability to maintain housing after ESG-HPRR assistance has concluded.



Section 2: Intake Process

1. Intake Form must be conducted in-person. Based on information provided on initial Intake form, coordinated entry Navigator will determine if they fall under Homeless Prevention or Rapid Rehousing.
 - A. **Homeless Prevention;** will be refereed to ESG intake process: Monday -Thursday 9a.m. to Noon (max 6 appointments on those days & times.)
 - B. **Raid Rehousing** –CE navigator will proceed with conducting VI-SPDAT (Vulnerably Index-Service Prioritization Decision Assistance Tool) to determine their score and refer to the agency that can best support them in their homeless situation.
2. ESG staff will determine if applicant(s) meets initial eligibility criteria:
 - A. If deemed eligible: ESG staff will verify via HMIS if the individual/head of household received any type of ESG Homelessness Prevention and Rapid Re-Housing assistance.
 - If individual/household received any type of ESG-HPRR assistance, the Intake Worker will record the type of assistance and number of months received.
 - If the individual/household received the 24 months maximum and are applying within the 3yr requirement permitted under the ESG-HPRR program, then Intake will cancel the application process and refer the individual/household to other services.
 - B. ESG Intake Staff will provide individual/head of household with the following:
 - Application
 - HMIS form
 - Pending Document Checklist
 - **Rental (Homelessness Prevention only)** and/or Utility Payment Request
 - and other necessary documents that may pertain to their situation.
 - C. Individual/Head of Household will be provided 10-business days to submit all required documents.



- Failure to submit the required documents within the 10-business days will result in cancellation of their application. The individual/head of household may reapply for assistance.
- D. ESG Intake staff will inform applicants that a housing inspection is required anytime ESG-HPRR funds are used to help participants remain in or move into housing and that signing a lease prior to inspection will cancel the intake process.
- E. ESG Intake staff will **(a)** collect all requested documents, **(b)** explain the next steps in the application process (Case Review, Assessment meeting with Social Worker, Creation of a HSAP, etc.), **(c)** inform the applicant that their case will be forwarded to the Social Workers, and **(d)** inform applicant that case files are reviewed according to preference guidelines.

Section 3: Order of Preference

Rapid Re-housing applications will receive priority over Homelessness Prevention applications.

1. Homeless Prevention/Rapid Re-Housing cases will be prioritized in the following order:
 - A. First preference: Rapid Re-housing families with children
 - B. Second preference: Rapid Re-housing individuals
 - C. Third preference: Homelessness Prevention families and individuals not under any federal housing program.
 - D. Fourth preference: Homelessness Prevention families and individuals receiving other federal housing subsidies.

Section 4: Assessment

1. Social Worker will review case files in accordance with preference guidelines.
2. Social Worker will verify that all documents are submitted and contact the applicant if any additional documents are required.



3. Social Worker will complete the (a) initial assessment using the SOAP (Subjective, Objective, Assessment, Plan) format; (b) Resident Rent Calculation form; (c) Staff Certification form, and (d) HSAP.
4. Social Worker will schedule the initial assessment meeting with all adult household members. Assessment meeting will address program purpose, policies and guidelines, HSAP goals, and required HUD mandates (monthly case meetings, quarterly/semi-annual re-certifications, etc.)
5. Following assessment, Social Worker will determine the type of assistance needed and the amount of time that may be required to stabilize housing.
6. ESG-HPRR staff will conduct housing inspection using the Housing Habitability Standard Inspection Checklist.
7. ESG staff will contact landlord/property manager to schedule a housing inspection.
8. If housing meets HUD's standards, TRA will be completed by ESG Staff, landlord, and adult household members. If unit fails to meet HUD Standards, participants must find another unit or landlord would need to make the necessary repairs to meet HUD's Housing Habitability standards.
9. Upon receipt of all necessary documents (business license, lease agreement, utility billings, TRA, Rental/Utility Payment Request), Social Worker will prepare check request for financial assistance.
10. Social Worker will disburse payments to vendors.

Section 5: Case Management

1. ESG Staff will input household information in HMIS system on a timely manner.
2. As mandated by HUD, Social Worker will meet with program participant on a quarterly or semi-annual basis to re-certify eligibility.
3. As mandated by HUD, Case Manager/Social Worker will meet with program participant on a monthly basis to measure their progress with their HSAP, address obstacles, and re-enforce program guidelines.



Section 6: Financial Assistance for Homelessness Prevention AND Rapid Re-Housing

1. Length of Financial Assistance:
 - a. Short-term – 1 to 3 months financial assistance
 - b. Medium-term – 3 to 6 months financial assistance
 - c. Extension requested- must have ESG approval form submitted
2. Maximum Length to receive financial assistance:
 - a. Up to 24-months of rental/utility assistance
 - i. Homelessness Prevention: Participants are required to pay a shallow rent of 30% of the household's total income towards current rent.
 - ii. Rapid Re-housing: Participants are required to pay a shallow rent of 30% of household's total income after 6-months re-certification.
 - b. Up to 3-months (max) rental/utility arrears, but not to exceed 24-months of financial assistance.
3. Maximum amount of financial assistance for families and individuals:
 - a. Households comprised of three (3) or less individuals may not exceed the maximum financial assistance amount of \$5,000 per grant.
 - b. Households comprised of four (4) or more individuals may not exceed the maximum financial assistance amount of \$7,000 per grant.
4. Security Deposits are a one-time assistance. Rental Security Deposits may not exceed the cost of one month's rental.

Section 7: ESG-HPRR Staff Responsibilities before providing rental assistance

1. ESG-HPRR Staff must verify that household's monthly rental payments meet HUD's Fair Market Rent provided under 24 CFR part 888 and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.



2. ESG-HPRR Staff must comply with GHURA's Standards used to determine acceptability of unit size (HQS rules). Additionally, Social Worker and program participants must ensure that unit is affordable.
3. If household needs to relocate into a new unit, then the ESG-HPRR Staff would need to conduct a housing inspection to make sure the unit meets HUD's Fair Market Rent provided under 24 CFR part 888 and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.
4. Reasons for relocation:
 - a. Relocation may be necessary under the following circumstances:
 - i. Eviction cannot be prevented
 - ii. Rental unit exceeds HUD's Fair Market Rent provided under 24 CFR part 888 and does not comply with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.
 - iii. Rental unit is not affordable.
 - iv. If arrears exceed 3-months maximum, then the program participant must create an affordable payment plan addressing additional arrears or be re-housed. Pre-paid plan is not allowed will participating in ESG-HPRR
 - v. If participant refuses re-housing assistance, ESG-HPRR may deny assistance.

Section 8: ESG-HPRR Staff Responsibilities before providing utility assistance

1. ESG-HPRR may provide utility assistance for the following circumstances:
 - a. The lease includes a provision requiring that utilities be maintained while residing in the unit and that utility disconnection would constitute a lease agreement violation thus placing the household at risk for eviction. Lease Agreement and Disconnection notice must be provided.
 - b. If arrears exceed 3-months maximum, then the program participant must create an affordable payment plan addressing additional arrears or be re-housed. Pre-paid plan is not allowed will participating in ESG-HPRR. Failure to follow payment plan may result in termination of ESG assistance.
2. Participant is responsible for submitting their utility billings in a timely manner. Failure to do so may result in disconnection of services. Participant will be responsible for fees related to restoring services.



3. Utility assistance may not exceed the amounts per bedrooms as listed on GHURA's annual Payments Standard Schedule.
4. **Re-connection fees and Application fees are not allowable costs under ESG.**

Section 9: Case Denial, Termination, Continuation, AND Closure

1. Case Denial

- a. Household fails to attend in-depth assessment meeting with social worker.
- b. SW/CM unable to certify homeless status or conduct housing inspection (as mandated by HUD).
- c. Household fails to submit any additional documents as determined by the social worker.
- d. Display of belligerent or disruptive behavior towards service providers, other participants, vendors, and/or volunteers;
- e. Any household member(s) convicted of any criminal offenses while applying for this assistance;
- f. Refusal to acknowledge/sign HSAP and Client Contract

2. Program Termination

The following actions, behaviors, and situations will result in immediate termination from the program. Participants may re-apply for assistance at new grant cycle (every 3 years).

- a. Any household member being uncooperative to include refusal of signing the HSAP and Client Contract, not responding to ESG-HPRRP staff phone calls, walking out of the monthly case management or recertification meetings, or non-attendance at monthly case management or recertification meetings.
- b. Any household member convicted of any criminal offenses during period of assistance.
- c. Any household member found to be in possession of illegal weapons or substances.
- d. Any household member convicted of any criminal offenses during period of assistance;

- e. Any household member found to be in possession of illegal weapons or substances;
- f. Any household member that is verbally or physically violent or abusive to service provider staff, other program participants, vendors, or volunteers;
- g. Any household member that endangers/ threatens the safety of service provider staff, other program participants, vendors, or volunteers;
- h. Subletting or having anyone not approved staying in the housing unit/permitting other individuals to use utilities during the period program participants are receiving ESG-HPRRP assistance.
- i. Any household member providing false information and/or intentionally withholding information that is required in determining program eligibility. Program participants may be required to re-pay financial assistance to the grantee or sub-grantee.

3. Case Closure/Completion

- a. At recertification, household no longer meets criteria a & b under 1. Initial Criteria under Section 1: Eligibility Determination.
- b. Household increased their income and/or decreased their expenses and can be self-sufficient AND/OR entered subsidized permanent housing.
- c. Household was terminated for failing to comply with program guidelines and client contract after being counseled and issued a verbal/written warning from social worker.
- d. Household reached maximum number of months permitted under ESG (24-months per grant cycle).
- e. Household reached or exceeded the maximum amount set for each individual or household (See P11).

Section 10: Participants Receiving Other Housing Subsidies

- 1. ESG-HPRR may assist with Security Deposit (Rental, Utility, Application/ Connection Fee)
- 2. ESG-HPRR may only assist with rental or utility arrears under the following conditions as described by HUD:

“ESG-HPRR assistance cannot be provided for the same period of time and for the same cost types that are being provided through another federal, state, or local housing subsidy



program... If a participant is receiving rental assistance under another program (either a full or partial subsidy), ESG-HPRR funds may not be used for rental assistance during that same time period. HUD expects the Public Housing Agency, or the agency administering the other subsidy program... to recalculate the tenant share of the rent payment when there has been a decrease in household income so that the housing remains affordable for the tenant.”

“ESG-HPRR can be used to help the household pay for up to 3-months of arrears in cases where the household has fallen behind on its portion of payment due to a time lag between the household’s change in income and the recalculation of tenant rent contribution.”

3. If participant reported change in income (to GHURA) within the required 10-days, then ESG-HPRR will only assist with utilities to prevent disconnection provided the participant submits the following: (a) Change Report and (b) Summary Application reflecting new Tenant Share/ Utility Reimbursement
4. GHURA Public Housing and Housing Choice Voucher Program (Section 8) tenants may receive assistance (rental or utility) **one-time** under ESG-HPRR per grant cycle.

* Required document: Termination of HAP payments due to non-payment of tenant share for monthly rental

Section 11: Denial and Termination Appeals Procedures

1. Social Worker/Case Manager will inform the household -in person, by telephone and/or in writing-that their application/ assistance is being denied or terminated and the reasons for such actions.
2. Adverse notice will include information on the participant’s due rights, reasons for adverse action, and contact information to make an appointment with the ESG Administrator to learn more about their rights and the due process procedures. In addition, participant will be informed that a written request for a meeting with the ESG Administrator must be made within 10 calendar days from the date the information or letter was mailed to the participant.
3. If the household fails to respond to the denial or termination letter, then the social/casemanager’s disposition becomes final.
4. If the household submits a written request for an informal meeting:
 - a. The ESG director will promptly schedule a meeting and provide written and/or verbal notification to the participant of the date, time, and place.



- b. If household fails to appear for the scheduled meeting, then social worker/case manager's disposition becomes final.
5. The final decision will be made by the ESG Administrator and written notification of the decision will be mailed to the participant.
6. If the household wishes to contest the Director's disposition, household may appeal to the Grantee (GHURA/Amor Say) for a formal hearing. The Director will supply the participant with the Grantee's contact information.
7. Grantee's decision will be final.

Section 12: HMIS Entry

1. ESG Staff will enter new household in the HMIS database when they have received a letter of financial support for Rental and/or Utility assistance.
2. ESG Staff will input the household's information into the HMIS database and throughout applicants time in the ESG HPRR program will record payments (Check Request), any changes to the household situation, such as income or household size.
3. ESG Staff will run reports to include the Quarterly Performance Report (QPR) at the end of the month or as needed.
4. Sensitivity of data
 - a. Staff will be responsible for making sure that the HMIS database is secure and that only authorized personnel have access to the database
 - b. Staff will ensure that all safeguards are in place to maintain database confidentiality.
Staff should:
 1. Log off the HMIS system when not in use, especially when away from the desk
 2. Not share passwords with non-authorized users

Section 13: Allowable Cost Types/Timesheet

1. Housing Search and Placement
 - a. Assessment of housing barriers, needs, and preferences;
 - b. Development of an action plan for locating housing;



- c. Housing search;
 - d. Outreach to and negotiation with owners;
 - e. Assistance with submitting rental applications and understanding leases;
 - f. Assessment of housing for compliance with Emergency Solutions Grant (ESG) requirement for habitability, lead-based paint, and rent reasonableness;
 - g. Assistance with obtaining utilities and making moving arrangements; and
 - h. Tenant counseling
2. Housing Stability case management

****Client must be stably housed within 30 days****

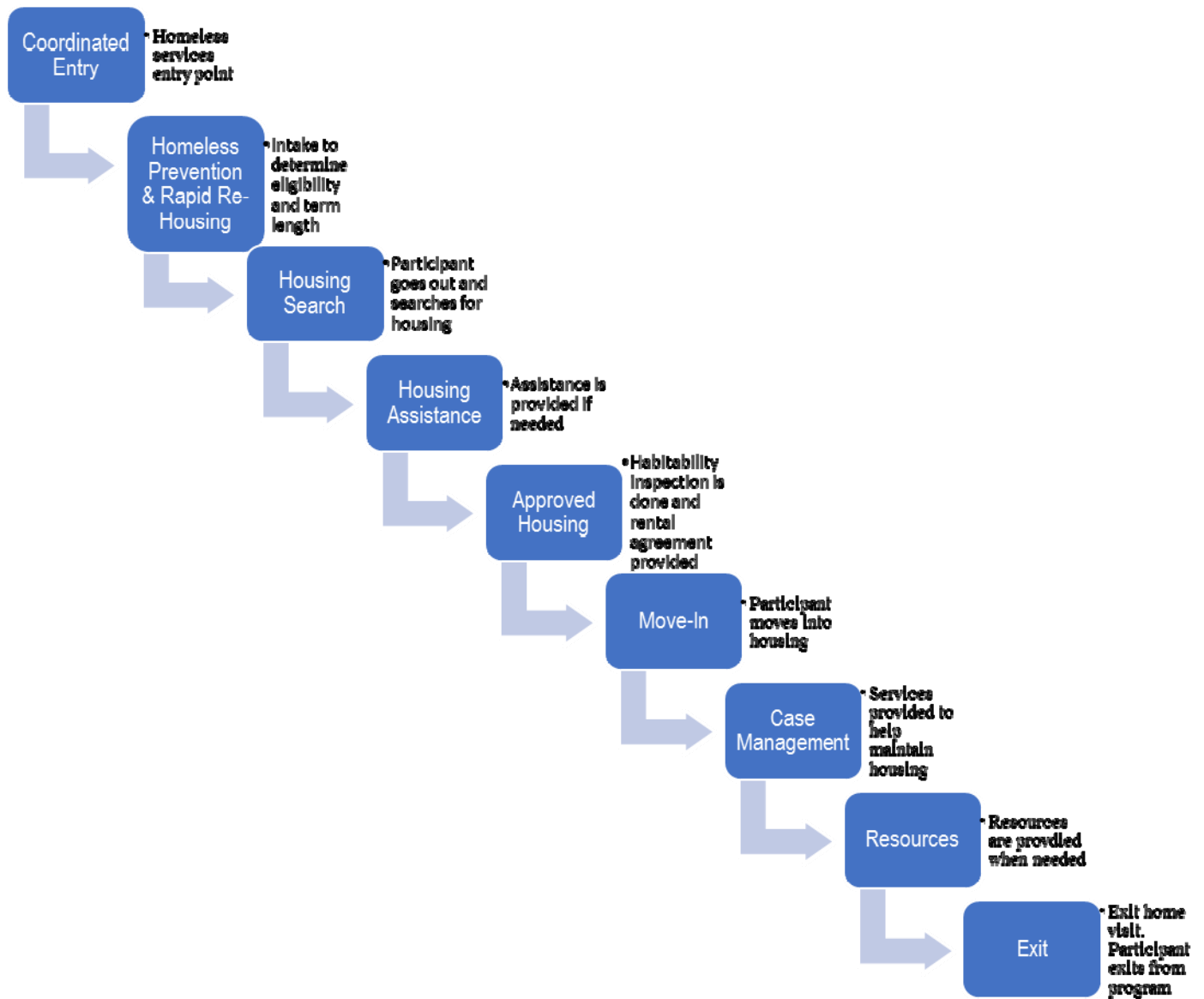
- a. Using the centralized or coordinated assessment system as required under §576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
- b. Conducting the initial evaluation required under §576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
- c. Counseling
- d. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits
- e. Monitoring and evaluating program participant progress
- f. Providing information and referrals to other providers
- g. Developing an Individualized housing and service plan, including planning a path to permanent housing stability
- h. Conducting re-evaluations required under §576.401(b).

Section 14: Documenting Persons with Disabilities:

1. Written verification of the disability from a professional licensed by the state to diagnose and treat the disability and his or her certification that the disability is expected to be long-continuing or of indefinite duration and substantially impedes the individual's ability to live independently;
2. Written verification from the Social Security Administration;
3. The receipt of a disability check (e.i., Social Security Disability Insurance check or Veteran Disability Compensation);
4. Other documentation approved by HUD; or
5. Intake staff-recorded observation of disability that, no later than 45 days of the application for assistance, is confirmed and accompanied by evidence in 1, 2, & 3 above.

When documenting a household's situation, HUD requires that ESG-HPRR programs obtain evidence as third party first, intake worker observations second, and certification from the household seeking assistance third.

The Salvation Army reserves the right to amend or further clarify any and all SOPs as situations arise. Should any changes to SOP occur, TSA will notify the funding agency of such changes.



China facing global isolation as virus toll rises

SHANGHAI (Reuters) - China faced mounting isolation in the face of increasing international travel curbs and flight suspensions on Saturday, as the death toll from a spreading coronavirus outbreak rose to 304.

The epidemic has led to mass evacuations of foreign citizens as world airlines halt flights, and risks exacerbating a slowdown in growth in the world's second-largest economy.

China's National Health Commission said there were 2,102 new confirmed infections in China as of Friday, bringing the total to 11,791. Around two dozen other countries have reported more than 130 cases.

All of the reported deaths from the virus have been in China.

The Russian military was to start evacuating Russian citizens from China on Monday and Tuesday, Interfax and TASS news agencies reported. Kremlin spokesman Dmitry Peskov was quoted as saying the evacuations would be from regions that had been most affected by the outbreak.

Russia, which has already restricted direct flights with its biggest trading partner, also said it was suspending visa-free travel for Chinese visitors and halting work visas.

Most international cases have been in people who had recently traveled to or were visiting from Hubei province, the epicenter of the outbreak.

Hubei has been under a virtual quarantine for the last week, with roads



QUARANTINE: A woman wears a face mask in a market alley in Jiujiang, Jiangxi province, China, as the country is hit by an outbreak of a new coronavirus, Feb. 1. Thomas Peter/Reuters

sealed off and public transport shut down. Elsewhere, Chinese authorities placed growing restrictions on travel and business.

In Beijing, counters were set up at the entrances of housing estates, where volunteers wearing red arm bands and masks noted details of residents coming back from their hometowns after the Lunar New Year holiday.

"As long as I am properly protected and don't go to crowded places, I don't feel scared at all about my hometown or Beijing," said a 58-year-old migrant worker surnamed Sun.

Others were more worried.

"There will be a huge number of

tional concern, has said global trade and travel restrictions are not needed.

But Singapore and the United States announced measures on Friday to ban foreign nationals who have recently been in China from entering their territories. Australia followed suit on Saturday.

"We're in fact operating with an abundance of caution in these circumstances so Australians can go about their daily lives with confidence," Prime Minister Scott Morrison told reporters in Sydney.

The Chinese data would suggest the flu-like virus is less deadly than the 2002-03 outbreak of Severe Acute Respiratory Syndrome (SARS), which killed nearly 800 people of the some 8,000 it infected, although such numbers can evolve rapidly.

International evacuations

The list of international airlines suspending all or some flights to China is growing.

The latest were Qantas Airways Ltd and Air New Zealand, who said travel bans forced them to suspend their direct flights to China from Feb. 9. All three major U.S. airlines said on Friday they would cancel flights to mainland China.

The commander of U.S. forces in the Pacific banned travel to China for all service members and civilian personnel under his authority and ordered those now in China to leave immediately, officials said.


Related story

U.S. confirms another case as Pentagon prepares housing for the nearly 1,000 citizens expected to be quarantined. See story, page 14.


people returning to the city. I think it will put Beijing at risk of more infections," said Zhang Chunlei, 45, another returning migrant worker.

In Hubei, the provincial government extended the holiday break to Feb. 13 in a bid to contain the outbreak, the Hubei Daily reported.

The World Health Organization, which this week declared the outbreak a public health emergency of interna-



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**NOTICE OF FUNDING For
Program Year 2020 Community Planning and Development Funds
U.S. Department of Housing and Urban Development**

The Guam Housing and Urban Renewal Authority (GHURA) is announcing the availability of an estimated \$4,343,277 in Community Planning and Development (CPD) funds available from the U.S. Department of Housing and Urban Development (HUD). Eligible government agencies and non-profit organizations are invited to submit proposals that address the priorities and goals identified in Guam's Consolidated Plan Priorities and Goals for 2020-2024. The priorities and goals set forth Guam's plan for supporting low- and moderate-income populations through the creation and preservation of decent housing, sustainable living environments, and economic, and economic opportunities for the next five years.

Applications for the use of CPD funds will be available beginning on Monday, February 3, 2020, at the GHURA Community Planning and Development Office, located at 117 Bien Venida Avenue in Sinajana, and via the GHURA website at www.ghura.org. Funding estimates are as follows:

Community Development Block Grant (CDBG)	\$3,110,435.00
HOME Investment Partnership Grant (HOME)	\$985,162.00
Emergency Solutions Grant (ESG)	\$247,680.00

CDBG funds may be used to revitalize neighborhoods, support affordable housing development, expand economic opportunities, and improve community facilities and services. Use of CDBG funds must meet at least one of the program's national objectives of (1) benefiting low and moderate-income persons, (2) eliminating slum or blight conditions, or (3) meeting other urgent community development needs.

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ESG funds may be used for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance.

A briefing for first-time applicants for any of these grants will be held on Thursday, February 20, 2020, from 10:00 a.m. to 12:00 p.m. at the Sinajana Mayor's Office, 117A Chalan Guma Yuos, Sinajana. Due to limited space, please contact Ms. Francesca Gatuz no later than Monday, February 17, 2020, at 475-1316 to reserve your seat.


Interested applicants may pickup application forms at the GHURA CPD Office in Sinajana. Forms will also be available for download on the GHURA website at www.ghura.org. All applications must be received by the GHURA CPD office in Sinajana no later than 4:00 p.m. on Monday, April 6, 2020.

For further information, please contact Ms. Katherine E. Taitano, GHURA Chief Planner, at 475-1322.

/s/ RAY S. TOPASNA, Executive Director

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Americans disembark from virus-hit cruise; China says new cases slow

SHANGHAI/BEIJING (Reuters) - American passengers were taken off a cruise liner on Sunday to fly home after being quarantined for two weeks off Japan, while China said the rate of new coronavirus cases had slowed, calling that proof its steps to fight the outbreak were working.

An announcement aboard the Diamond Princess, where 3,700 passengers and crew have been held since Feb. 3, told Americans to get ready to disembark on Sunday evening for charter flights home. Passengers wearing masks could later be seen waving through the windows of buses parked near the ship.

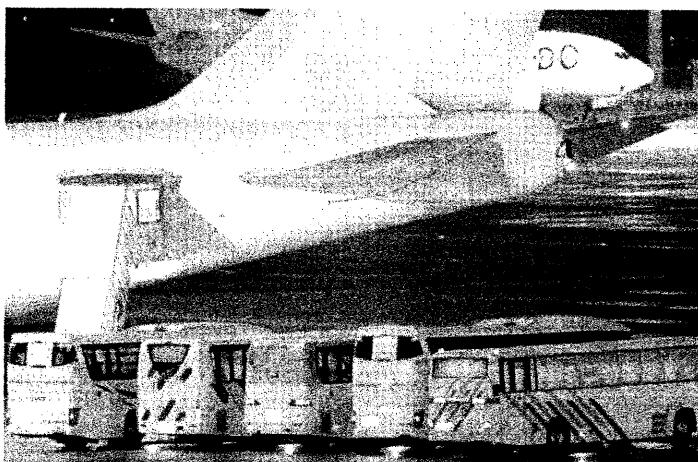
Of the roughly 400 Americans on the cruise, more than 40 are infected with the virus and will stay in Japan for treatment, said Dr. Anthony Fauci, director of the U.S. National Institute on Allergy and Infectious Diseases.

"They are not going to go anywhere. They're going to be in hospitals in Japan," Fauci told the CBS News program "Face the Nation." "People who have symptoms will not be able to get on the evacuation plane. Others are going to be evacuated starting imminently to air force bases in the United States."

Kyodo News Agency said the flights carrying U.S. passengers left Haneda Airport at around 1700 ET.

Canadian, Italian, South Korean and Hong Kong passengers were expected to follow soon, after their governments also announced plans to repatriate passengers.

"Leaving in a few hours. No details. Might be going to Texas or Nebraska," U.S. passenger Gay Courter told Reuters.



OUT OF QUARANTINE: Buses believed to carry the U.S. passengers of the cruise ship Diamond Princess, where dozens of passengers were tested positive for coronavirus, are parked next to an airplane in Yokohama, south of Tokyo, Japan, Feb. 17. Issei Kato/Reuters

Seventy new coronavirus cases were confirmed on board, bringing the total on the ship to 355, by far the largest cluster of cases outside China. Fauci told the Washington Post there were 44 infected Americans.

Within China, authorities reported 2,009 new cases on Sunday, noting that this was down from more than 2,600 the previous day. They said this showed their efforts to halt the spread of the virus were bearing fruit.

"The effect of the coronavirus controls is appearing," Mi Feng, spokesman for the Health Commission, told reporters.

The new cases brought the total to 68,500 in mainland China, with 1,665 deaths, including 143 fatalities reported on Sunday. Outside China, more than 500 cases have been confirmed, mostly of people who

traveled from Chinese cities, with five deaths.

The coronavirus is thought to have emerged at a wildlife market in China's central province of Hubei. China's response has included putting Hubei and its capital Wuhan - a city of 11 million people - on virtual lockdown.

Mi said the proportion of confirmed cases who were critically ill had fallen

to 21.6% on Saturday, from 32.4% on Jan. 27. He said this showed the authorities were able to treat patients more quickly, preventing cases from becoming critical.

Mark Woolhouse, Professor of Infectious Disease Epidemiology at Britain's University of Edinburgh, said if the numbers suggested the epidemic has peaked in Hubei, "then this would be encouraging news for the rest of the world too."

But he added: "We should be cautious though; it could simply be that reporting is not keeping up with events in circumstances where the health services are under enormous pressure."

Declining numbers of reported new infections could mean the virus was being contained, but could also mean it was simply running out of susceptible new hosts in Wuhan, he said.

Restrictions were tightened further in Hubei on Sunday with vehicles, apart from essential services, banned from the roads and companies told to stay shut until further notice.

After an extended Lunar New Year holiday, China urgently needs to get back to work. But in some cities streets are still deserted.



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PLACE:	GENERAL SERVICES AGENCY, PITI GUAM		


BID NO.:	GSA-007-20		
FOR:	MINOR AND MAJOR REPAIRS OF ALL GUAM POLICE DEPARTMENT (GPD) OWNED VESSELS; WATER CRAFT (PWC) (GASOLINE AND/OR DIESEL); TRAILERS AND OWNED ENGINES ON VESSELS.		
OPENING DATE:	MARCH 04, 2020	TIME:	11:00 AM
PLACE:	GENERAL SERVICES AGENCY, PITI GUAM		

Note: Bid packages could be picked up at the General Services Agency located at Piti Guam or may be acquired in the GSA Website: gsa.doa.guam.gov; please follow the instructions once downloaded.

The bid package will be available at GSA in Piti Guam commencing on date of advertisement up to the opening date and time stated above or can be downloaded from the GSA website: gsa.doa.guam.gov from the date of advertisement.

GSA recommends that prospective bidders register current contact information with GSA to ensure they receive any notices regarding any changes or updates to the IFB. The procuring agency and GSA will not be liable for failure to provide notice to any party who did not register current contact information.

/S/ CLAUDIA S. ACFALLE



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/s/ RAY S. TOPASNA, Executive Director

How can students report abuse now?

“We are discussing other ways to provide supports to the community and our students.”

- Jon Fernandez, superintendent, Guam Department of Education



By Lannie Walker

lannie@postguam.com

Children who are temporarily unable to use counseling services through the Guam Department of Education due to the COVID-19 pandemic are encouraged to report incidents of abuse to a trusted adult, such as a family member or coach, according to Superintendent Jon Fernandez.

"We teach students from K-12 to report abuse to any adult with whom they feel comfortable," Fernandez said.

He said Guam DOE is continuing to monitor the needs of the community to see what the department can do to support the island's families.

"We are discussing other ways to provide supports to the community and our students, but at this point, with everyone required to stay home

except for COVID-19 response, counselors have not been activated. We are discussing these issues as they come up and we will reach out to partners at Guam Behavioral Health (and Wellness Center) as well, whom we know is maintaining a hotline for families in need," he said.

To reach the Guam Behavioral Health and Wellness Center hotline, call 647-8833.

Lisa Ignacio, acting administrator of Child Protective Services, said anyone with concerns about child negligence can call the CPS office at 475-2672.

The Guam Police Department can also be contacted to report abuse, she said.

"Call 911 if it is a necessity," Ignacio said.

The police department will then forward a case to CPS if necessary, according to Ignacio.



TERLAJE: Sen. Therese Terlaje speaks during legislative session in Hagåtña on Feb. 26, 2019. Post file photo

Terlaje: Lack of reports on transfers affects ability to prioritize funding

By John O'Connor

john@postguam.com

Bill 308-35, which the governor has now vetoed, would not only have created a pandemic spending fund, it would have required reporting on any transfers made for the payment of local war claims as well as any other transfer authority in fiscal year 2020.

The measure was intended to assist with the COVID-19 pandemic now battering the island.

It was Sen. Therese Terlaje who asked several questions regarding how much money the governor has already transferred, and from where, during debates on Bill 308.

Had the bill been enacted, it would have mandated the governor to submit, within five days, a report of any transfers made pursuant to Public Law 35-61 - the law that authorized the local payment of war claims - or other transfer authority during fiscal 2020, or from fiscal 2020 appropriations.

Without the reports, the additional transfer authority from Bill 308 would have been repealed.

That law created a war claims fund to which the governor could transfer moneys from the general fund to pay adjudicated claims.

In late January, the governor told The Guam Daily Post that the local funding source comes from local matching funds for Medicaid that were reimbursed by the federal government after Guam was awarded a 100% share through the federal Medical Assistance Percentage Program. Any local money spent on war claims is anticipated to be reimbursed by federal dollars.

But Terlaje said the Legislature, to date, has not seen reports on "any transfers made pursuant to Public Law 35-61 or any other fiscal year

"Transfers were authorized to allow flexibility for unforeseen and changing circumstances; however, failure to timely inform the public and Legislature of which government services were impacted impedes the Legislature's Organic Act duty to prioritize funding for tax refunds, and the health and safety needs of the people of Guam," Terlaje said.


Terlaje said the Legislature, to date, has not seen reports on "any transfers made pursuant to Public Law 35-61 or any other fiscal year 2020 transfers."

Governor: Measure was limiting


In her veto of Bill 308, Gov. Lou Leon Guerrero said the measure was limiting. The transfer authority she would have had would have been capped at \$1 million.

"Put simply, the current statute governing public health emergencies grants the governor of Guam the authority to transfer such funds as are necessary to counter the impacts of a dynamic threat - keeping Guam safe," the governor wrote.

"By acknowledging the limitations offered by your measure, the Legislature may unintentionally leave Guam at the mercy of political bureaucracies when it can least afford it. As you have clearly seen, pandemic responses require resources that cannot be easily predicted in advance. Thus, I cannot limit the effectiveness of our endeavor to the \$1 million cap this bill arbitrarily



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Program Year 2020 Community Planning and Development Funds
U.S. Department of Housing and Urban Development**

The Guam Housing and Urban Renewal Authority (GHURA) is announcing the availability of \$4,446,849 in Community Planning and Development (CPD) funds available from the U.S. Department of Housing and Urban Development (HUD). Eligible government agencies and non-profit organizations are invited to submit proposals that address the priorities and goals identified in Guam's Consolidated Plan Priorities and Goals for 2020-2024. The priorities and goals set forth Guam's plan for supporting low- and moderate-income populations through the creation and preservation of decent housing, sustainable living environments, and economic opportunities for the next five years.

Applications for the use of CPD funds were available since Monday, February 3, 2020, at the GHURA Community Planning and Development Office, located at 117 Bien Venida Avenue in Sinajana, and via the GHURA website at www.ghura.org. Funding allocations are as follows:

Community Development Block Grant (CDBG)	\$3,125,152.00
HOME Investment Partnership Grant (HOME)	\$1,063,975.00
Emergency Solutions Grant (ESG)	\$257,722.00

CDBG funds may be used to revitalize neighborhoods, support affordable housing development, expand economic opportunities, and to improve community facilities and services. Use of CDBG funds must meet at least one of the program's national objectives of (1) benefiting low and moderate-income persons, (2) eliminating slum or blight conditions, or (3) meeting other urgent community development needs.

HOME funds may be used to create affordable housing for homeowners or homebuyers through financial assistance programs, site acquisition or improvement, or the construction or rehabilitation of housing for rent or homeownership. Use of HOME funds must benefit low-income households.

ESG funds may be used for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance.

Interested applicants may pick up application forms at the GHURA CPD Office in Sinajana. Forms will also be available for download on the GHURA website at www.ghura.org. All applications must be received by the GHURA CPD office in Sinajana no later than 4:00 p.m. on Monday, April 20, 2020.

For further information, please contact Ms. Katherine E. Taitano, GHURA Chief Planner, at 475-1322.

/s/ Ray S. Topasna, Executive Director



CURRENCY EXCHANGE RATES
On Jan. 22, \$1 was worth:

Keep posted and get more data and details online. Log on to see real time market data with our stock market tool at postguam.com/stock_market.

48.069 PHP

103.55 JPY

1,102.46 KRW

27.975 TWD NT\$

6.4678 CNY

1.2913 AUD A\$

0.8212 EUR €



Stronger workplace safety prioritized

Biden order signals worker-friendly approach

By Eli Rosenberg
The Washington Post

(The Washington Post) - President Joe Biden signed an executive order Thursday to direct federal regulators to issue stronger safety guidance for workplaces operating in the midst of the pandemic.

The executive order on "Protecting Worker Health and Safety" seeks to reorient worker safety guidelines and enforcement at the Labor Department's workplace safety division - the Occupational Safety and Health Administration.

It directs OSHA to update COVID-19 safety recommendations for businesses within the next two weeks, review its enforcement efforts, which have been sharply criticized during the pandemic, and study whether an emergency temporary standard, which businesses would have to comply with under the threat of penalties, is necessary. The agency must issue the emergency standard by mid-March, if so.

Such a standard could mandate mask-wearing and other requirements, including social distancing, hand-washing breaks and communication with workers during outbreaks.

The order marks an abrupt shift from the Trump administration's more business- and industry-friendly approach, and signals a new emphasis on the plight of workers, including a focus on issues of race and equity, in the Biden administration.

"Ensuring the health and safety of workers is a national priority and a moral imperative," Biden wrote in the order. "Healthcare workers and other essential workers, many of whom are people of color and immigrants, have put their lives on the line during the coronavirus disease 2019 (COVID-19) pandemic. ...The Federal Government must take swift action to reduce the risk that workers may contract COVID-19 in the workplace."

Worker advocates hailed the executive order, saying it was the first step in reorienting OSHA toward more stringent safety protections.

"It will precipitate a 180," said Debbie Berkowitz, an OSHA official during the Obama years who has been pushing for the agency to more actively monitor workplaces for coronavirus-related safety issues during the pandemic.

OSHA's relatively lax enforcement of workplace safety guidance during the pandemic was a constant source of frustration for unions and worker advocates, as workplaces proved to be a significant source of outbreaks.

The agency declined to issue an enforceable standard for workplaces, and instead issued guidance weakened by phrases including "if feasible" and "when possible." OSHA was slow to issue penalties for violations under its existing statutes - and when it did, some of those penalties amounted to little more than a slap on the wrist.

JBS, a multibillion-dollar meatpack-

ing company, was given a \$15,600 fine in September after 290 workers tested positive for the virus and six died at a plant in Colorado, for example. Smithfield, another large meat processing company, was given a \$13,500 fine after 1,294 workers at a plant in Sioux Falls, South Dakota, tested positive for the coronavirus and four died.

Biden's executive order also calls for OSHA to train its enforcement apparatus on outbreaks like those - calling for a "national program to focus OSHA enforcement efforts related to COVID-19 on violations that put the largest number of workers at serious

risk or are contrary to anti-retaliation principles." It also directs the Department of Labor to conduct a multi-lingual outreach program about the efforts, to better publicize them, seeking to address another long-standing complaint about the Trump administration's response.

Labor law experts had expected the Biden administration to move forward with an emergency temporary standard for workplaces during the pandemic as part of its work combating the public health crisis, while using the executive branch to give workers more power.



Lourdes A. Leon Guerrero
Governor of Guam

GHURA

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Joshua F. Tenorio
Lieutenant Governor of Guam

NOTICE TO THE PUBLIC

Available for Public Review & Comment

Guam Consolidated Plan (PY2020-2024) and PY2020 Annual Action Plan

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability for public review and comment, the Guam Consolidated Plan 2020-2024 (ConPlan) and the Program Year 2020 Annual Action Plan (AAP).

The ConPlan & AAP are mandated by the U.S. Dept. of Housing and Urban Development (HUD) Office of Community Planning and Development, for the use of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds received by the Government of Guam (GovGu). The GovGu is the Grantee of these HUD funds. GHURA administers CDBG, HOME, and ESG programs on behalf of the GovGu.

The ConPlan 2020-2024 sets forth Guam's plans for supporting low-and moderate-income populations through the creation and preservation of decent housing, sustainable living environments, and economic opportunities for the next five years. The PY20 AAP identifies Guam's proposed use of HUD PY20 CDBG, HOME, and ESG funds totaling \$4,446,849.00, HOME Program Income totaling \$1,310,000, and Reprogrammed Funds totaling \$1,155,267.00 for the first year of this ConPlan cycle. A detailed list of the proposed projects and activities are shown below.

Community Development Block Grant		Project Sponsor	Project Type	Amount
1	Easter Sub-Station Ph 1 A/E	Guam Police Department	Public Facilities & Infrastructure	\$200,000.00
2	Sinajana Walks	Sinajana Mayor's Office	Public Facilities & Infrastructure	\$150,000.00
3	Acquisition of Affordable Rental Units	GHURA	Affordable Rental Housing	
	PY20 Funding			\$2,444,733.00
	Reprogrammed Funds			\$1,155,267.00
				\$3,950,000.00
4	The Opportunity Initiative 2020	Manelu	Public Service	\$89,240.00
5	Homeless Management Info Systems	The Salvation Army	Public Service	\$29,287.00
6	Family Services Center (PS)	The Salvation Army	Public Service	\$30,000.00
7	Lighthouse Recovery Center	The Salvation Army	Public Service	\$181,892.00
				\$330,419.00
Emergency Solutions Grant		Project Sponsor	Project Type	Amount
8	Family Services Center (ESG) / One-Stop Homeless Assistance Center	The Salvation Army	Homeless Prevention/Rapid Rehousing	\$155,047.00
9	Guam Manhoben	Sanctuary Inc.	Homeless Prevention/Rapid Rehousing	\$84,635.00
10	ESG Administrative Costs	GHURA	Program Administration	\$18,040.00
				\$257,722.00
HOME Investment Partnership Grant		Project Sponsor	Project Type	Amount
11	Homebuyer New Construction Build On Your Own Land	GHURA	Affordable Housing	\$904,378.75
12	Homebuyer-Acquisition or New Construction (Program Income Funds)	GHURA	Affordable Housing	\$1,274,000.00
13	HOME Administration (incl. Prog. Inc.)	GHURA	Program Administration	\$195,596.25
				\$2,373,975.00

The ConPlan/AAP will be available electronically on GHURA's website at www.ghura.org. If you would like to obtain a copy or require additional information please contact Katherine E. Taitano, Chief Planner, at 475-1322 or by email at katherine@ghura.org.

GHURA is inviting the public to comment on the proposed ConPlan and AAP. GHURA supports pandemic safety protocols and current mandated social distancing requirements. A virtual public hearing will be held on Thursday, January 28, 2021 at 10:00 a.m. via the following link: meet.google.com/stf-fdqz-shg.

Any person(s), agency, or organization wishing to comment on the ConPlan/AAP are encouraged to do so by written comments to GHURA dropped to the agency's main office at 117 Bien Venida Avenue in Sinajana at any time through its front door dropbox. Written comments may also be submitted via facsimile at 300-7565 or by submitting via email to katherine@ghura.org. Comments must be received no later than 5:00pm Thursday, January 28, 2021.

If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

/s/ RAY S. TOPASNA, Executive Director

This ad was paid for by GHURA with HUD CPD Funds.

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator

Entrepreneurs: Wage hike delay will save jobs, businesses

By Oyaol Ngirairiki
managingeditor@postguam.com

Local business owners and managers, and at least one local resident who just found a job and said he'd like to keep it, testified in support of legislation that would delay the minimum wage increase.

"With me, I just recently got hired and I would hate to see the company that just recently hired me to have to reduce the amount of hours they're planning to give me or possibly let me go cause they have to now increase everyone's pay to \$9.25 an hour," said Dominic Hernandez.

"I'm one of the lucky ones who managed to find a job, and I'd like to hold on to it as long as I could," he said.

Sen. Sabina Perez, whose legislative committee has oversight over labor, held a hearing on Bill 24-36. Sen. James Moylan, the bill's primary author, said the bill would simply delay an increase in the minimum wage from \$8.75 to \$9.25 from March 2021 to March 2022. Sens. Chris Duenas, Frank Blas Jr. and Mary Torres are co-sponsors of the legislation.

Many local businesses are struggling to survive and delaying the minimum wage increase would give them some breathing room, Moylan said.

For one business, 18 employees were let go

Bryan Duenas, owner and manager of local restaurant Poki Fry, said the timing of the minimum wage increase for him is a matter of survival – particularly in light of the pandemic and the restrictions he's having to work with. He's already had to make the tough decision to let go of 18 of his 43 employees.

"The closures and extreme restrictions imposed by the government have forced me to permanently close my new second location for good," Duenas told senators.

"My decision to close was tough to swallow as I still have financial obligations to fulfill, but even tougher for me to have to let my employees go. ... Given the uncertainty of the economic stability in 2021, this bill will make a difference in helping the survival of my business and to keep the employees I have now."

He noted it isn't just a single business that suffers when a shop has to be closed.

"Please do all you can to support this bill and to vote to enact its provisions into law. A one-year delay would be tremendous for all our island's struggling businesses," he said.

Small business owner Christine Baletto said the recent minimum wage increase in 2015 hurt her ability not just to maintain health insurance, gym memberships and other benefits for her staff, but eventually, she had to let go of some employees.

higher personnel costs but increased prices from goods we purchased locally as well. It became extremely difficult to keep the business open with rising rent, food costs, utility costs and taxes," she stated. "When you raise the operating costs of businesses, it does not affect just your own specific business, but is felt in the higher costs from your suppliers and vendors who must also raise their prices."

She said when the pandemic hit last year, the blow to her business was devastating.

"We had to lay off employees who had been with us for years. I cannot adequately describe the emotional pain a business owner feels at having to advise employees who have worked

hard for them – that you can no longer provide them a job."

She said closing down a business "that you have spent 10 years building, in which you put everything you own as collateral to pursue your dream, is painful."

"Some people believe that it is easy to be in business and that if you own one, you are rich. Quite the opposite is the case for a majority of business owners who are line staff, janitors, administration, runners, etc. You are not rich – you are working long hours essentially free of charge to make your business successful," she said.

"The proposed wage increase threatens many of our businesses who have managed to hold on during the pandemic."



SHUTTERED: Many businesses have closed due to the pandemic as seen on Jan. 24 in Tumon.

David Castro/The Guam Daily Post



Lourdes A. Leon Guerrero
Governor of Guam

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