



# Guam

Five-Year Consolidated Plan (2025-2029)  
& Annual Action Plan Program Year 2025

*Guam Housing and Urban  
Renewal Authority*

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## **Executive Summary**

### **ES-05 Executive Summary - 91.300(c), 91.320(b)**

#### **1. Introduction**

The U.S. Department of Housing and Urban Development (HUD) administers programs that provide housing and community development assistance to low- and moderate- income individuals, households, and communities. Every five years, Guam submits a strategic plan to HUD's Office of Community Planning and Development (CPD). This document is the Consolidated Plan (ConPlan) for Program Years 2025-2029. The ConPlan outlines how Guam will address affordable housing and community development needs through data-driven analysis. With this first ConPlan is the first year Annual Action Plan (AAP) for PY2025, detailing planned activities to meet those needs. Every year after, Guam will submit an AAP detailing its plans to continue the address of its ConPlan needs.

The Government of Guam is the designated Grantee (recipient) of HUD CPD funds. The Governor of Guam has designated the Guam Housing and Urban Renewal Authority (GHURA) to manage and administer HUD CPD funds. GHURA also manages other HUD programs for Guam, namely, the Public Housing Program, the Section 8 Housing Choice Voucher Program, Multifamily Housing, and the Continuum of Care.

*Note. A program year is the period from October 01 through September 30 of the year stated.*

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

Guam's objectives are to provide decent housing, to create suitable living environments, and to create economic opportunities. These objectives frame in simplest terms the hoped for achievement of the activities we engage in. The goals of this five-year plan period are specifically described in SP-45 of this plan. In summary, Guam intends to increase and preserve its housing supply, provide renter and homebuyer assistance, provide access to public services and public facilities, address infrastructure needs, provide homeless prevention and emergency or transitional housing assistance to homeless persons, support economic development efforts that create job or businesses, and promote fair housing efforts.

#### **3. Evaluation of past performance**

While not a new situation, the Covid-19 pandemic in 2020 exacerbated challenges to development, housing and non-housing. Cost increases from building materials scarcity, shipping delays, national

policy to reduce/eliminate foreign H2-B workers for non-military work, and the wider impact of military construction (inside-the-fence) on non-military construction (outside-the-fence), all affected development. Larger developers able to leverage their business interests proved more adept at navigating the development environment. Smaller developers and individual builders struggled notably. The streamlining of systemic processes (i.e., permitting, zoning/rezoning) have proven more difficult to resolve and will require more time and coordination. Landlord-tenant laws

Decent Housing: Guam continued to experience a deficit of available and affordable housing stock for renters and buyers alike. The LIHTC program was arguably the most impactful use of federal funds that increased available rental units for low-income renters (for renters up to 60 percent of area median gross income). HOME and CDBG were used with more limited success to increase homeownership and rental opportunities through acquisition and rehabilitation of properties, and direct financial assistance. Section 8 Emergency Housing Vouchers provided additional opportunity to homeless persons to be housed. Guam utilized federal pandemic relief programs to assist mortgage holders and renters struggling through the years following the pandemic, programs which have since concluded.

Suitable Living Environment: Fewer community (public) facilities were constructed in the past five years using CDBG funds than historically. Projects approved or underway at the beginning of the prior five year Consolidated Plan cycle (PY2020-2024) were hampered by pandemic work shutdowns and issues noted at the top of this section. Guam closed its first CDBG Section 108 Loan to provide funding for the construction of a facility to serve a charter school for children kindergarten through fifth grade. Covid CDBG and ESG funds were used to stand up a non-congregate temporary shelter and supportive services. CDBG and ESG funds continued to support public services benefitting the homeless and persons at-risk of homelessness, and persons with disabilities. The Government of Guam has established an interagency council and office specifically tasked to address homelessness and poverty.

Areas requiring continued address include public transportation with expanded routes and operations, increased shelter beds and services, transitional housing, recreational, performing arts and community facilities, increased public safety and emergency response facilities, and others.

Expand Economic Opportunity: In 2015, Guam was approved as the first insular area to participate in the HUD CDBG Section 108 Loan Guarantee Program. The intent was to loan funds to a qualified developer of a shopping center that would benefit a low/mod community and provide opportunities for low/mod jobs and businesses. Despite significant effort, the funds were ultimately loaned for the development qualifying under the public facilities component of CDBG as a property for educational uses to benefit residents of an eligible area. In this case, a charter school. Guam has seen a rise in organizations working to prepare individuals for job searches. However, the connecting component of providing an actual job has lagged.

#### **4. Summary of citizen participation process and consultation process**

Guam published a Public Notice of the development of Guam's 5-year Consolidated Plan 2025-2029 and Annual Action Plan 2025 For the use of Community Planning and Development Funds (CPD) from the U.S. Department of Housing and Urban Development (HUD) from March 04, 2025 through April 28, 2025. During this period, Guam conducted in-person public hearings and technical assistance workshops on three occasions. The events were well attended by interested individuals, community organizations and government agencies. RPE staff also attended Zoom meeting presentations of the CDBG-DR program conducted by the GHURA Deputy Director and attended by business representatives in the telecommunication industry. Individual staff members and teams entertained questions and requests for individual technical assistance sessions both in-person or by Zoom (as requested and most convenient to the requesting organization/agency). Guam also conducted in-person discussions with various government agencies and NGOs including Guam Behavioral Health and Wellness, Department of Youth Affairs, Department of Public Health and Social Services, Sanctuary Inc., WestCare Pacific Islands, Guam Volleyball Association, Foneni Achocho Sensus, and others. Nearly 30 separate comments were received by over a dozen organizations by the April 28, 2025 deadline.

Guam published concurrent ads, NOTICE TO THE PUBLIC Available for Public Review Guam Consolidated Plan 2025-2029 And Program Year 2025 Annual Action Plan and NOTICE TO THE PUBLIC Use of Community Planning and Development (CPD) Funds Proposed Program Year (PY) 2025 Annual Action Plan (Fiscal Year 2026) from June 23, 2025 through August 07, 2025. During this period, Guam conducted two public hearings. The first of two public hearings was conducted on July 09, 2025 with one member of the public attending. The second public hearing yielded no attendees.

## 5. Summary of public comments

Written and oral comments were received from organizations and individuals representing various sectors of the Guam community including: the Commission on Chamoru Language and the Teaching of the History and Culture of the Indigenous People of Guam, Office of the Talo'fo'fo Mayor, Office of the Sinajana Mayor, Office of the Santa Rita-Sumai Mayor, Office of the Tamuning Tumon Harmon Mayor, Micronesia Climate Change Alliance, Guam Volleyball Association, Office of the Lt. Governor of Guam, Foneni Achocho Sensus, Southern Heat Soccer Association, Yigo Municipal Planning Council, Office of the Humatak Mayor, Micronesia Climate Change Alliance/Gi Matan Guma'/Guahan Sustainable Culture/Pacificnesian Equities, Micronesia Community Development Corporation, Department of Public Health and Social Services, Guahan Sustainable Culture, Office of the Tamuning Tumon Harmon Mayor, Guam Behavioral Health and Wellness Center, and the Office of Homeless Assistance and Poverty Prevention.

Organizations described the need for new public facilities or the rehabilitation/repurposing of existing buildings to serve purposes impacting eligible low/income populations and special populations, or by geographical service areas. Among the needs put forth were: the support of Chamoru language literacy through intergenerational communication and education, village recreation and park facilities for youth baseball, soccer, volleyball, basketball, skateboarding, parking structure for a multipurpose community facilities, senior centers, emergency shelters for seniors, emergency shelters for the homeless, severe weather emergency preparedness,

Organizations described the need for new or

increased access to public services such as mobile pediatric dental services for children enrolled in Head Start, language literacy training, after school programs, food resiliency programs, outreach to homeless persons, veterans, and low/mod households and individuals.

Organizations described the need to support economic development and economic resilience through the creation of a business incubator and financial support of economic opportunities for cultural and artistic communities.

Organizations described the need to increase the availability of affordable housing for renters and homebuyers in ways including through direct financial support for homebuyers, using federal funds to reduce the cost of housing construction by subsidizing infrastructure development, investing in alternative building systems for subdivision development of rental housing, supporting a cooperative housing model, group homes for parolees exiting incarceration, and rental housing for adults with children in recovery from substance abuse.

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

Guam accepts all comments and abstracts submitted during and as a result of all public hearings and other engagements.

## **7. Summary**

Guam produces the ConPlan as part of the requirements for receiving HUD CPD funds. The process of preparing and reviewing the ConPlan is strengthened by community engagement with stakeholders and the community-at-large and data-driven analysis of the best available data. As part of this process, an analysis of past performance yields insight both positive and negative of our efforts as a community to make progress to meet and measure success toward meeting identified needs, goals, and objectives. In this ConPlan year, Guam utilized a submission of abstracts to gather community input on project ideas to meet core objectives of the ConPlan.



## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.300(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
	GUAM	Guam Housing and Urban Renewal Authority, GovGuam

**Table 1 – Responsible Agencies**

### Narrative

The Government of Guam is the recipient of U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) grant funds through the Office of Community Planning and Development (CPD). The grant funds received by Guam through HUD CPD are the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Emergency Solutions Grant (ESG), and the Housing Trust Fund (HTF) program. HUD CPD allocates funds to the Government of Guam as entitlement funds to address the needs of low and moderate income and special needs populations in Guam. The Governor of Guam has delegated the Guam Housing and Urban Renewal Authority (GHURA) to administer HUD CPD funds to ensure compliance with grant regulations. GHURA is also the administrator of other HUD funds through the Office of Public and Indian Housing (PIH) and the Office of Multifamily Housing (MFH). *Please note that Table 1 above does not correctly reflect that Guam is not a recipient of HOPWA or HOPWA-C funds.*

### Consolidated Plan Public Contact Information

Katherine Taitano, Chief Planner, Guam Housing and Urban Renewal Authority is the designated grantee staff person assigned to receive inquiries and comments from the public and other stakeholders regarding the Consolidated Plan. Contact Katherine by email at [katherine@ghura.org](mailto:katherine@ghura.org) or by phone at 671-475-1322.

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(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 (GHC). The GHC is 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, substance abuse, domestic violence victims, and the elderly.

#### **Provide a concise summary of the state'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 provides public and assisted housing through GHURA as a Public Housing Authority, Section 8 Housing Voucher Program, Guma' Trankilidat (multi-family) housing, and CPD-funded housing initiatives. GHURA is also the designated State Housing Finance Agency to administer the Low Income Housing Tax Credit program. These resources are highly sought in partnerships with other public agencies and non profit organizations seeking housing assistance for various special needs and/or income qualified populations. Guam encourages the use of cooperative agreements, assignments of property to non profits to serve special needs purposes and other means to expand the availability of our limited island resources.

#### **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**

The Guam Homeless Coalition is Guam's Continuum of Care. The Coalition is comprised of over a dozen active members and represented by government, non profit, and private sector entities. GHURA is an active member of the Coalition. Guam consults the Coalition as members at monthly general meetings and committee meetings to address the common needs of our shared population of chronic homeless adults, families with children, persons with disabilities, veterans, domestic violence victims and others. One-on-one meetings were held in addition to group meetings to allow organizations to share in-depth discussions.

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

As the Collaborative Applicant and the administrator of HUD HESG funds, GHURA engaged Coalition leadership to discuss improvements and needs. In consultation, GHURA and the Coalition explore strategies to deploy limited ESG resources to serve populations in most need.

**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	<b>Agency/Group/Organization</b>	Guam Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	GHURA, in its role as Collaborative Applicant for the Continuum of Care funding, works closely with the Guam Homeless Coalition (GHC). GHURA participants in the GHC working committees (training and data, housing) and in the organization outreach events. GHURA works closely with the ESG subrecipients in determining the allocation of funds for program activities and in the evaluation of program outcomes. Moreover, data collected from ESG and the GHC help inform the priorities of Guam Annual Action Plan and provide information used by government, private, and non-profit organizations to address homelessness.
2	<b>Agency/Group/Organization</b>	Office of the Governor of Guam
	<b>Agency/Group/Organization Type</b>	Other government - State Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	Guam Behavioral Health and Wellness Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health Health Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	Department of Public Health and Social Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Child Welfare Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Guam Department of Youth Affairs
	<b>Agency/Group/Organization Type</b>	Services-Children Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	Guam Police Department
	<b>Agency/Group/Organization Type</b>	Services - Public safety Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Public safety

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	Office of Homelessness and Poverty Prevention
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-homeless Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	Sanctuary Inc. of Guam
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

Guam encouraged consultation with all Agency Types regarding the development of the ConPlan. GHURA executive management provided information on GHURA's ConPlan development at official cabinet meetings. GHURA provided information to members of the Guam Homeless Coalition.

## 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.
Department of Corrections 2023-2026 Strategic Plan	Guam Department of Corrections	Goals shared with DOC include Public Facilities and Improvements, Public Services, and Emergency Shelters/Transitional Housing.
Guam Homeless Coalition 2024 Action Framework	Guam Homeless Coalition	Goals shared with the GHC include Homelessness Prevention and Emergency Shelters/Transitional Housing.
Guam Strategy for Drug Control, Violent Crime and	Bureau of Statistics and Plan	Goals shared with the BSP include Public Facilities and Improvements, Public Services, Emergency Shelters/Transitional Housing, Homeless Prevention, and Fair Housing
Territory of Guam Action Plan, CDBG Disaster Recov	Guam Housing and Urban Renewal Authority	Goals of GHURA's Housing Study and Needs Assessment include Increase Housing Supply, Preserve Housing Supply, Render Assistance, Homebuyer Assistance, Emergency Shelter/Transitional Housing, Homelessness Prevention, and Fair Housing
Office of the Governor, Internet For All (April 20	Office of Infrastructure Policy and Development	Goals of the CDBG-DR program include Preserve Housing Supply, Homebuyer Assistance, Public Facilities and Improvements, Infrastructure, Disaster Recovery, Emergency Shelters/Transitional Housing, Homelessness Prevention, Fair Housing and Economic Development.
GHURA Analysis of Impediments for Guam, 2019 (Apri	Guam Housing and Urban Renewal Authority	Goals of GHURA's Analysis of Impediments are intended to address obstructions impeding timely development impacting Increase Housing Supply
Territorial Evaluation and Strategic Plan for Medi	Division of Public Health and Social Services (DPHSS), Division of Public Welfare	Goal shared with DPHSS include Public Services.
Guam Medical Master Plan	Office of the Governor	Goals shared within the Guam Medical Campus Master Plan include Public Facilities and Improvements, Infrastructure, and Public Services.



<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
State Plan for Independent Living FY2025	Department of Integrated Services for Individuals with Disabilities	Goals shared with DISID include Public Services, Emergency Shelters/Transitional Housing and Homelessness Prevention and Fair Housing.
Proposed Amendments to the 2022-2026 Five-Year Sta	Guam Developmental Disabilities Council	Goals shared with the GDDC include Public Services, Emergency Shelters/Transitional Housing and Homelessness Prevention and Fair Housing.
Su'on Mo'na i Ginima' Presentation	Guam Housing and Urban Renewal Authority	Goals of GHURA's presentation points include areas related to Increase Housing Supply, Preserve Housing Supply, Renter Assistance, Homebuyer Assistance, Public Facilities and Improvements, Infrastructure, Public Services, Emergency Shelters/Transitional Housing, Homelessness Prevention, and Fair Housing and Economic Development.
PHA Annual Plan for Public Housing and Section 8 P	Guam Housing and Urban Renewal Authority	Goals of Guam's PHA Plan include Preserve Housing Supply, Renter Assistance, Public Facilities and Improvements, Infrastructure, and Public Services.
Agency Comments to EIS for F-15 Beddown and Infrs	Guam Housing and Urban Renewal Authority	Goals of GHURA's Comments include areas related to Increase Housing Supply, Preserve Housing Supply, Renter Assistance, Homebuyer Assistance, Public Facilities and Improvements, Infrastructure, Public Services, Emergency Shelters/Transitional Housing, Homelessness Prevention, and Fair Housing.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))**

Guam engaged in meetings to coordinate efforts among agencies of the Government of Guam, the Office of the Governor, Legislators and Community Leaders. Through these meetings, Guam was able to gather insight into the needs and resources (or lack thereof) within the various sectors of the community represented by the various organizations.

**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**

As a grantee recipient of HUD funds, Guam utilizes a Citizen Participation Plan that outlines the method and frequency of opportunities for citizen engagement related to the use of Community Planning and Development funds. In particular, the use of Community Development Block Grant, HOME Investment Partnerships Grant, Emergency Solutions Grant, and Housing Trust Fund funds. All citizens, including low- and moderate-income persons, persons living in low- and moderate- income neighborhoods, minority populations, non-English speaking persons, persons with disabilities, homeless persons and residents of public and assisted housing developments are encouraged to participate in the development and review of the CPD programs.

To engage the public in the initial development of the ConPlan, Guam published a *Public Notice of the development of Guam's 5-year Consolidated Plan 2025-2029 and Annual Action Plan 2025 For the use of Community Planning and Development Funds (CPD) from the U.S. Department of Housing and Urban Development (HUD)* from March 04, 2025 through April 28, 2025. During this period, Guam conducted in-person public hearings and technical assistance workshops on three occasions. Individual staff members and teams entertained questions and requests for individual technical assistance sessions both in-person or by Zoom (as requested and most convenient to the requesting organization/agency). Guam also conducted in-person discussions and Zoom meetings with government agencies and NGOs. RPE staff also attended Zoom meeting presentations of the CDBG-DR program conducted by the GHURA Deputy Director and attended by business representatives in the telecommunication industry. New to this ConPlan/AAP cycle year was the collection of project abstracts to be submitted for consideration in the ConPlan and AAP development. This proved quite beneficial to the process by allowing for organizations to articulate their program ideas in detail. Nearly 30 separate comments were received by over a dozen organizations by the April 28, 2025 deadline.

Publication for citizen review of the drafted ConPlan began with concurrent ads in Guam's two major newspapers, *NOTICE TO THE PUBLIC Available for Public Review Guam Consolidated Plan 2025-2029 And Program Year 2025 Annual Action Plan and NOTICE TO THE PUBLIC Use of Community Planning and Development (CPD) Funds Proposed Program Year (PY) 2025 Annual Action Plan (Fiscal Year 2026)* from June 23, 2025 through August 07, 2025. The first of two public hearings was conducted on July 09, 2025 with one member of the public attending. The second public hearing on July 24, 2025 yielded no attendees.

### 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	Newspaper Ad	Non-targeted/broad community	Guam published advertisements announcing the development of Guam 5-year Consolidated Plan (2025-2029) and Annual Action Plan 2025	Twenty-seven comments regarding proposed projects/activities were provided to the agency as abstract narratives.	No comments were not accepted.	
2	Internet Outreach	Non-targeted/broad community	Guam published advertisements announcing the development of Guam 5-year Consolidated Plan (2025-2029) and Annual Action Plan 2025	No comments were received.	No comments were not accepted.	

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	Public Meeting	Non-targeted/broad community	Public Briefing held on March 19, 2025 reflected (15) members of the community acknowledging interest in the opportunity to engage in the 2025-2029 ConPlan.	Twenty-seven number of comments regarding proposed projects/activities were provided to the agency as abstract narrative.	No comments were not accepted.	

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)
4	Public Meeting/Technical Assistance Workshop	Non-targeted/broad community	Public Briefings / Technical Assistance meetings were held on April 7 and April 8, 2025, each once focused on specific CPD Programs: CDBG Public Services, CDBG Public Facilities and Infrastructure, HOME Investment Partnerships, Emergency Solutions Grants. Each briefing held attendance of (28), (44), (5), (10) community members showing interest in the respective targeted program briefing.	The following completed program applications were received in response to the Public Meeting/ Technical Assistance workshops conducted by GHURA eight for CDBG Public Services, seven for CDBG PFI, none for HOME Investment, three for ESG.	No comments were not accepted.	

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)
5	Newspaper Ad	Non-targeted/broad community	Guam published advertisements announcing the Draft of Guam 5-year Consolidated Plan (2025-2029) and Annual Action Plan 2025.	No comments received.	N/A	
6	Internet Outreach	Non-targeted/broad community	Guam published advertisements announcing the Draft of Guam 5-year Consolidated Plan (2025-2029) and Annual Action Plan 2025.	No comments received.	N/A	
7	Public Meeting	Non-targeted/broad community	July 09, 2025 Public Briefing, general discussion of the process but no specific comments received. July 24, 2025, no comments received.	No comments received.	N/A	

**Table 4 – Citizen Participation Outreach**



## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**



## **NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)**

### **Summary of Housing Needs**

The tables below categorize households by tenure—renter versus owner—and by Area Median Income highlighting those with at least one identified housing need. The needs assessed include issues such as cost burden (paying a high percentage of income toward housing), overcrowding, or substandard housing conditions according to income categories (ranges).

The assessment indicates where housing problems are most acute and provides Guam with the information necessary to target its efforts by revealing which income groups experience the highest rates of housing instability or unmet needs. The data assists in prioritizing resources and efforts to address the most pressing housing challenges in the community.

Some conclusions identified by the data include:

Households within the 0–30% AMI category, for both renters and owners, are likely to experience the most severe housing problems. These issues could include severe cost burden, unsafe living conditions, or overcrowding, highlighting a critical need for deeply affordable housing solutions.

Renters often experience higher rates of housing problems compared to owners, especially at the lower AMI levels. As income rises, the prevalence of these problems typically decreases, but needs persist up to the moderate-income brackets.

Resources and efforts should prioritize the lowest-income groups and renters, as they are disproportionately affected. Expanding affordable housing options, rental assistance, and supportive services will be key strategies.

While the most acute needs are found at the lowest income levels, the data structure suggests that a notable number of households above 50% AMI also face significant housing challenges, indicating that affordability and adequacy concerns extend well into the moderate-income range.

These conclusions emphasize the importance of a tiered approach to housing policy, ensuring the most vulnerable are served while also addressing the broader spectrum of needs present in the community.

“Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing

problems and housing needs, particularly for low income households.” (Source: [https://www.huduser.gov/portal/datasets/cp.html#data\\_2006-2021](https://www.huduser.gov/portal/datasets/cp.html#data_2006-2021))

However, Guam data is not included in the CHAS. Guam utilizes available 2020 Decennial Census data to complete the tables below to the best of its ability.

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Most Recent Year: 2020</b>	<b>% Change</b>
Population	166,522	153,386	-8%
Households	42,026	51,555	23%
Median Income	\$48,274.00	\$58,289.00	21%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source Comments:** Guam 2010 and 2020 Decennial Census Reports

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	9,570	6,853	8,316	1,591	15,688
Small Family Households	4,582	3,021	4,822	518	9,762
Large Family Households	2,567	1,929	2,025	486	3,738
Household contains at least one person 62-74 years of age	1,130	965	627	372	3,136
Household contains at least one person age 75 or older	712	483	285	146	1,143
Households with one or more children 6 years old or younger	579	455	557	69	1,042

**Table 6 - Total Households Table**

**Data Source Comments:** Guam 2020 Decennial Census, (CT36, CT37, DP1)

## 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	121	119	98	63	401	81	94	100	37	312
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	446	424	376	49	1,295	271	257	228	30	786
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	621	590	523	68	1,802	258	305	349	51	963
Housing cost burden greater than 50% of income (and none of the above problems)	1,433	1,897	0	0	3,330	430	757	0	0	1,187
Housing cost burden greater than 30% of income (and none of the above problems)	98	752	106	0	956	104	286	129	0	519

	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)	0	0	0	0	0	0	0	0	0	0

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source**

**Comments:** Data for 'Zero/Negative Income (and non of the above problems)' is not computed. Census data is not sufficient.

## 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	2,719	3,782	1,465	180	8,146	1,144	1,699	1,127	118	4,088
Having none of four housing problems	2,066	770	2,570	345	5,751	1,547	1,480	2,510	512	6,049
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

**Data Source**

Data for 'Household has negative income, but none of the other housing problems' is not computed. Census data is not sufficient.

**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	0	0	2,333	2,333	0	0	2,489	2,489
Large Related	0	0	907	907	0	0	1,118	1,118
Elderly	0	0	426	426	0	0	586	586
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	3,666	3,666	0	0	4,193	4,193

**Table 9 – Cost Burden > 30%**

**Data Source**

**Comments:** 2020 Decennial Census. Categories left without data are a result of insufficient Census data.

### 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	3,558	2,088	0	5,646	1,024	933	0	1,957
Large Related	1,543	1,050	0	2,593	1,025	880	0	1,905
Elderly	861	676	0	1,537	981	771	0	1,752
Other	0	0	0	0	0	0	0	0
Total need by income	5,962	3,814	0	9,776	3,030	2,584	0	5,614

**Table 10 – Cost Burden > 50%**

**Data Source**

**Comments:** 2020 Decennial Census. Categories left without data are a result of insufficient Census data.

### 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	903	859	761	99	2,622	400	459	101	269	1,229

	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
Multiple, unrelated family households	222	212	188	24	646	99	113	25	66	303
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	1,125	1,071	949	123	3,268	499	572	126	335	1,532

**Table 11 – Crowding Information – 1/2**

**Data Source**

**Comments:** 2020 Decennial Census. Categories left without data are a result of insufficient Census data.

	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	609	580	514	1,703	270	310	68	648

**Table 12 – Crowding Information – 2/2**

**Data Source**

**Comments:** 2020 Decennial Census.

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

The 2020 Census data does not strictly align with the question, however, we infer from the data certain information. There are 22,705 small family households across all income categories including households of one person. Households with at least one person aged 62-74 total 6,230. Households with at least one person over the age of 75 years of age total 2,769. In 2023, the average lifespan on Guam was 77.21 years. It is as likely that some of these households will be single individuals. There were no Other, non-family households in the Census calculations. Such households would be the most likely to reflect single persons residing together.

### **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.**

The Data Violence Counts Report by the National Network To End Domestic Violence in September 2024 indicates 43 victims served. Twenty seven adults and children availed of emergency shelter or other housing assistance. Sixteen others received non-residential support services (transportation counseling court accompaniment, etc.)

**What are the most common housing problems?**

Severe overcrowding and housing cost burdens are having the greatest impact on housing stability for both small and large households. The lack of sufficient housing raises the cost of the available stock for renters. Not discussed in the tables here, homeownership is impacted by higher home prices and the rising cost of borrowing.

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

Severe overcrowding and housing cost burdens are having the greatest impact on housing stability for both small and large households. The lack of sufficient housing raises the cost of the available stock for renters. Not discussed in the tables here, homeownership is impacted by higher home prices and the rising cost of borrowing.

**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:**

Guam has not provided estimates of the at-risk population. However, in this plan, we have discussed the increasing cost of housing and the lack of housing supply all across the income spectrum. It stands to reason that increased housing costs will burden families greater as incomes fall.

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

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (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

#### 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	2,320	2,136	0
White	93	85	0
Black / African American	5	5	0
Asian	1,299	1,196	0
American Indian, Alaska Native	154	142	0
Pacific Islander	766	705	0
Hispanic	3	3	0
0	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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	3,325	1,922	0
White	133	77	0
Black / African American	7	4	0
Asian	1,862	1,076	0
American Indian, Alaska Native	221	128	0



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
Pacific Islander	1,097	634	0
Hispanic	5	3	0
0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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	2,085	1,179	0
White	83	47	0
Black / African American	5	3	0
Asian	1,168	660	0
American Indian, Alaska Native	138	78	0
Pacific Islander	688	389	0
Hispanic	3	2	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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	1,411	818	0
White	56	33	3
Black / African American	2	790	458
Asian	94	54	0
American Indian, Alaska Native	466	270	0
Pacific Islander	466	270	0
Hispanic	2	1	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(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

#### 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	4,170	480	0
0	0	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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	3,325	19,222	0
White	133	77	0
Black / African American	7	4	0
Asian	1,862	1,076	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	221	128	0
Pacific Islander	1,097	634	0
Hispanic	5	3	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,085	1,179	0
White	83	47	0
Black / African American	5	3	0
Asian	1,168	660	0
American Indian, Alaska Native	138	78	0
Pacific Islander	688	389	0
Hispanic	3	2	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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	1,411	118	0
White	56	33	0
Black / African American	3	2	0
Asian	790	458	0
American Indian, Alaska Native	94	54	0
Pacific Islander	466	270	0
Hispanic	2	1	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

\*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

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (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

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	1,560	994	355	0
White	62	40	14	0
Black / African American	3	2	1	0
Asian	874	557	199	0
American Indian, Alaska Native	104	66	24	0
Pacific Islander	515	328	117	0
Hispanic	2	1	0	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** 2015 ConPlan Data (obtained/analyzed from Decennial 2010) More current comprehensive data, unavailable.

### Discussion

### **NA-30 Disproportionately Greater Need: Discussion – 91.305 (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?**

Persons in the two measured income categories below 50% AMI show the greatest burden. However, the Guam population is comprised in greatest numbers by persons racially identifying as Asian or Pacific Islanders. Data was not available in sufficient detail to distinguish between the various ethnicities amongst the distinct islands or island groups and peoples who call Guam home.

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

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

## NA-35 Public Housing – (Optional)

### Introduction

GHURA has 750 Public Housing Units located among five sites spread across the island. 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 Additionally, Guam administers 2,762 Section 8 Housing Choice Vouchers, 112 Project-based Elderly Program vouchers, 76 HUD-Veterans Affairs Supportive Housing Program (VASH) vouchers, 30 Mainstream (MS) vouchers, 175 Non-Elderly Disabled (NED) vouchers, 130 Family Unification Program (FUP) vouchers, and 87 Emergency Housing Voucher (EHV) vouchers.

### 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	2,394	0	2,081	21	126	166

**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)



## 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
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	93	128	0	91	5	4
# of Disabled Families	0	0	82	211	0	59	8	6
# of Families requesting accessibility features	0	0	701	2,394	0	2,081	21	126
# 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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	11	27	0	13	3	0	11
Black/African American	0	0	5	11	0	4	4	0	3
Asian	0	0	67	227	0	194	0	9	24

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	618	2,128	0	1,869	14	117	128
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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	9	0	9	0	0	0
Not Hispanic	0	0	698	2,385	0	2,072	21	126	166
*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.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The statistics for the Public Housing waiting list are as follows: the gender breakdown is predominantly female head of household with 535 females versus 143 males; the ethnic backgrounds were 666 non-Hispanics versus 10 Hispanics; the family size breakdown includes 43 singles, 91 couples, and 544 families; races include 14 White, 9 African American/Black, 69 Asian, 594 Native Hawaiian/Other Pacific Island, and 1 Other; age range includes 76 from 18 – 24 years, 514 from 25 – 54 years, 88 from 55 – 74 years, and 0 from 75+; the average annual income level is \$12,999.94 and the income level breakdown is 584 extremely low income levels, 69 very low income levels, 21 low income levels, and 4 high income levels; requested bedroom sizes include 66 one-bedroom units, 226 two-bedroom units, 215 three-bedroom units, 118 four-bedroom units, 50 five-bedroom units, and 3 six-bedroom units; finally, the breakdown for handicapped, disabled, and elderly are includes 2 handicapped, 44 disabled, and 49 elderly on the waitlist.

The statistics for the Section 8 (HCV and PBV) waiting list are as follows: the gender breakdown is predominantly female head of household with 1,434 females versus 448 males; the ethnic backgrounds were 1,835 non-Hispanics versus 12 Hispanics and 3 who declined to answer; the family size breakdown includes 369 singles, 324 couples, and 1,185 families; races include 28 White, 30 African American/Black, 153 Asian, 1,626 Native Hawaiian/Other Pacific Island, and 3 Other; age range includes 273 from 18 – 24 years, 1,378 from 25 – 54 years, 220 from 55 – 74 years, and 11 from 75+; the average annual income level is \$3,725.26 and the income level breakdown is 1,794 extremely low income levels, 71 very low income levels, 17 low income levels, and 0 high income levels; requested bedroom sizes include 11 zero-bedroom units, 324 one-bedroom units, 633 two-bedroom units, 588 three-bedroom units, 250 four-bedroom units, 65 five-bedroom units, and 9 six-bedroom units; finally, the breakdown for handicapped, disabled, and elderly are includes 2 handicapped, 128 disabled, and 105 elderly on the waitlist.

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

Current data reflects that 51% of households on Guam are likely overburdened. An overburdened household is defined as a household spending more than 50% of their gross household income on

housing costs (shelter + utilities). Overburdened households face housing insecurity. Public Housing and Housing Choice Voucher holders face the same challenges compared to the population at large, which is the need for higher income to afford safe, sanitary, and decent housing and living environments.

#### **Discussion:**

As the basic needs of the Public Housing and Housing Choice Voucher populations have remained largely consistent through recent years, GHURA has steadily worked to address these needs as resources become available. To address self-sufficiency, employment, and graduation out of the Public Housing program, GHURA has implemented the Family Self-Sufficiency Program (FSS). FSS Program Coordinators help families with education, employment, financial literacy, homeownership, health and childcare, and other opportunities for self-sufficiency. FSS currently has over 182 program participants and families and 140 active members. Additionally, about 61% of HCV families and 76% of Public Housing families hold escrow savings. To address security concerns, GHURA secured Emergency Safety and Security Grant (ESSG) funds to purchase security cameras for the AMP 1 Public Housing site, with more ESSG funds anticipated to purchase additional security cameras for the remaining Public Housing sites.

## NA-40 Homeless Needs Assessment – 91.305(c)

### Introduction:

According to Guam 2024 Point in Time (PIT), there were 416 homeless households reported. The count was conducted on January 26, 2024. 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 416 households, there were a combined 1,249 adults and children. Of the 416 households, 276 households or 66.3 percent were adults only with a total of 429 individuals. There were 140 households or 33.7 percent composed of families with both adults and children with a total of 820 individuals.

The Guam Homeless Coalition published their 2024 action framework which presented several areas of improvement in servicing those experiencing homelessness or at risk of homelessness. The Guam Homeless Coalition’s member organizations that consist of government agencies, non-profit organizations and the private sector expressed the following barriers and concerns: losing funding for projects, transportation, lack of affordable housing, stigma of homelessness, lack of ADA compliant housing inventory, lack of financial assistance, and Guam’s community may be unaware of how to access services, resources and members of the Guam Homeless Coalition.

Indicate if the homeless population is: All Rural Homeless

### Rural 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)	737	83	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

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 Only Adults	367	62	0	0	0	0
Chronically Homeless Individuals	100	7	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	65	11	0	0	0	0
Unaccompanied Youth	3	2	0	0	0	0
Persons with HIV	0	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

Geographically, all of Guam is defined as rural.

**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) for FY2024 to obtain data on the *number of persons becoming and exiting homelessness each year*. Data was extracted from the island emergency and transitional housing programs who enter client level information on the homeless persons they serve. The number of people experiencing homelessness for the first time in 2024 was 227. The number of people exiting homelessness to permanent destinations in 2024 was 145. The number of days that people experience homelessness averaged 209 nights.

### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	3	3
Black or African American	2	2
Asian	10	19
American Indian or Alaska Native	0	2
Pacific Islander	119	1,028
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1	1
Not Hispanic	0	0

Data Source

Comments:

No data is available on the number of sheltered and unsheltered Not Hispanic population.

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

Of the 416 homeless households reported, 31 were homeless veteran households. Of the 31 households, 24 were households without children and 7 were households of adults only. Twenty five persons in veteran households or 78.1 percent identified as Native Hawaiian or Pacific Islander. The remaining persons were Black, African American or African (3 persons), Asian or Asian American (1 person), Hispanic/Latina/e/o (1 person), White (1 person), and Multi-Racial (1 person).

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 programs and ESG funded Programs, which serve homeless veterans who are ineligible for other programs.

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

The racial group with the highest number of homeless persons is Native Hawaiian or Pacific Islander at 91.8 percent or

1,147 persons. The remaining 102 homeless persons are Multi-racial (56 persons), Asian or Asian American (29 persons), White (6 persons), Black, African American, or African (4 persons), MultiRacial & Hispanic/Latina/e/o (3 persons), American Indian, Alaska Native, or Indigenous (2 persons), and Hispanic/Latina/e/o (2 persons). The highest number of homeless persons by ethnicity continues to be Chamorros from Guam followed by Chuukese.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Of the 341 unsheltered homeless households, 154 households or 45.2 percent lived in structures that were defined as *not adequate* due to missing walls, roof, floor, door, and/or windows. The remaining 187 households or 54.8 percent were street homeless who lived in areas not meant for human habitation.

### **Discussion:**

Guam aims to improve coordination among its homeless assistance programs. Data from the Point-in-Time (PIT) Count and the Homeless Management Information System (HMIS) will be crucial in measuring our goals and objectives. These findings will help us 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 information gathered will assist various government and community sectors in developing the best approaches to address homelessness in the coming year.

In 2024, the Guam Homeless Coalition (GHC), Guam's Continuum of Care, held a Housing and Homelessness Summit. The GHC Housing Committee, composed of service providers and stakeholders, reported that a significant issue among the homeless population is the lack of reliable transportation, which impacts access to services and employment. Other identified issues include a lack of affordable housing and financial assistance, the stigma and criminalization of homelessness, insufficient intensive case management, a shortage of ADA compliant housing inventory, and long processing wait times. The Housing Committee also noted that military renters and construction costs affect available housing inventory. The committee meets monthly to discuss how to continue the discussion on homeless needs and how to better serve those experiencing homelessness. Without access to services, employment, and affordable housing, a household will not be able to recover and exit homelessness.

No data is available on the number of sheltered and unsheltered Not Hispanic population.



## NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

### Introduction

Non-Homeless populations discussed in this section include:

- Victims of domestic violence, dating violence, sexual assault, and stalking;
- 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; and
- Persons with alcohol or other drug addiction.

### Describe the characteristics of special needs populations in your community:

Special needs populations, as defined by HUD and identified in Guam include victims of domestic violence, dating violence, sexual assault, and stalking, elderly individuals who are defined as 62 and older to include frail elderly persons, and persons battling substance abuse issues. Persons with special needs may also experience multiple conditions, physical, mental, or emotional impairments, developmental disabilities, or similar.

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

Victims of domestic violence, dating violence, sexual assault, and stalking. Avoiding homelessness and securing safety for persons or families fleeing violence is the first priority. Island service providers work with families to secure needed services including to identify the level of supportive housing that would best address varying needs. Emergency shelter placement, transitional housing or other housing specifically for DV victims, rental assistance for permanent housing, and placement with extended family are all considered during assessment and servicing. The 4 domestic violence programs provide or assist to coordinate services and housing for those in need. Services include Court Accompaniment/Legal Support, Legal Representation by an Attorney, Support Related to Housing/Landlord, Support to Active Duty or Veteran Victims, Children's Support, Job Training/Employment Assistance, Prevention and/or Educational Programs, Support Related to Health Care or Health Care Systems, Support to Victims of Trafficking, Therapy/Counseling for Adults, Children, or Youth and other services as needed. On Sept 4, 2024 the four programs participated in the National Network to End Domestic Violence's national count of domestic violence services. During the 24-hour survey period, the programs served 43 victims. Of that number, 27 adults and children found refuge in emergency shelters, transitional housing, hotels, motels, or other housing provided by local programs. Additionally, 16 adults and children received non-

residential supportive services like transportation, court accompaniment, counseling, and more. Elderly individuals who are defined as 62 and older. INDEPENDENT LIVING. Subsidized and Assisted housing is limited but available to Guam's elderly and include the 82 units of GHURA Elderly Public Housing, 49 units of GHURA Guma Trankilidat Multifamily Housing, 112 Project-Based Elderly Rental constructed through Low-Income Tax Credits and subsidized through the Section 8 Housing Choice Voucher Program, and 10 units owned and operated by Catholic Social Services. Through managed housing, elderly residents may receive assistance to connect with needed services such as food assistance, job search, housekeeping, medical scheduling, arranging transportation and similar services. Frail elderly, which is defined as an elderly person who requires assistance with three or more activities of daily living - mental, physical or development disabilities. ASSISTED LIVING. Guam severely lacks assisted living options for the elderly. Assisted living would provide housing and services for individuals who would be able to sustain a level of independence when provided help with daily tasks (but not requiring the intensive medical care of a nursing home.) NURSING HOME. Limited bedspace is available to elderly persons requiring daily nursing assistance. The St. Dominic's Senior Care Home offers 66 beds, largely serving Guam's medically indigent population. This managed care facility also accepts elderly persons from 55 years of age. Persons with alcohol or other drug addiction. Transitional housing is available to men and women in separate facilities operated by The Salvation Army Guam Corps. Bedspace is limited to under 20 beds for each facility. Beds and recovery support programs are also available through the Guam Behavioral Health and Wellness Center. Residential treatment, inpatient and outpatient care, detox programs, case management, peer support and mentoring, and other forms of support are needed for this population in substance abuse recovery.

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

Guam is not a defined Metropolitan Statistical Area.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Guam proposes to establish its first HOME TBRA activity in PY2025. Preference is intended for persons with various special needs, but not a single/specific category. Referrals will be received on behalf of clients being served by the organizations of the Guam Homeless Coalition, and those who qualify for special vouchers under the S8 HCV programs (Family Unification, Mainstream, and Non-Elderly Disabled). The program is proposed in limited scope and would serve 10 households.

**Discussion:**

## **NA-50 Non-Housing Community Development Needs - 91.315 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Guam plans to improve public facilities through new development, acquisition, repurposing, and rehabilitation. The priority is facilities serving low- and moderate-income and special needs populations, such as those addressing health, safety, emergency services, recreation, childcare, youth, seniors, education, homelessness, food security, reentry, substance use, mental and developmental health, elder care, and disaster recovery.

### **How were these needs determined?**

Beginning in 2020, Guam as a whole, and many more of its villages, no longer qualify as low mod areas eligible for placement of facilities based on their populations. Guam must pivot and utilize public facilities to address the needs of special populations in the coming five-year term of this strategic plan. Guam also assesses low- and mod-income population data against Census Designated Place data, when available. In addition, Guam expects to utilize neighborhood surveys, as needed, to measure the low mod populations of potential service areas. For years, Guam used census data on low- and moderate-income populations to determine where to place facilities. Priority was given to underserved communities, often by village, that could support and maintain these facilities.

### **Describe the jurisdiction's need for Public Improvements:**

Use of HUD resources will prioritize public improvements such as necessary upgrades to water and sewer infrastructure, the removal of architectural barriers, and others, all to facilitate the placement of essential public facilities and affordable housing. Projects will be selected according to criteria including demonstrated community need and alignment with Guam government plans for system improvement plans.

### **How were these needs determined?**

Guam's needs for public improvements far exceed its available resources from sources, local and federal. Guam conducted or participated in discussions with various stakeholders and service providers and reviewed current reports and strategic plans.

### **Describe the jurisdiction's need for Public Services:**

In the pursuit of sustainable communities, there is a need to increase services used by low/mod Individuals and special needs populations. These services are based on the Community continuous

needs for Homeless Patient Programs, Youth Services, Substance Abuse Services, Employment Training, and operation support of facilities providing these services. Supporting these services provided by the Public Service projects will enhance the quality of life of the low/mod individuals and special needs populations, and aim to reduce and end homelessness.

### **How were these needs determined?**

For more than five years, Guam has continuously funded public service projects that meet the needs for the low/mod individuals and special populations which includes the homeless tracking system that helps determine Guam priority needs and the gaps in services and housing for sheltered and unsheltered homeless populations, accessible employment training for the low/mod individuals, enrichment services for the youth and life skill workshops for their families; residential and substance abuse treatment for men, and operation of facilities that provide services for the at risk of homelessness and homeless population.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

## MA-10 Number of Housing Units – 91.310(a)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	28,214	56%
1-unit, attached structure	6,631	13%
2-4 units	3,795	8%
5-19 units	4,760	10%
20 or more units	6,229	12%
Mobile Home, boat, RV, van, etc	440	1%
<b>Total</b>	<b>50,069</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:** 2020 Decennial Census, Selected Housing Characteristics

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	918	2%	0	0%
1 bedroom	3,872	8%	0	0%
2 bedrooms	14,615	29%	0	0%
3 or more bedrooms	30,664	61%	0	0%
<b>Total</b>	<b>50,069</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

**Table 28 – Unit Size by Tenure**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:** 2020 Decennial Census, Selected Housing Characteristics(Data breakdown by tenure not distinguished between owners and renters.) Figures entered represent Total Tenure.

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

In the realm of rental housing, the Guam Housing and Urban Renewal Authority operates 750 units of HUD Public Housing and has authorization for an estimated 2,500 Section 8 Housing Choice Vouchers. Elderly and persons with disabilities are supported by a 49-unit multi-family development. In addition, GHURA also operates a HUD Continuum of Care-funded housing voucher program specifically for homeless persons with disabilities. An additional 10 units are available housing after rehabilitation with CDBG funds. Most recently, GHURA acquired and is in mid-renovation of 21-units of multi-family

housing. GHURA's various housing programs assist persons at or below 80% of AMI based on the programmatic thresholds. The Guam Housing Corporation operates an estimated 120 units of attached and detached single family housing. The Low Income Tax Credit Program developers operate over 1,000 units of developer-assisted housing available to renters at or below 60% AMI based (LIHTC). In PY2025, Guam proposes to fund its first HOME-funded Tenant-Based Rental Assistance project to support 10 households. GHURA also supports first time home buyers through direct financing assistance and new development.

**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 anticipates the continued operation of three LIHTC developments reaching their Year 15 timeline and the continued operation of 112 units of Section 8 Project-Based Voucher housing as part of a LIHTC development.

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

No. Guam lacks sufficient supply of housing at every income level, but most profound are the impacts for persons of moderate income and below.

**Describe the need for specific types of housing:**

2020 Census data did not provide sufficient detail to discuss the needs for specific types of housing units separately for renters versus owners. As a combined number, the type of housing in greatest use is one or two bedroom units. This information can be supported by discussions with LIHTC organizations who report the most sought after units are 1bd and 2bd.

**Discussion**

## MA-15 Cost of Housing – 91.310(a)

### Introduction

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	216,100	277,800	29%
Median Contract Rent	879	1,057	20%

**Table 29 – Cost of Housing**

**Alternate Data Source Name:**

U.S. Census Bureau, 2010 Guam Census

**Data Source Comments:** Source: Guam 2010 Decennial Census of Population and Housing Demographic Profile Data Comparative 1980, 1990, 2000, 2010 Censuses (Guam State Data Center, Bureau of Statistics and Plans, Dec 2012)

Rent Paid	Number	%
Less than \$500	1,425	0.0%
\$500-999	6,305	0.0%
\$1,000-1,499	9,305	0.0%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>17,035</b>	<b>0.0%</b>

**Table 30 - Rent Paid**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:** 2020 Decennial Census, Selected Housing Characteristics (\*Census question "\$1,000 or more".) Figure of 9305 represents aggregate total.

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	No Data	No Data
50% HAMFI	No Data	No Data
80% HAMFI	No Data	No Data
100% HAMFI	No Data	No Data
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 31 – Housing Affordability**

**Data Source Comments:**



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,222	1,345	1,765	2,473	2,964
High HOME Rent	1,083	1,161	1,396	1,604	1,770
Low HOME Rent	848	909	1,091	1,260	1,406

**Table 32 – Monthly Rent**

**Data Source Comments:** HOME Rent Limits, attached. (Effective June 01, 2025)

U.S. DEPARTMENT OF HUD STATE: GUAM		FY2025 HOME PROGRAM RENTS							
	PROGRAM	SRO	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Guam	LOW HOME RENT LIMIT	NA	848	909	1091	1260	1406	1551	1695
	HIGH HOME RENT LIMIT	917	1083	1161	1396	1604	1770	1935	2099
	For Information Only:								
	FAIR MARKET RENT	917	1222	1345	1765	2473	2964	3409	3853
	50% RENT LIMIT	NA	848	909	1091	1260	1406	1551	1695
	55% RENT LIMIT	NA	1083	1161	1396	1604	1770	1935	2099
Effective: June 1, 2025		Page 1 of 1							

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.  
SRO - Single Room Occupancy Rents are the minimum of the Efficiency unit 65% Rent Limit and 75% of the Efficiency unit Fair Market Rent.

## HOME Rent Limits Eff June 1, 2025

### Is there sufficient housing for households at all income levels?

No. Guam lacks sufficient housing supply, a literal lack of units. This lack of units impacts home values, pricing, and rental costs. Rising values afford

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

Guam's housing market has seen a steady increase in value and cost over decades. In various degrees over time, the prospect of an increase in military personnel seeking housing outside of base properties

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

## **Discussion**

## MA-20 Condition of Housing – 91.310(a)

### Introduction:

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

Guam has not defined standard condition or substandard condition specifically for rehabilitation. Rather, Guam has codified Real Property standards for building code and unsafe structures. These laws are contained in 21 GCA Chapter 67 and Chapter 66 Article 5, respectively. Guam has adopted The International Building Code as published by the International Code Council as the building code of Guam.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

**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	5,329	24%	4,305	22%
1980-1999	9,630	43%	8,687	44%
1950-1979	7,462	33%	6,644	34%
Before 1950	124	1%	131	1%
<b>Total</b>	<b>22,545</b>	<b>101%</b>	<b>19,767</b>	<b>101%</b>

**Table 34 – Year Unit Built**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:** CT-38Rounding error leading to 101% for each information category.

### 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	7,586	34%	6,775	34%
Housing Units build before 1980 with children present	0	0%	0	0%

**Table 35 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Data Source:** 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
PLAN\_SECTION\_ID=[1313801000]>

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

#### Discussion:

## MA-25 Public and Assisted Housing – (Optional)

### Introduction:

Guam manages 750 public housing units housing 2,545 individuals. Unit ages range from 30 to 50 years old. An updated physical needs assessment is underway. The CFP Plan includes Unit Modernization as a planned activity. There are also plans for public housing security improvements, such as increasing lighting, video surveillance, tenant participation with Resident Associations, and crime prevention through environmental design features.

### Totals Number of Units

	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 available			750	2,545			169	1,146	1,623
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 37 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)  
Source:

### 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.

An updated Physical Needs Assessment is underway at the time of the writing of this Consolidated Plan and is being conducted by Virginia based vendor D3G.

The most recent Physical Needs Assessment was conducted in 2019.

As of 2019, Guam Public Housing Units were considered to be in generally good condition.

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1).

Vacant units that are beyond the capabilities of maintenance and require extensive work were deferred to modernization. Such modernization work included upgrades to electrical panel boxes, bathroom, kitchen, replacing sewer lines, and replacing exterior doors with aluminum, to name a few. (CFP 5-year plan)

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 renovations to the interior and exterior of the GHURA buildings are needed to keep them structurally sound and in good repair. The CFP Plan includes Unit Modernization as a planned activity. No specific units are listed since units are identified as the unit becomes vacant and determined to be eligible for modernization. GHURA utilizes contractors for projects identified in the CFP Five Year Action Plan. Projects include the modernization of vacant units to upgrade electrical, plumbing, carpentry, doors, to name a few; fence replacement; basketball court upgrade; typhoon shutter replacement; and drainage correction.

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.

**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 continues to maximize the number of affordable units available to the PHA by continuing efforts to (1) shorten the turnover time for vacated units, (2) reduce the time needed to renovate public housing units, (3) maintain, 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:**

Guam will implement public housing security improvements, such as increasing lighting, video surveillance, tenant participation with Resident Associations, and crime prevention through environmental design features; redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents; work with outside agencies to adopt supportive services to allow elderly tenants to age in place; and encourage and support the formation of resident associations. Additionally, GHURA may apply for grants and other funding sources to provide additional services for public housing programs; modernize and/or redevelop public housing developments using CFP, RAD program, and/or any other available tools.

**Discussion:**

## MA-30 Homeless Facilities – 91.310(b)

### Introduction

Guam has in its inventory 64 year-round emergency shelter beds for households with adults and children and 74 year-round emergency beds for households with adults only. 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 6 year round transitional housing beds: 1 for households with adults and children, 2 for households with only adults 3 for unaccompanied youth. 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 supports consist of case management, counseling, referral and assistance to mainstream benefits, life skills training, and substance abuse treatment. Of the total inventory of PSH beds, 133 are for households with adults and children; 130 are for households with only adults; 144 are set aside for chronically homeless households; and 168 are identified for veterans.

### Facilities Targeted to Homeless Persons

	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)	64	0	1	133	6
Households with Only Adults	74	0	2	130	1
Chronically Homeless Households	0	0	0	144	6
Veterans	5	0	0	168	7
Unaccompanied Youth	0	0	3	0	0

Table 38 - Facilities Targeted to Homeless Persons

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 Coalition 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: Tenant-Based Rental Assistance (TBRA) to 30 homeless adults with disabilities and their families. Homeless adults/families choose affordable rental housing of their choice and participate in available supportive services. The upcoming fiscal year is seeing a reduction in funds, and GHURA is estimating that the program can sustain an estimate of 14 units. (GHURA)

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 mainstream housing. (Guam Behavioral Health and Wellness Center)

Guma Manhoben: TBRA for 4 homeless young adults; life skills training, supportive counseling to help young people in homeless situations refocus and become contributing members of the community. Currently, there are two clients who are transitioning to alternative housing units as the program is ending by the end of the fiscal year. (Sanctuary, Inc)

Y Jahame Permanent Housing Program: Permanent supportive housing for 7 homeless individuals and/or families with disabilities, with priority given to those with the longest histories of homelessness. The project was not renewed this coming fiscal year. However, program participants will be looking to transition to TBRA under the HOME program. (Catholic Social Services)

Homeless Management Information System: Human service database that collect and deliver timely, credible, quality data about services and homeless persons (The Salvation Army)

Anchor of Hope: Permanent supportive housing for 4 households of victims of domestic violence and sexual assault who meets the definition of chronic homeless. (First Church of God)

Manhali Project: Permanent supportive housing and supportive services to 4 individuals/households of homeless veterans with disabilities and their families as well as homeless individuals seeking substance use and mental health treatment who meet the definition of chronic homeless. (WestCare Pacific Islands, Inc.)

DV HARBORS: A new project that received funding from the Continuum of Care. It will provide TBRA to victims of domestic violence and sexual assault. (DPHSS-Division of Homelessness Assistance and Poverty Prevention)

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 and Mañe'lu)

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 and Mañe'lu)

## **MA-35 Special Needs Facilities and Services – 91.310(c)**

### **Introduction**

**To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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

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**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: 1. 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. 2. CDBG funds will be utilized as a 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. 3. CDBG funds will prepare low to moderate income individuals to enter and reenter the workforce, providing appropriate work readiness and job guidance programs and services through Mañe'lu Employment Empowerment Initiative. 4. CDBG funds will be utilized to provide youth and family enrichment programs, literacy skills, employment related education such as preemployment training, resume building, and money management through the Mañe'lu 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. 5. CDBG funds will be used as a match for Guam Continuum of Care planning activities for the coordination of various providers to develop strategies for ending homelessness and identifying resources that are available to meet that goal, evaluating the outcomes of CoC and ESG projects within the CoC, and

monitoring and improving the quality and performance of subrecipients and enforcing compliance with program requirements. 6. ESG funds will be utilized by programs managed by Mañe'lu Project Akudi and The Salvation Army 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. 7. HOME funds will be utilized to rehabilitate the homes of income eligible homeowners so their homes are brought to building code compliance, acquire homes with or without rehabilitation, new construction, and to provide tenant-based rental activities. These activities aim to increase access to decent, safe and affordable housing for income eligible households.

**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))**

## **MA-40 Barriers to Affordable Housing – 91.310(d)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Guam faces persistent and complex barriers to affordable housing in 2025, stemming from environmental and economic factors unique to an island economy. Many of these are tied to Guam need to import construction materials, equipment and often labor, as well as the amount of land available relative to the size of the population.

Construction Costs. A significant barrier to producing more affordable housing remains the 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.

Military Buildup. Due to the ongoing process of relocating about 4,000 Marines from Okinawa, market rates for residential rental units have increased to match the military Overseas Housing Allowance (OHA).

Although the military provides housing for service members on base, renting in the civilian community remains a popular option. Because of this, many landlords seek military tenants because the OHA is both higher than most of the local civilian population can afford, and - being a dedicated federal benefit, there is less inherent risk of non-payment, compared to rent paid out of regular household income.

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 Northern 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.

These interconnected challenges require sustained policy intervention and strategic investment to create a more attainable housing market for Guam's residents.

## MA-45 Non-Housing Community Development Assets -91.315(f)

### Introduction

### 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	151	0	0	0	0
Arts, Entertainment, Accommodations	9,713	0	17	0	-17
Construction	6,193	0	11	0	-11
Education and Health Care Services	9,570	0	16	0	-16
Finance, Insurance, and Real Estate	3,321	0	6	0	-6
Information	1,327	0	2	0	-2
Manufacturing	1,262	0	2	0	-2
Other Services	2,056	0	4	0	-4
Professional, Scientific, Management Services	5,589	0	10	0	-10
Public Administration	5,439	0	9	0	-9
Retail Trade	7,331	0	13	0	-13
Transportation and Warehousing	4,134	0	7	0	-7
Wholesale Trade	1,992	0	3	0	-3
Total	58,078	0	--	--	--

Table 39- Business Activity

Alternate Data Source Name:

2020 Decennial Census

Data Source Comments:

## Labor Force

Total Population in the Civilian Labor Force	64,648
Civilian Employed Population 16 years and over	58,078
Unemployment Rate	10.20
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 40 - Labor Force**

**Alternate Data Source Name:**

2025 Decennial Census

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	19,269
Farming, fisheries and forestry occupations	0
Service	12,316
Sales and office	13,487
Construction, extraction, maintenance and repair	6,279
Production, transportation and material moving	6,277

**Table 41 – Occupations by Sector**

**Alternate Data Source Name:**

2025 Decennial Census

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>

**Table 42 - Travel Time**

**Alternate Data Source Name:**

2025 Decennial Census

**Data Source Comments:** 21.3 Mean travel time to work (minutes)



## 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	5,885	1,356	8,023
High school graduate (includes equivalency)	21,766	2,815	15,473
Some college or Associate's degree	14,437	1,381	8,670
Bachelor's degree or higher	15,700	822	6,916

**Table 43 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:** From 2020 Decennial Census CT-68

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	4,936	2,617	2,161	3,059
High school graduate, GED, or alternative	0	13,888	7,664	6,655	6,165
Some college, no degree	0	9,212	4,310	4,207	3,225
Associate's degree	0	0	0	0	0
Bachelor's degree	0	8,940	4,842	4,770	4,537
Graduate or professional degree	0	0	0	0	0

**Table 44 - Educational Attainment by Age**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:** 2020 Decennial Census CT-27 Age ranges differ slightly from Census 2020 and reflect figures based on Census 2020 (16-24 years, 25-44 years, 45-54 years, and 65 years and over). Zero values denote data not captured in Census 2020 for Less than 9th grade. Associates degree is includes under Some college, no degree. Graduate or professional degree data is included under Bachelors degree.

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,769
High school graduate (includes equivalency)	23,772
Some college or Associate's degree	27,120
Bachelor's degree	0
Graduate or professional degree	0

**Table 45 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

2020 Decennial Census

**Data Source Comments:**

2020 Decennial Census CT-90 - \*Bachelors degree or higher includes Graduate or professional degree.

**Based on the Business Activity table above, what are the major employment sectors within the state?**

Based on Table 43 above, 57% of workers are employed in just four of the 13 business sectors captured. In order they are, Arts, Entertainment, Accommodations (tourism and hotel industries), Education and Health Care Services, Retail Trade, and Construction.

**Describe the workforce and infrastructure needs of business in the state.**

Guam's 2020 Census data was captured in April 2020, just one month into the global Covid-19 pandemic. In the intervening years, Guam has struggled to recover jobs lost and rebuild industries. The hospitality industry, long considered the cornerstone of the island's economic strength, has yet to fully recover and struggles with competition from new markets and saturation in established markets. Construction employed 11% of the workforce, yet more jobs are needed. Guam is slowly building its local workforce in the construction trade. However, the need for skilled construction workers exceeds the local supply. The steady reduction in permitted H2-B foreign workers to zero successfully exacerbated an already struggling market for workers. Military buildup-related development described as "inside the fence" have had a two-fold result. Positively, there are more construction laborers on Guam. Negatively, this workforce is limited to work related to the buildup, leading to a continued shortage of workers for projects not benefiting the military buildup.

**Describe any major changes that may have an economic impact, such as planned 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.**

In December 2024, Guam was identified to receive \$500M in CDBG-Disaster Recovery funds in response to damage wrought by Typhoon Mawar in May 2023. The Plan proposes \$30M in investments to further economic revitalization and \$108M for infrastructure. GHURA plans to allocate CDBG-DR funding to address these gaps, ensuring investments in infrastructure improvements. Economic revitalization needs will be supported through infrastructure projects and workforce development programs, business/resource hubs, and potentially through mitigation projects. Of the over 64,000 people 16yo and over, an estimated 10.2% are unemployed, approximately 6,580 people in search of employment.

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

High school, GED, or alternative is the highest educational attainment level for most people in the workforce. Median earnings in 12 months prior to the census support that higher incomes rise as education attainment rises.

**Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

Government supported training programs focus largely on historically blue collar jobs. This is on point with the lack of sufficient local skilled labor in the construction industry necessitating the import of foreign workers. The Guam Trades Academy provide a nationally recognized industry skills training center with support of the U.S. Department of Labor as a recognized apprenticeship training facility. The Guam Community College offers apprenticeship training that leads to journey worker status and placement with participating employers.

**Describe any other state efforts to support economic growth.**

No response. Guam does not participate in a CEDS.

**Discussion**

## MA-50 Needs and Market Analysis Discussion

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

Housing studies and vulnerability assessments on Guam consistently show that households with multiple housing problems are geographically concentrated in specific areas. This means certain villages or neighborhoods have a much higher density of issues like unaffordable housing, substandard conditions, and overcrowding compared to the island's average. These "concentrated areas" are typically found in **Older Village Cores and Low-to-Moderate Income (LMI) Areas**: Villages with a long history of lower-income residents, such as parts of Dededo, Mongmong-Toto-Maite (MTM), Agat, Merizo, and Umatac, often have aging housing stock that's deteriorated over time due to exposure to typhoons and lack of maintenance. **Rental Markets**: Guam's expensive rental market heavily impacts LMI households, forcing many into severe cost burdens, overcrowding, or accepting units with substandard conditions. **Areas Lacking Infrastructure**: Neighborhoods with poor or aging infrastructure, like a lack of central sewer systems or unreliable water supply, tend to have more housing problems because developing new, affordable, and resilient housing there is more expensive. Guam's older, lower-income communities and parts of its rental market are disproportionately affected by housing challenges, which stem from high costs, aging infrastructure, and a lack of affordable homes.

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

Based on the 2020 U.S. Census data, Social Vulnerability Index (SVI) mapping, and other available reports, Guam's population is predominantly non-White or Chamorro and Filipino are the largest groups, some other Pacific Islander communities (e.g., Chuukese) tend to concentrate in areas like Dededo and parts of central villages due to affordability and community networks. Same 2020 U.S. Census data reports on Low-Income Families, that are concentrated in public housing developments in villages with lower median incomes, such as parts of Dededo, Mongmong-Toto-Maite (MTM), and many southern villages (e.g., Umatac, Merizo) and then in older, less developed areas with aging housing and limited infrastructure.

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

In areas of Guam with many low-income families or certain minority groups, the housing market has clear characterized problems such as **Expensive & Scarce Rentals**: There's huge demand for affordable rentals, but very few are available. Even "affordable" rents are too high for many families, leading to extreme cost burden (paying over 30-50% of income on housing) and overcrowding. **Old, Poor Quality Homes**: Homes in these areas are often older, in disrepair, and lack modern or safe typhoon-resistant features. Landlords may not fix these issues to keep rents low. **Informal Housing**: Some families might live in multigenerational settings or shared arrangements to save money, this can trigger a multitude of other issues. **Hard to Build New Homes**: It's tough to build new, affordable housing in these areas

because land is expensive, existing infrastructure (connections to sewer) is costly to connect, construction costs are high (due to imported materials, strict building codes, labor), getting permits is slow and complicated at each agency clearance required. Reliance on Aid: Many households depend on government housing programs (like GHURA's public housing or Section 8 vouchers), showing how unaffordable the private market is for this demographic. **Limited Homeownership:** Owning a home is largely out of reach for most low-income families due to high prices and land costs, keeping them stuck in the challenging rental market.

### **Are there any community assets in these areas/neighborhoods?**

Even in challenging areas with many low-income families or certain racial/ethnic minorities on Guam, there are important community assets that help residents such as **Healthcare & Social Support** like the Northern-Dededo and Southern-Inarajan Health Centers, both offer basic medical care for underserved populations. These social service agencies provide assistance with food (SNAP), medical care (Medicaid/MIP), and if applicable, rental help. Other support is from the **Mayors' Offices** which are often the first and local points of contact for village residents for assistance. **Education** where public school facilities (elementary, middle, high) are community hubs. At the entry level school facilities, early childhood programs like Head Start support young children there programs often segway into other community programs through means of newsletters or school PT groups. **Community Spaces** such as Centers and Gymnasiums where applicable, are spaces for the community to host events and programs, these are often geographically located near parks and sports fields which offer more recreation events. **Non-profit organizations** (e.g., Salvation Army, Catholic Social Services) provide targeted aid like food banks, shelters, and support for specific groups. **Local Economy & Access** for small "Mom & Pop" local businesses provide essential goods and jobs. These assets, though sometimes limited in capacity, are vital for the well-being and resilience of these communities.

### **Are there other strategic opportunities in any of these areas?**

Yes, there are significant strategic opportunities in Guam's areas with concentrations of low-income households and certain minority groups, particularly when viewed through the lens of community-led development, climate resilience, and sustainable economic growth. These opportunities often involve leveraging existing community assets and addressing underlying vulnerabilities. Even in Guam's challenging low-income and minority neighborhoods, there are important opportunities to improve things: Better, Stronger Homes: homes that can withstand typhoons and floods, and strengthening current homes to be safer, more resilient natural acts. **Fixing Infrastructure:** Addressing areas where infrastructure for public utilities is lacking and in addition to upgrading older systems, and roads to improve access ways for homes that lack safe roads (especially for emergency instances). Currently the current local market is showing considerable efforts for local stake and increased solar power supply (to include microgrids), this would make pocket-communities more resilient to power outages, if successful. Many incentives are available to individual homeowners to invest in solar power. **Local Jobs & Skills:** Support small local businesses and create job training programs (like through Guam Community College or the Guam Green Growth Conservation Corps) in areas like construction and green energy, helping

residents find good jobs. **Grow More Local Food**: for example, Farm to Table started a community-like garden located in Hagatna, to help educate the community and provide access for people to grow their own food, making communities healthier and less reliant on imported goods.

## **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 sees reliable, high-speed internet as vital for its quality of life and future. Broadband is not a luxury anymore it's a necessity in many aspects of life: **Education**, The COVID-19 pandemic showed how crucial internet access is for students. The Guam Department of Education (GDOE) worked with internet providers to get students connected, especially those from low- and moderate-income (LMI) families at the time, which reflected 19 villages. While GHURA doesn't provide internet, it did receive two program year applications for Public Service/Economic Development activities targeted to specific LMI or concentrated LMI areas/communities. Although the need for such services and opportunity had been addressed in such applications, GHURA recognized how important this service is. **Business and Economy**, Good internet helps local businesses compete globally, supports online sales and remote work, and attracts new investments. For an island economy like Guam's, strong digital connections are key for growth and diversification. **Healthcare**, Telehealth services, which became even more important after the pandemic, depend entirely on a stable internet. This is especially vital for getting specialized medical advice that might not be available on Guam. **Social Ties and Community Strength**, Broadband lets families stay in touch, access government services, participate in community life, and get important information during natural disasters. This last statement justified and proved many difficulties all while displaying the reliability to such services during Guam's last storm.. **Commitment to Universal Broadband**, the available data states Guam received over \$156 million from the Broadband Access, and Deployment (BEAD) Program to expand high-speed internet, especially in areas that don't have it or don't have enough. This funding, along with Guam's Digital Plan, aims to make sure the internet is affordable and accessible for all residents. Data reports a key step in this effort was the completion of the BEAD Challenge Process in late 2024/early 2025, which helped accurately map where broadband is available. GHURA unequivocally recognizes that reliable, high-speed broadband is foundational to its quality of life and future prosperity.

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

Guam unique geographical location in the Pacific amplifies this need, making robust infrastructure critical for maintaining global connections. Broadband is no longer a luxury but an essential utility, underpinning everything because of its unique location. Strong internet infrastructure is critical for staying connected globally. The critical infrastructure is still offered competitively by the same 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.

Guam faces increased natural hazard risks from climate change, where some the key concerns are;

**More Intense Typhoons:** While not necessarily more frequent, typhoons are expected to be stronger, bringing higher winds and heavier rainfall, leading to greater damage and increased flooding in many areas and low lying areas around the island. This statement is proven following the 2023 Typhoon Mawar, damaging infrastructure from power, water and broadband, across the island for at the very least 2 months to 12 months, some still unresolved as of this reporting.

**Rising Sea Levels:** Rising sea levels will cause more coastal flooding, erode beaches, and potentially contaminate vital freshwater sources with saltwater. Much of Guam's critical infrastructure is vulnerable to these changes.

**Freshwater Scarcity:** Climate change could lead to more frequent droughts and saltwater intrusion, straining Guam's freshwater supply.

**Coral Reef Decline:** Warming oceans and increasing acidity are causing widespread coral bleaching and damage, threatening these crucial ecosystems that protect coasts and support marine life and the economy. Initiatives to create coral reef gardens in some pocket areas over the last year have seemed to provide hope to help the reef.

**Increased Temperatures:** Hotter days and nights will lead to higher energy demands for cooling and increase the risk of heat-related illnesses for residents. This could pose a direct threat to human health, exacerbating pre-existing health issues and increasing the risk of heat stroke, dehydration, and cardiovascular problems, especially for vulnerable populations like children and the elderly, moreover those living in sub-standard conditions. These interconnected risks pose a significant challenge to Guam, impacting everything from daily life to long-term sustainability.

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

Low- and moderate-income (LMI) households in Guam face disproportionate risks from climate change due to their housing's location, quality, and their limited financial capacity. Key Vulnerabilities include

**Hazard Exposure:** particularly low-lying coastal areas or flood-prone inland zones, making them highly susceptible to storm surge, flash flooding and sea level rise, from intense rain seasons and typhoons.

**Substandard Housing:** older homes in these areas and throughout the island, lack proper typhoon resistant features or hardened structures, or have not been adequately maintained, making them more vulnerable to damage from strong winds and heavy rainfall. **Limited Financial Resources:** LMI

households often lack adequate insurance or savings, making it incredibly difficult to repair, rebuild, or relocate after climate-related disasters. Access to loans for home improvements or recovery is also challenging. Social Factors: Vulnerable populations within LMI communities reported and not reported in the 2020 census, such as the elderly, disabled, or those with language barriers, face additional challenges in preparing for and recovering from climate events.

Guam faces significantly increased natural hazard risks due to climate change, these hazard risks are recognized within the Guam State Hazard Mitigation Plan (HMP), are Key concerns which include, same or similar statements made above in this section; “More Intense Typhoons, Rising Sea Levels, Freshwater Scarcity, Coral Reef Decline, Increased Temperatures and Health Risks” Since Guam’s CDBG-DR Allocation in January 2025, GHURA as the CDBG-DR Grant Administrator will work closely with the community to address unmet needs post 2023 Mawar, in addition to addressing Mitigation projects whether on the current plan or intended to be addressed and placed on the plan.

## **Strategic Plan**

### **SP-05 Overview**

#### **Strategic Plan Overview**

## SP-10 Geographic Priorities – 91.315(a)(1)

### Geographic Area

Table 46 - Geographic Priority Areas

1	<b>Area Name:</b>	Dededo Village
	<b>Area Type:</b>	Low/Mod Community (2020 Decennial Census)
	<b>Other Target Area Description:</b>	Low/Mod Community (2020 Decennial Census)
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Hagat Village
	<b>Area Type:</b>	Low/Mod Community (2020 Decennial Census)
	<b>Other Target Area Description:</b>	Low/Mod Community (2020 Decennial Census)
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Malesso Village
	Area Type:	Low/Mod Community (2020 Decennial Census)
	Other Target Area Description:	Low/Mod Community (2020 Decennial Census)
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Removal of Architectural Barriers to Accessibility
	Area Type:	Google Earth map
	Other Target Area Description:	Google Earth map
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>5</b>	<b>Area Name:</b>	Southern Villages
	<b>Area Type:</b>	Low/Mod Villages Cluster (2010 Decennial Census)
	<b>Other Target Area Description:</b>	Low/Mod Villages Cluster (2010 Decennial Census)
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>6</b>	<b>Area Name:</b>	Guam
	<b>Area Type:</b>	Insular Area
	<b>Other Target Area Description:</b>	Insular Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	

	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

## General Allocation Priorities

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

Geographically, Guam will allocate investments where low/mod beneficiaries data is supported by HUD/U.S. Census Bureau analysis and calculation of Guam 2020 Decennial Census tabulation (by Block and Tract). The 2020 Census identified fewer low/mod villages than in prior tabulations. And Guam as a whole is no longer considered a low/mod income population. Despite this, Guam has identified the entire island as a geographic area of priority (see #6 of Table 50 above) to reflect Guam's intention to allocate resources to support housing for low/mod income individuals and families. Low/Mod income is defined as a population at least 51 percent of area median income or below.

As of this writing of the Consolidated Plan, Guam has not designated Neighborhood Revitalization Strategy Areas (NRSAs), nor has Guam partnered with either of two local Community Development Financial Institutions (CDFIs). In the coming 5 years of this Consolidated Plan, Guam may pursue both in the interest of bridging gaps between government and community organizations and businesses to increase efforts to serve low/mod income persons.

## SP-25 Priority Needs – 91.315(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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
	<b>Geographic Areas Affected</b>	Insular Area



	<b>Associated Goals</b>	Increase Housing Supply Preserve Housing Supply Renter Assistance Homebuyer Assistance Infrastructure Homelessness Prevention Fair Housing
	<b>Description</b>	Guam lacks a sufficient supply of affordable housing across the continuum of housing, but most acutely for persons at lower income levels. Homeless persons lack appropriate housing choices including alternative housing options to address the need for degrees of supporting or assisted housing.
	<b>Basis for Relative Priority</b>	Guam's lack of sufficient housing supply is an ongoing concern that has been reflected in housing needs assessments over many years. In the 10 years between the 2020 and 2010 periods, Guam has seen an 8% decrease in the population while experiencing a 23% increase in households. Small family households are 3x the number of large households and 62% of total households.
2	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Insular Area
	<b>Associated Goals</b>	Renter Assistance Public Facilities and Improvements Emergency Shelters/Transitional Housing Homelessness Prevention

	<b>Description</b>	Guam will prioritize efforts to eliminate homelessness. The Point In Time count of January 2024 recorded 416 households, and a combined 1,249 adults and children. Of the 416 households, 276 households or 66.3% were adults only with a total of 429 individuals. There were 140 households or 33.7% composed of families with both adults and children with a total of 820 individuals.
	<b>Basis for Relative Priority</b>	The Point In Time count of January 2024 recorded 416 households, and a combined 1,249 adults and children. Of the 416 households, 276 households or 66.3% were adults only with a total of 429 individuals. There were 140 households or 33.7% composed of families with both adults and children with a total of 820 individuals.
<b>3</b>	<b>Priority Need Name</b>	Non-housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Insular Area
	<b>Associated Goals</b>	Public Facilities and Improvements Public Services Disaster Recovery Emergency Shelters/Transitional Housing Economic Development
	<b>Description</b>	Guam will support construction, acquisition, rehabilitation and conversion of facilities and infrastructure to serve low/mod populations with healthy spaces or public services. Such facilities will address the need for recreation/multipurpose uses, public safety, public health services, community centers, performance arts spaces, special needs populations (homeless persons, elderly, the disabled, DV victims, veterans), and others, and economic development.

	<b>Basis for Relative Priority</b>	Non-housing Community Development needs on Guam present themselves largely on the basis of geography, typically by village. 2020 Census data results reduced the number of low/mod villages from 10 to 3. This will make citing non-housing community development projects more challenging throughout Guam.
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### **Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.315(b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Guam will continue to support the use of TBRA vouchers for income eligible renters. Utilization rates for vouchers remain consistently high. Low turnover rates are indicative of tenant efforts to hold onto their assistance in these market conditions where rents continue to increase and properties become less affordable.
TBRA for Non-Homeless Special Needs	Housing for Section 8 prospective renters holding a special needs voucher is a longer search, taking twice the length of time to find an appropriately accessible unit. The length of time on the wait list can be alleviated by providing additional vouchers for this special needs population.
New Unit Production	Guam needs to redouble its efforts to bridge the 10,000 unit gap in its housing supply. Part of this will be accomplished with the continued support of the LIHTC program.
Rehabilitation	Guam needs to maintain its existing supply of affordable housing through rehabilitation to address the need of a growing elderly population (chiefly by accessibility modification) to help persons to age in place. Rehabilitation will also address code compliance and extend the useful (functional) life of the housing stock.
Acquisition, including preservation	Guam will support the acquisition of affordable housing for renters and homebuyers, from single family to multi-family. Additionally, Guam supports the conversion of buildings to create new affordable housing.

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

### Introduction

For PY25, the following financial resources are available for projects to address Guam needs. Guam has received a total of \$4,546,370.91 in HUD entitlement funds administered by GHURA. CDBG funds totaling \$3,185,755, HOME Investment Partnerships Grant funds totaling \$1,046,809, and HESG/ESG funds totaling \$263,963. Additionally, HOME funds from Prior Year program income and recaptured funds totaling \$936,730.50 are proposed to fund PY25 activities. Guam determined not to accept HTF funds in PY25. HOME-ARP funds and HTF funds from prior year awards are available to continue approved activities to support housing for extremely low income renters.

### 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	3,185,755	0	0	3,185,755	0	For the PY25 Action Plan year, CDBG funds will be used for public facilities and improvement activities focused on Public Safety and leveraged CDBG funding for Affordable Housing: Homeowner, Rental and Rehabilitated Units, Public Services and program administration and planning. Prior Year resources are not identified here for potential reprogramming of funds from ongoing but slow-moving activities, however can be done as determined base on factors at such time. 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	1,046,809	617,647	319,083	1,983,539	0	For the PY25 Action Plan year, HOME Funds will be used to sustain, acquire and develop affordable housing stock for Guam (Homebuyer/rentalTBRA) and Program administration. Approximately \$ 617,647.28 have been identified as program income and 319,083.21 IU prior year funds 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	263,963	0	0	263,963	0	For the PY25 Action Plan year, ESG funds will be used to address rapid rehousing, homeless prevention, street outreach, HMIS, and administration of the ESG program.

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	Guam will not utilize HTF funds in Program Year 2025.

Table 49 - 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**

<p dir="ltr"><u>Private Resources</u></span>. </span><span>The Low Income Housing Tax Credit (LIHTC) is designed to stimulate private investments in affordable housing providing tax credits to developers. While LIHTC funds themselves are a significant source of financing, their primary role is to generate additional resources from various other sources to include private, state and local funds. Private investment is usually at the forefront of LIHTC projects because it reduces the need for public subsidies and enhances project feasibility. Moreover, LIHTC projects may secure more debt financing from banks and other lenders, with LIHTC proceeds filling the gap between the total project costs and other funding sources. State and local governments also have supplemental funding such as HOME, New Market Tax Credits (NMTC) and the Housing



Trust Fund (HTF) that support LIHTC projects. These additional resources can be used as gap financing, infrastructure improvements or supportive services, further reducing the project's reliance solely on LIHTC.

For Guam, the LIHTC program since its inception in 2005 has produced 1,349 affordable housing units. In addition, these affordable housing developments can be seen throughout the island in neighborhoods that are underdeveloped and overdeveloped. As such, these communities attract more economic developments, jobs and allow for low-income families to prosper. The Treasury Department also anticipates increasing the tax credit allocations per state (approximately \$3M per allocation) which would only drive more private developers to want to participate in the LIHTC program. For Calendar Year 2025, Guam has an allocation \$6,185,000.00 inclusive of prior year funds.

Government Resources. Local Government funds are rarely available to leverage HUD dollars for construction or rehabilitation projects. However, the local government has successfully assisted federally funded projects by designating or authorizing or approving the use of government lands for projects. The daily operations and facilities management is then budgeted for through the operating organization, department, or agency. We expect this scenario to continue to be the expected effort put forth by the local government. Match funds are not required of entitlement funds received by Guam.

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

Guam secured available property in the government inventory for the site for the Guam Police Department's (GPD) Eastern Substation. In this first year of the 2025-2029 Consolidated Plan Year, GHURA allocated funds toward construction costs to complete this project. (CDBG)

GHURA-owned properties are identified for the construction of affordable housing with respect to the HOME Investment Partnerships program funds. Respectively in this first year of the Consolidated Plan, GHURA had elected to allocate CDBG entitlement funds as leverage to HOME program Affordable Housing Initiatives, homeownership, rehabilitation, rental. In the last Consolidated Plan GHURA elected to pursue acquisitions that remain GHURA property to administer CDBG Affordable Rental programs, working to address the stock for available affordable housing and access to affordable rental.

**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 PY2025-2029 and associated Annual Action Plans. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)

## SP-40 Institutional Delivery Structure – 91.315(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	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Other
Department of Public Health and Social Services	Government	Homelessness Non-homeless special needs public services	Other
Guam Housing and Urban Renewal Authority	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Other
Guam Police Department			

**Table 50 - Institutional Delivery Structure**  
**Assess of Strengths and Gaps in the Institutional Delivery System**

The Government of Guam is structurally organized to address the needs of the community to address housing (GHURA, Guam Housing Corporation), Economic Development (Guam Economic Development Authority, Guam Department of Labor, American Jobs Center), and a variety of social service organizations (Dept. of Public Health and Social Services, Guam Behavioral Health and Wellness, Guam Developmental Disabilities Council, Department of Integrated Services for Individuals with Disabilities), but to name a few. Despite this, the mandates of the agencies are often greater than the available resources. Leveraging our resources through partnerships, agreements, and collaborations have proven beneficial for all parties to further our common objectives. Non-government non-profit partners are essential to the delivery of services including and often most earnestly to the homeless. Guam's Continuum of Care, the Guam Homeless Coalition, provides coordination and structure to efforts of those organizations serving the homeless. As with government organizations, the non government entities also struggle to meet their missions. The Interagency Council on Homelessness and Poverty Prevention led by the Lieutenant Governor of Guam has proven to be a vital resource in the coordination of efforts.

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

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

Other			

**Table 51 - Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

The limited number of service providers, government and non-government, strive to structure programs as broadly as possible to ensure valuable services are available to as many as are in need. Targeted services include permanent supportive housing and support services to homeless survivors of domestic violence experiencing chronic homelessness, protective shelters for children and youth, case management for homeless persons with disabilities participating in a housing voucher program legal and advocacy services, food assistance, emergency meals, mobile medical services, youth shelter and counseling, inpatient and outpatient substance abuse services and support groups.

**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**

Strengths and gaps of the service delivery system for this population are included in the narrative provided in the strengths and gaps discussion of the institution written above.

**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**

Guam will pursue and adjust its efforts to shorten or outright resolve gaps in the actions to address priority needs. The actions to take include but are not limited to: Promote collaboration and information sharing amongst and between service providers to improve the delivery and effectiveness of services to target populations. Support efforts to educate elected officials on issues impacting the homeless and persons with special needs. Support efforts to engage elected officials to address statutory barriers impacting homelessness. Expand systems of support for individuals exiting long-term institutionalization. Engage leadership in discussions to expand membership of the Interagency Council on Homelessness and Poverty Prevention. Improve public transportation. Continue transit vouchers and special point-to-point transport to homeless riders and other qualifying populations. Conduct regular grantwriting and grants management training.

## SP-45 Goals Summary – 91.315(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Supply	2025	2029	Affordable Housing	Guam	Affordable Housing	CDBG: \$3,185,755 HOME: \$1,983,539	Rental units constructed: 10 Household Housing Unit  Homeowner Housing Added: 20 Household Housing Unit
2	Preserve Housing Supply	2025	2029	Affordable Housing	Guam	Affordable Housing	CDBG: \$3,185,755 HOME: \$1,983,539	Rental units rehabilitated: 15 Household Housing Unit  Homeowner Housing Rehabilitated: 12 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit
3	Renter Assistance	2025	2029	Affordable Housing	Guam	Affordable Housing Homelessness	CDBG: \$3,185,755 HOME: \$1,983,539 ESG: \$263,963	Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homebuyer Assistance	2025	2029	Affordable Housing	Guam	Affordable Housing	CDBG: \$3,185,755 HOME: \$1,983,539	Direct Financial Assistance to Homebuyers: 30 Households Assisted
5	Public Facilities and Improvements	2025	2029	Non-Housing Community Development	Removal of Architectural Barriers to Accessibility Dededo Village Hagat Village Malesso Village Southern Villages Guam	Homelessness Non-housing Community Development	CDBG: \$3,185,755	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
6	Infrastructure	2025	2029	Affordable Housing	Guam	Affordable Housing	CDBG: \$3,185,755 HOME: \$1,983,539	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
7	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Guam	Non-housing Community Development	CDBG: \$3,185,755 ESG: \$263,963	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Disaster Recovery	2025	2029	Non-Housing Community Development	Guam	Non-housing Community Development	CDBG: \$3,185,755	Buildings Demolished: 1 Buildings  Other: 1 Other
9	Emergency Shelters/Transitional Housing	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Guam	Homelessness Non-housing Community Development	CDBG: \$3,185,755	Homeless Person Overnight Shelter: 20 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds
10	Homelessness Prevention	2025	2029	Affordable Housing Homeless	Guam	Affordable Housing Homelessness	CDBG: \$3,185,755 ESG: \$263,963	Homelessness Prevention: 150 Persons Assisted
11	Fair Housing	2025	2029	Affordable Housing	Guam	Affordable Housing	CDBG: \$3,185,755	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
12	Economic Development	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Guam	Non-housing Community Development	CDBG: \$3,185,755	Jobs created/retained: 5 Jobs  Businesses assisted: 5 Businesses Assisted

**Table 52 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase Housing Supply
	<b>Goal Description</b>	Guam will increase its stock of affordable housing. Guam will develop new units for sale as affordable housing to income-eligible home buyers. Guam will develop new rental housing units for income eligible renters. As needed, Guam will leverage its available resources to achieve this goal.
2	<b>Goal Name</b>	Preserve Housing Supply
	<b>Goal Description</b>	Guam will preserve and maintain its current stock of affordable housing. Guam will acquire units in need of rehabilitation in order to ensure their use as affordable rental or sale as home buyer housing. Guam will assist the owners to preserve and maintain their units by providing rehabilitation assistance. Rehabilitation is intended to address the needs of the homeowner for housing/building code compliance or improvements to Address the needs for special modifications related to aging, disability or other. Foreclosed properties will be rehabilitated and made avaialble once more for homebuyer acquisition or rental use.
3	<b>Goal Name</b>	Renter Assistance
	<b>Goal Description</b>	Guam will assist income eligible renters with tenant-based rental assistance (TBRA) vouchers and rapid rehousing assistance. Guam will assist individuals displaced in accordance with the Uniform Relocation Act (URA) in the event of displacement as a result of a federally-funded activity meeting regulatory requirements.
4	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	Guam will provide direct financial assistance to eligible home buyers. The form of assistance may consist of direct loans, grants, interest rate buy downs, down payment assistance, closing cost assistance, or other actions or combination of actions intended to provide maximum benefit.



5	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Guam intends to support the need for quality public facilities through new development, acquisition, conversion/repurposing, and rehabilitation activities.  Facilities and improvements will meet the needs of identified low and moderate income populations and special needs populations. Facilities of greatest need in Guam are those which will address: public health, public safety, emergency services, recreation, childcare, youth aging out, community centers, senior centers, environmental resiliency, education, homelessness, food security, prison reentry, substance abuse, mental health and development health care, and the elderly, and disaster recovery.
6	<b>Goal Name</b>	Infrastructure
	<b>Goal Description</b>	Guam will support the development of affordable housing for rental and home buyer purposes. Guam will leverage available resources to address the need for infrastructure improvements.
7	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Guam will provide support to organizations and government agencies providingg needed services to low and moderate income populations and special needs populations.
8	<b>Goal Name</b>	Disaster Recovery
	<b>Goal Description</b>	Guam will assess and address the immediate/urgent community needs resulting from presidentially declared disasters.
9	<b>Goal Name</b>	Emergency Shelters/Transitional Housing
	<b>Goal Description</b>	Guam will address the need for additional shelter beds and transitional housing for special needs populations.
10	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Guam will assist eligible households in need of homelessness prevention assistance.

11	Goal Name	Fair Housing
	Goal Description	Guam will increase fair housing comprehension among low and moderate income homebuyers and renters. Guam will increase learning opportunities for real estate professionals, landlords, property managers, housing advocates, and policy makers.
12	Goal Name	Economic Development
	Goal Description	Guam will address anti-poverty efforts by supporting organizations and businesses with job creation or business creation for low and moderate income persons.

**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)**

Extremely Low - ESG will be used to provide rapid rehousing and homeless prevention assistance. CDBG, HOME, HOME-ARP and HTF funds will be used and leveraged to increase housing supply to this population. This use is largely for rental housing purposes. Low Income - CDBG and HOME funds will be used and leveraged to increase housing supply, initiate a housing voucher program (HOME), and preserve existing housing through rehabilitation. This use will target homeowners, homebuyers, and renters. Moderate Income - CDBG funds will be used to increase and support the supply of affordable housing for renters.

## **SP-50 Public Housing Accessibility and Involvement – 91.315(c)**

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

The Guam PHA is not under a Section 504 Voluntary Compliance Agreement.

#### **Activities to Increase Resident Involvements**

Recently-hired Program Coordinators employed by the PHA are tasked to reestablish the Resident Councils and search for residents to become members of the Resident Advisory Board. Residents expressing interest in the management of their housing sites are encouraged and invited by Property Site Managers to attend briefing sessions and informational meetings for both the Public Housing and Capital Fund programs.

Family Self Sufficiency (FSS) Program Coordinators deliver a variety of supportive services to include education, employment, financial literacy, homeownership, health and childcare, and other opportunities to promote self-sufficiency. FSS Coordinators implement best practices for remote services when needed, to better accommodate participants' work schedules. By utilizing platforms such as virtual enrollments, one-to-one meetings, workshops, group discussions, email, and phone outreach, Coordinators maintain consistent communication and sustained interest, ensuring participants remain engaged and motivated as they work toward achieving their goals.

FSS regularly issues personalized emails and quarterly e-newsletters, covering a wide range of valuable information. These updates highlight escrow earnings and statistics, upcoming events, employment and training opportunities, pathways for further education, tips for maintaining a healthy home and good tenancy, and guidance on preparing for inspections, among other relevant topics.

Guam remains committed to addressing the housing needs of its residents through the continued implementation of various housing-related programs. These initiatives are strategically designed to meet the diverse and specific needs of the local housing market, with a focus on assisting exclusively low-income to extremely low-income households. The programs encompass a range of services, including homebuyer support, rental assistance, and efforts to promote sustainable homeownership. Homebuyer support programs aim to assist individuals and families in overcoming the financial barriers to purchasing a home, offering resources such as subsidies for price reductions, closing costs, and housing counseling. Rental assistance programs provide critical relief to low-income renters, helping to ensure that affordable housing options remain accessible. Additionally, the focus on fostering sustainable homeownership by offering assistance to eligible homeowners in renovating substandard conditions of their principal residence.

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

Yes

#### **Plan to remove the 'troubled' designation**

GHURA is classified as a Troubled PHA for FY2023. GHURA as Guam's Public Housing Authority (PHA) was provided Trouble Performer Notification on June 06, 2025. In accordance with HUD regulations at 24 CFR part 902, the jurisdiction (GHURA/Guam) must describe the manner in which it will provide financial or other assistance to improve its operations and remove the "troubled" designation.

GHURA will enter into a Recovery Agreement with HUD. The goal of the Agreement is to transition GHURA from a Troubled designation to a Standard Performer designation. The Agreement will consist of an Action Plan and a Sustainability Plan. The Agreement will identify the measures that need to be implemented to improve the performance and the desired outcomes to be achieved. It also establishes a timetable to achieve those outcomes. Per the regulations, an agreement with HUD must be entered into within 30 days of notification. Notification came on June 06, 2025. GHURA is preparing its plans to meet this regulatory requirement at this time. The key elements to the GHURA plan will include two parts. First, the RECOVERY AGREEMENT / ACTION PLAN. Elements of which will include: Results and Determination from Assessment, Desired Outcomes, Measures to Achieve Outcomes, Target Accomplishment Date, Actual Accomplishment Date, Remedies, Comments/Accomplishments. Second, the RECOVERY AGREEMENT / SUSTAINABILITY PLAN. Elements of which will include: Identified Deficiencies and Results and Determination from Assessment, Desired Outcome/Measures, Tasks to Accomplish to Achieve Desired Outcomes, Target Accomplishment Date, Actual Accomplishment Date, Person/Entity Responsible for Completion, Comments / Accomplishments.

## SP-55 Barriers to affordable housing – 91.315(h)

### Barriers to Affordable Housing

§ 91.315(h)

Guam faces persistent and complex barriers to affordable housing in 2025, stemming from environmental and economic factors unique to an island economy. Many of these are tied to Guam need to import construction materials, equipment and often labor, as well as the amount of land available relative to the size of the population.

Construction Costs. A significant barrier to producing more affordable housing remains the 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.

Military Buildup. Due to the ongoing process of relocating about 4,000 Marines from Okinawa, market rates for residential rental units have increased to match the military Overseas Housing Allowance (OHA).

Although the military provides housing for service members on base, renting in the civilian community remains a popular option. Because of this, many landlords seek military tenants because the OHA is both higher than most of the local civilian population can afford, and - being a dedicated federal benefit, there is less inherent risk of non-payment, compared to rent paid out of regular household income.

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 Northern 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.

These interconnected challenges require sustained policy intervention and strategic investment to create a more attainable housing market for Guam's residents.

### **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, a continued effort from the previous Consolidated Plan. As of 2025, Guam is intensifying its efforts to address the affordable housing crisis, driven by a demand for nearly 10,000 new units. Key strategies include:

**Increasing Housing Supply:** The focus is on leveraging government land, through public-private partnerships to build "attainable housing" for middle-income families, alongside efforts to repurpose temporary workforce housing.

**Infrastructure Development:** Continued collaboration with GWA and other agencies is vital to ensure infrastructure supports new housing and to streamline permitting processes.

**Addressing Labor Shortages:** Continuing advocacy for H2-B Visa Waivers for construction workers remains active, with supplemental visas available to address the demand, though challenges persist.

**Homeowner Support:** Programs offering homeowner counseling and education are being bolstered to guide families toward self-sustainability, with GHURA continuing its Family Self Sufficiency (FSS) and Resident Opportunity and Self Sufficiency (ROSS) initiatives and Housing Counseling progress, are critical foundational components.

**Fair Housing and Vulnerable Populations:** Partnerships with organizations serving the elderly and persons with special needs are maintained, and education on the Fair Housing Act is expanded to protect vulnerable groups from discriminatory practices.

**Typhoon Mawar Recovery:** CDBG-DR funds have been secured for long-term recovery, GHURA's CDBG-DR Program "Fix in Six" will actively work to rebuild and strengthen housing and infrastructure post-Typhoon Mawar.

**Policy:** GHURA hosted its first Housing Symposium in January of 2025. Using this space to address key issues in local policy that continues to hinder collaborative efforts to address barriers. Holding

discussions on Land use and zoning, proposing Accessory Dwelling Units, streamlining agency approvals for constructions are all critical factors to addressing barriers Guam continues to see year after year.

Overall, Guam's approach is comprehensive, focusing on increasing diverse housing options, supporting residents, and ensuring a resilient housing future through collaborative efforts.

## **SP-60 Homelessness Strategy – 91.315(d)**

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

Guam's 2025 homelessness strategy is a highly coordinated effort focused on proactive outreach and comprehensive support. Key components include: 1. Expanded Coordination: The newly established Division of Homelessness Assistance and Poverty Prevention (DHAPP) within DPHSS centralizes and leads all government efforts, ensuring better collaboration with CoC-funded programs and GHC member organizations. 2. Targeted Outreach & Health Services: Regular outreach by CoC programs, UOG School of Nursing, and DPHSS delivers essential health services and connects homeless individuals, especially the unsheltered, with vital resources. 3. Data-Driven Planning: The annual 2025 Point-in-Time (PIT) Count remains crucial for collecting data on homeless populations to inform and refine program strategies. 4. Direct Service Provision: Events like the Annual Passport to Services offer direct assistance (e.g., health screenings, haircuts) and provide information on housing, employment, and public assistance. 5. Adaptive & Holistic Approach: Despite lingering pandemic considerations, the strategy prioritizes public safety alongside direct engagement, focusing on fostering long-term stability through compassion, resource connection, and life skills development to reduce and prevent homelessness.

This integrated approach aims to identify service gaps and significantly reduce street homelessness across Guam.

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

Guam strategy for addressing the emergency and transitional housing needs of its homeless population is continuously being refined through a combination of ongoing data collection, dedicated shelter operations, and the development of more comprehensive solutions.

The Point-in-Time (PIT) Count, conducted annually in January, remains a crucial tool for determining the emergency and transitional housing needs of homeless persons across the island. The data gathered through the PIT count, which includes detailed survey responses, informs where individuals and families can be appropriately placed. This information is vital for understanding shifting demographics and specific needs within the homeless population.

Recognizing the critical gaps, Guam is actively working to expand its transitional housing options, particularly for families. While historically, transitional housing programs on Guam primarily provided temporary housing and support services to a select population of homeless adult males and females with substance abuse issues (such as those offered by WestCare Pacific Islands), there is a strong push in 2025 to develop and support transitional housing models that can accommodate families, a recognized underserved population. The Division of Homelessness Assistance and Poverty Prevention (DHAPP),



established in 2025 and formerly OHAP, is playing a central role in identifying these gaps and fostering new solutions.

Guam currently has a vital inventory of emergency shelters that serve diverse populations: - Alee Family Violence Shelter: Operated by Catholic Social Services. - Alee Shelter for Abused Children: Operated by Catholic Social Services. - Guma Sagrada (Emergency Receiving Home): Operated by Catholic Social Services. - Guma San Jose: Operated by Catholic Social Services, serving various household types. As of early 2025, Guma San Jose was accommodating 43 people but had a significant waitlist of 115, highlighting ongoing capacity challenges. - Sanctuary, Incorporated Guma Manhoben: An emergency shelter specifically for youth. - Guma Sindalu: Also managed by Catholic Social Services, serving veterans exclusively and accommodating four individuals without a waitlist as of early 2025. - Anigua apartment building renovation: The Government of Guam is actively renovating an apartment building in Anigua into a new government homeless shelter, which is expected to add much-needed capacity.

These essential emergency and transitional housing programs continue to be funded through crucial sources such as HUD Emergency Solutions Grants (ESG) and Continuum of Care (CoC) funding opportunities. Additionally, the FY2025 Budget Act (Public Law 37-125) earmarked \$500,000 from general funds for the Guam Homeless Coalition, with \$235,000 specifically allocated for mini grants to GHC member organizations to carry out programs addressing shelter, food, and medical care, including support for weekend emergency shelters and rapid response shelter programs for individuals displaced by encampment interventions.

Guam will continue to annually measure its support for these programs and develop improved strategies as community needs are addressed or shift through the next five years. The ongoing efforts are guided by a multiyear strategic plan to enhance shelter capacity, improve coordinated entry systems, and facilitate successful transitions from homelessness to stable permanent housing.

**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.**

Guam is working hard in 2025 to help homeless individuals and families, including those who've been homeless a long time, families with kids, veterans, and young people without guardians. Common Goals: Quickly get people into stable homes, Help them find affordable places to live, top people who were recently homeless from becoming homeless again.

Action:

- **Emergency Help (ESG):** This program provides quick assistance. It covers things like security deposits and rent for up to two years, plus support from a case manager. It also helps people who are about to become homeless, preventing them from losing their housing in the first place.
- **Long-Term Support (CoC):** Guam gets over \$1 million in federal money for the Continuum of Care (CoC) program. This money supports several key programs:
- **Housing First Rental Assistance:** This gives rental vouchers to homeless people with disabilities, helping them get housing right away.
- **Permanent Supportive Housing:** Five specific programs (like Empowered Together and Guma Hinemlo) offer long-term housing combined with services, helping people stay housed and get their lives stable. Guma Hinemlo, for example, helps chronically homeless adults with severe mental illness.
- **Transitional Housing:** The Oasis Empowerment Center helps women dealing with substance abuse get back on their feet.
- **Data System (HMIS):** This system helps all the different service providers share information about the people they're helping, making services more effective.

#### New Developments and Continued Efforts in 2025:

- **More Local Funding:** The Guam Homeless Coalition received \$428,000 from the local government specifically to reduce homelessness. This money will go towards things like weekend shelters, programs for people returning from prison, and quick-response shelters.
- **Ending Rental Assistance:** The large federal Emergency Rental Assistance (ERA) program that helped many during the pandemic closed its applications in March 2025. This means the focus is now entirely on the longer-term programs.
- **Disaster Recovery Aid ("Fix in Six"):** A huge \$500.8 million federal grant for typhoon recovery, called "Fix in Six," will indirectly help prevent homelessness by rebuilding homes and infrastructure, especially for lower-income families.
- **Annual Homeless Count:** In January 2025, the Point-in-Time (PIT) Count took place. This annual survey helps Guam understand how many people are homeless and what their needs are, so programs can be improved.
- **Targeted Support:** Organizations like Sanctuary, Inc. continue to help runaway and homeless youth, while WestCare Guam focuses on providing housing and support for homeless veterans.

Even with these efforts, Guam still faces a big challenge: there aren't enough affordable homes. In 2025, the island needs almost 10,000 more homes. But all the groups helping the homeless are working together to make sure everyone who needs help can find it.

**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 continues to prioritize preventing homelessness, particularly for low-income individuals and families at high risk, including those transitioning from public institutions or receiving various public and private assistance.

The Emergency Solutions Grant (ESG) remains the primary tool for prevention. Operated by The Salvation Army's Family Services Center, this program offers up to 24 months of rental and utility assistance to individuals and families facing eviction, helping them stabilize their housing before they become homeless.

In addition to federal CoC funds, Guam also utilizes FEMA's Emergency Food and Shelter (EFS) grant funding for rental assistance. For example, WestCare Pacific Islands uses its EFS grant to provide one month of mortgage assistance for eligible veterans, offering crucial short-term relief.

A key challenge highlighted in 2025 is the ineligibility of individuals residing in institutional settings for more than 90 days for CoC-funded housing programs. This means public institutions like the Guam Behavioral Health and Wellness Center (GBHWC), Department of Corrections (DOC), Guam Memorial Hospital Authority (GMHA), Department of Public Health and Social Services (DPHSS), and Department of Youth Affairs (DYA) are solely responsible for coordinating and identifying permanent housing solutions for their clients upon discharge, following their respective departmental Discharge Policies. This underscores the need for strong inter-agency coordination to prevent these vulnerable populations from becoming homeless upon release.

Prior to publication of this plan, GHURA and DPHSS have taken steps to hold open discussions to address gaps and possible solutions to address these needs. By prioritizing these open discussions and working towards a shared understanding of both existing support and remaining unmet needs, GHURA and DPHSS aim to forge a more cohesive and effective system for homelessness prevention on Guam in 2025 and beyond. Their consensus on these critical areas is vital for making tangible progress.

## **SP-65 Lead based paint Hazards – 91.315(i)**

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

GHURA's actions to address LBP hazards include conducting inspections on housing units in accordance with federal regulation. Currently, no firms on-island are qualified to conduct LBP abatement, and so GHURA is in the process of procuring a vendor from the U.S.

mainland. Tenants residing in GHURA units built prior to 1978 are provided with brochures that discuss the hazards of LBP.

To increase access to housing without LBP hazards, GHURA complies with federal LBP regulations with all new construction.

**Inspections and Compliance with Updated Federal Regulations** GHURA continues to conduct inspections on housing units in accordance with federal regulations. A significant update in 2025 is the EPA's finalized rule, effective January 13, 2025, which lowers the acceptable levels of lead in dust and the threshold for lead remaining on surfaces after abatement. GHURA is integrating these stricter standards into its inspection and compliance protocols.

**LBP Abatement Capacity** Guam as a jurisdiction currently has two environmental consulting firms Guam, Unitek Environmental Guam and NEXUS Environmental Group Guam LLC, which offer lead-based paint remediation services. GHURA will continue to work with qualified vendors, whether local or from the U.S. mainland, to ensure LBP abatement can be conducted as needed.

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

Each individual division within GHURA applies federal LBP regulations to all projects as necessary, as part of each division's standard operating procedures.

**Island-wide Prevention Efforts** A major development in 2025 is the establishment of the Comprehensive Childhood Lead Poisoning Prevention Plan (CCLPPP) through Executive Order 2025-04 by Governor Lou Leon Guerrero. This island-wide plan aims to protect Guam's children from lead exposure, particularly in older structures impacted by Typhoon Mawar. GHURA's efforts will be integrated into this broader governmental strategy.

**Tenant and Public Education** Tenants residing in GHURA units built prior to 1978 continue to be provided with educational materials, such as brochures that discuss the hazards of LBP. This aligns with federal requirements for disclosure and the provision of the "Protect Your Family From Lead in Your Home" pamphlet, which the EPA is updating in 2025.

**New Construction Compliance** To increase access to housing without LBP hazards, GHURA fully complies with federal LBP regulations for all new construction. Housing built after 1978 is not expected to contain LBP.



## SP-70 Anti-Poverty Strategy – 91.315(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, approximately 26 percent of Guam households had incomes below the poverty guideline, a figure that decreased to 19 percent in 2010. While the study noted insufficient data for 2019 to provide updated figures, the 2020 Census data later revealed that **20.2% of people in households had incomes below the poverty level in 2019, and a calculated poverty rate for Guam in 2020 was 29.7%**, more than double the U.S. national average. This significant increase underscores the profound economic impact of the COVID-19 pandemic, which heavily reliant on various federal relief programs and led to drastic decreases in employment rates.

Looking into 2025, Guam's economic outlook is characterized by cautious optimism. The island's economy is anticipated to continue its overall expansion, propelled by three major sources of funds: **tourism, federal defense expenditures, and federal non-defense expenditures**, all of which are projected to increase simultaneously. The ongoing military buildup, including the relocation of Marines to Camp Blaz and other defense-related projects, continues to be a significant economic driver. While tourism recovery has been slower than hoped, with some markets still well below pre-pandemic levels, strategic recovery plans are in place to boost visitor arrivals. Despite these positive projections, concerns remain regarding inflation and the high cost of living, which continue to challenge businesses and households.

Acknowledging these economic dynamics and the continued need to address poverty, Guam remains steadfast in its anti-poverty strategy for 2025. The jurisdiction is actively working to increase affordable and attainable housing, with a recognized demand for nearly 10,000 additional units by 2025. Initiatives focus on the rehabilitation of existing structures, conversion to housing, new construction, and acquisition, with particular emphasis on addressing the "missing middle" housing needs. GHURA has secured significant **Community Development Block Grant-Disaster Recovery (CDBG-DR) funds, totaling over \$500 million**, for long-term recovery efforts following Typhoon Mawar. These funds are specifically allocated for housing, infrastructure, economic revitalization, and hazard mitigation, with a significant portion dedicated to benefiting low- and moderate-income areas through programs like "Fix in Six."

Furthermore, the island continues to prioritize and fund projects that provide essential public services to low- and moderate-income populations and neighborhoods. A critical component of the strategy is supporting robust opportunities for job readiness, job creation, and business development through comprehensive education and skills training. Programs offered by the American Job Center of Guam, Guam Community College (including pre-apprenticeship bootcamps), the GCA Trades Academy, and the University of Guam are providing free and subsidized training in high-demand fields such as healthcare, IT, and skilled trades, aligning with the evolving needs of the local workforce and offering vital pathways for individuals to ascend out of poverty. The **Guam Apprenticeship Forum 2025** is also a key event aimed at fostering these opportunities. Efforts are ongoing to stabilize and diversify Guam's economy

beyond its traditional pillars to ensure long-term resilience and create sustainable pathways out of poverty for its residents.

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

Guam's approach to reducing poverty and increasing affordable housing is highly integrated, recognizing that stable housing is fundamental to economic well-being. While the 2020 Census showed a significant jump in poverty to 29.7% due to the pandemic, the island is now cautiously optimistic about its economic future, driven by tourism, defense, and federal non-defense spending, particularly the ongoing military buildup and the utilization of over \$500 million in CDBG-DR funds for post-Typhoon Mawar recovery.

The jurisdiction's strategy for 2025 and beyond coordinates these efforts through several key areas:

- Supporting Vulnerable Populations:** New initiatives, like the Division of Homelessness Assistance and Poverty Prevention, provide vital services and housing support for special needs groups, the homeless, and low-income individuals.
- Improving Access and Infrastructure:** Investments in public transportation through the GTIP 2024-2027 are prioritizing low-income areas to enhance access to jobs and services. Urban revitalization efforts are also improving living environments and leveraging funds to address blighted areas.
- Boosting Economic Opportunity:** Guam is actively fostering job creation and retention by supporting small business incubators, micro-enterprises, and leveraging federal dollars to stimulate local economies. Significant focus is placed on job readiness and skills training through various educational institutions and programs, including those for individuals with disabilities. The Guam Apprenticeship Forum 2025 is set to further these efforts.
- Enabling Workforce Participation:** Critical support for childcare services continues to help low-income parents pursue and maintain employment.
- Empowering Residents with Housing Support:** Ongoing housing counseling programs assist residents with financial literacy, homeownership education, and rental assistance navigation, directly preventing housing instability.

In essence, Guam's strategy extends beyond simply building homes; it's a comprehensive, coordinated effort to address the root causes of poverty by ensuring housing stability is paired with economic opportunity, essential support services, and robust community development.

## **SP-80 Monitoring – 91.330**

**Describe the standards and procedures that the state 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. During this initial review, GHURA looks at prior experience with HUD/Federal awards, results of previous audits, staffing pattern and current organizational capacity, previous monitoring results, previous funding from HUD or other Federal agencies. 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 quarterly remotely.
- Technical assistance is made available to all project partners and subrecipients 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. This is done through each activity's project budget which is used through the duration of the activity.
- 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.

#### Consolidated Plan

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

## Expected Resources

## AP-15 Expected Resources – 91.320(c)(1,2)

### Introduction

For PY25, the following financial resources are available for projects to address Guam needs. Guam has received a total of \$4,546,370.91 in HUD entitlement funds administered by GHURA. CDBG funds totaling \$3,185,755, HOME Investment Partnerships Grant funds totaling \$1,046,809, and HESG/ESG funds totaling \$263,963. Additionally, HOME funds from Prior Year program income and recaptured funds totaling \$936,730.50 are proposed to fund PY25 activities. Guam determined not to accept HTF funds in PY25. HOME-ARP funds and HTF funds from prior year awards are available to continue approved activities to support housing for extremely low income renters.

### 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	3,185,755.00	0.00	0.00	3,185,755.00	0.00	For the PY25 Action Plan year, CDBG funds will be used for public facilities and improvement activities focused on Public Safety and leveraged CDBG funding for Affordable Housing: Homeowner, Rental and Rehabilitated Units, Public Services and program administration and planning. Prior Year resources are not identified here for potential reprogramming of funds from ongoing but slow-moving activities, however can be done as determined base on factors at such time. 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	1,046,809.00	617,647.28	319,083.21	1,983,539.49	0.00	For the PY25 Action Plan year, HOME Funds will be used to sustain, acquire and develop affordable housing stock for Guam (Homebuyer/rentalTBRA) and Program administration. Approximately \$ 617,647.28 have been identified as program income and 319,083.21 IU prior year funds 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	263,963.00	0.00	0.00	263,963.00	0.00	For the PY25 Action Plan year, ESG funds will be used to address rapid rehousing, homeless prevention, street outreach, HMIS, and administration of the ESG program.

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	0.00	0.00	0.00	0.00	0.00	Guam will not utilize HTF funds in Program Year 2025.

Table 53 - 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**

Private Resources. The Low Income Housing Tax Credit (LIHTC) is designed to stimulate private investments in affordable housing providing tax credits to developers. While LIHTC funds themselves are a significant source of financing, their primary role is to generate additional resources from various other sources to include private, state and local funds. Private investment is usually at the forefront of LIHTC projects because it reduces the need for public subsidies and enhances project feasibility. Moreover, LIHTC projects may secure more debt financing from banks and other lenders, with LIHTC proceeds filling the gap between the total project costs and other funding sources. State and local governments also have supplemental funding such as HOME, New Market Tax Credits (NMTC) and the Housing Trust Fund (HTF) that support LIHTC projects. These additional resources can be used as gap financing, infrastructure improvements or

supportive services, further reducing the project's reliance solely on LIHTC.

For Guam, the LIHTC program since its inception in 2005 has produced 1,349 affordable housing units. In addition, these affordable housing developments can be seen throughout the island in neighborhoods that are underdeveloped and overdeveloped. As such, these communities attract more economic developments, jobs and allow for low-income families to prosper. The Treasury Department also anticipates increasing the tax credit allocations per state (approximately \$3M per allocation) which would only drive more private developers to want to participate in the LIHTC program. For Calendar Year 2025, Guam has an allocation \$6,185,000.00 inclusive of prior year funds.

Government Resources. Local Government funds are rarely available to leverage HUD dollars for construction or rehabilitation projects. However, the local government has successfully assisted federally funded projects by designating or authorizing or approving the use of government lands for projects. The daily operations and facilities management is then budgeted for through the operating organization, department, or agency. We expect this scenario to continue to be the expected effort put forth by the local government. Match funds are not required of entitlement funds received by Guam.



**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 secured available property in the government inventory for the site for the Guam Police Department's (GPD) Eastern Substation. In this first year of the 2025-2029 Consolidated Plan Year, GHURA allocated funds toward construction costs to complete this project.

(CDBG)

GHURA-owned properties are identified for the construction of affordable housing with respect to the HOME Investment Partnerships program funds. Respectively in this first year of the Consolidated Plan, GHURA had elected to allocate CDBG entitlement funds as leverage to HOME program Affordable Housing Initiatives, homeownership, rehabilitation, rental. In the last Consolidated Plan GHURA elected to pursue acquisitions that remain GHURA property to administer CDBG Affordable Rental programs, working to address the stock for available affordable housing and access to affordable rental.

**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 PY2025-2029 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 – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Improvements	2025	2029	Non-Housing Community Development	Southern Villages Guam	Non-housing Community Development	CDBG: \$1,000,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted
2	Homebuyer Assistance	2025	2029	Affordable Housing	Guam	Affordable Housing	HOME: \$523,404.00	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Renter Assistance	2025	2029	Affordable Housing	Guam	Affordable Housing	HOME: \$500,000.00 ESG: \$107,000.00	Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted
4	Homelessness Prevention	2025	2029	Affordable Housing Homeless	Guam	Homelessness	ESG: \$146,166.00	Homelessness Prevention: 16 Persons Assisted
5	Increase Housing Supply	2025	2029	Affordable Housing	Guam	Affordable Housing Homelessness	CDBG: \$1,110,804.00 HOME: \$523,405.00	Rental units constructed: 2 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Guam	Homelessness Non-housing Community Development	CDBG: \$437,800.00	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Preserve Housing Supply	2025	2029	Affordable Housing	Guam	Affordable Housing Homelessness	HOME: \$279,709.14	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit

Table 54 – Goals Summary

## Goal Descriptions

1	Goal Name	Public Facilities and Improvements
	Goal Description	Guam will continue to fund the construction of a police substation in the village of Talo'fo'fo. The facility will serve to improve access and availability of public safety to the residents of southeast Guam.
2	Goal Name	Homebuyer Assistance
	Goal Description	Guam will provide direct financial assistance to income eligible and qualified homebuyers.
3	Goal Name	Renter Assistance
	Goal Description	Guam will provide tenant-based rental assistance utilizing HOME funds. Guam will fund two organizations to provide rapid rehousing assistance to income eligible homeless households.

4	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Guam will fund two organizations provide homelessness prevention assistance to eligible households.
5	<b>Goal Name</b>	Increase Housing Supply
	<b>Goal Description</b>	Funds will be used to develop and construct new housing units for both affordable rental and homebuyer purposes.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Guam supports organizations providing services to low- and moderate- income persons for employment readiness, substance abuse recovery, homeless management systems, and other services.
7	<b>Goal Name</b>	Preserve Housing Supply
	<b>Goal Description</b>	Guam will rehabilitate housing to support the preservation of existing affordable housing, ensuring affordability and availability.

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

### Funding Allocation Priorities

Program	Goals		
CDBG			
HOME			
HOPWA			
ESG			

Table 55 – Funding Allocation Priorities

### Reason for Allocation Priorities

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

## **AP-30 Methods of Distribution – 91.320(d)&(k)**

### **Introduction:**

### **Distribution Methods**

State Program Name:	Funding Sources:	Describe the state program addressed by the Method of Distribution.	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Describe how resources will be allocated among funding categories.	Describe threshold factors and grant size limits.	What are the outcome measures expected as a result of the method of distribution?
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**Table 56 - Distribution Methods by State Program**

**Discussion:**



## AP-35 Projects – (Optional)

### Introduction:

Guam Housing and Urban Renewal Authority (GHURA) announces the use of \$5,433,257.49 of Program Year 2025 (PY25) entitlement funds and prior year available funds for Guam from the U.S. Dept. of Housing and Urban Development, (HUD) Community Planning and Development (CPD) Program.

Proposed activities for the \$3,185,755.00 of Community Development Block Grant (CDBG) funds, \$1,983,539.49 of HOME Investment Partnerships Grant (HOME) funds and \$263,963.00 of Hearth Emergency Solutions Grant (HESG/ESG) funds are detailed below. Actual PY2025 funding amounts were made available to Guam on May 14, 2025.

GHURA selected projects for consideration in the PY25 Annual Action Plan (AAP) from proposals received on or before April 28, 2025 in response to an initial Notice of Funding published on March 4, 2025.

#	Project Name
1	CDBG/PFI/GPD Eastern Sub-Station Phase II (Construction)
2	CDBG/CDBG Affordable Rental (HOME Leverage)
3	CDBG/CDBG Leverage for HOME ARP Rental
4	CDBG/CDBG Leverage for Homebuyer
5	CDBG/Housing Counseling
6	CDBG/Homeless Management Information System 2025
7	CDBG/Family Services Center PS 2025
8	CDBG/Lighthouse Recovery Center 2025
9	CDBG/Opportunity Initiative 2025
10	CDBG/Employee Empowerment Initiative 2025
11	CDBG/Administrative Activities
12	CDBG/Planning Activities
13	HOME/Affordable Housing Initiative 2025 - Homebuyer
14	HOME/Tenant Based Rental Assistance 2025
15	HOME/Affordable Housing Initiative 2025 - Rental
16	HOME/Administrative & Planning Activities
17	2025 HESG/Guam

**Table 57 – Project Information**

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

Projects were selected based on their capacity to serve one or more of the following target populations: low-income households with incomes at or below 80% of area median income; the homeless; veterans; persons recovering from substance addiction; persons with special needs such as those with disabilities and the homeless.

With the above projects, Guam anticipates the ability to address a broad range of needs in the community.

CDBG funds in particular will be used to address multiple needs to provide both public facilities and public services. These needs include public safety; substance abuse treatment; leverage with HOME funds to address affordable homeownership and affordable rentals; housing counseling; and employment programs.

HOME funds will be used to increase access to affordable housing as well as direct assistance in the form of tenant based rental assistance.

ESG funds will continue to be used to provide homelessness prevention to those at risk of homelessness, rapid-rehousing services to homeless individuals, and other related services.

Over the past few years, Guam has generally faced the same persistent obstacles to meeting the needs of the underserved.

Guam lacks sufficient rental housing stock that is affordable to lower income households (at and below 80% of area median income). Guam also lacks sufficient housing stock suitable for persons with special needs (those with disabilities and the homeless).

Government and non-government entities lack sufficient resources to address identified priority needs. Non-government entities in particular continue to struggle for sufficient funding to continue operations.

The challenges faced by NGOs include high employee turnover, insufficient/limited funding, and limited administrative capacity. GHURA supports the growth of NGO partners by providing training and education on program compliance, fiscal responsibility, procurement, and other topics, as well as encouraging partnerships with other government entities such as the Division of Homelessness Assistance and Poverty Prevention.

Guam requests the authorization of pre-award costs for these funds; in addition to previous year funds allocated for the project under previous AAPs. Pre Award will be determined in accordance with program regulations and guidance, reference 24 CFR Part 570.200(a)(5)(v).

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG/PFI/GPD Eastern Sub-Station Phase II (Construction)
	<b>Target Area</b>	Southern Villages Guam
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$3,175,755.00
	<b>Description</b>	Guam will use CDBG funds to continue Phase 2, Construction of a new facility for the Guam Police Department, an Eastern Sub-Station. This is a public facility that will improve (shorten) response time to the communities served by the Southern (aka Hagat) Police Precinct. This project will improve access to law enforcement by persons in low-and moderate-income communities. Villages located in the beat area for this facility includes Asan, Piti, Agat, Umatac, Merizo, Inarajan, and Talofofo. Future funds for Phase II will be identified to construct the sub-station. An estimated 12,988 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income. Completion of the project is expected by September 30, 2026. HUDMATRIX CODE: 03ECDBG CITATION: 24 CFR 570.201(c) and (d) CDBG NATIONAL OBJECTIVE: LMA 24 CFR 570.208(a)(1)
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12,000 LMI households from the southeastern villages served by the Southern Precinct Command will have improved access to public safety and law enforcement services through the construction of the Eastern Sub-Station.
	<b>Location Description</b>	Lot 1-1, Block 15, Tract 2831, Talo'fo'fo'. Located in the village of Talo'fo'fo, in the vicinity of the Talo'fo'fo' Gym, Sgt. Richard Naputi Memorial Baseball Field and Talo'fo'fo' Elementary School.
2	<b>Planned Activities</b>	Sub-Station will support the efforts of the Hagat Precinct Command by cutting response times to calls for service in the southeastern regions of the area of responsibility for the Hagat Precinct Command. It will also reduce response times for emergency calls and for officer calls for assistance. The physical location of the Eastern Sub-Station will also improve individuals' ability to report incidents to the police as well as to seek assistance or advice from police officers.
	<b>Project Name</b>	CDBG/CDBG Affordable Rental (HOME Leverage)
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	CDBG funds will be utilized as leverage with HOME funds for the acquisition, new construction or rehabilitation of affordable rental housing.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Anticipate 0 beneficiaries during the first year, 1-2 households when the project is complete.
	<b>Location Description</b>	Guam
	<b>Planned Activities</b>	Guam will increase access to affordable housing for LMI renters. CDBG funds will be used to leverage HOME funds to support the development of new housing through acquisition, or new construction, and/or rehabilitation.
<b>3</b>	<b>Project Name</b>	CDBG/CDBG Leverage for HOME ARP Rental
	<b>Target Area</b>	Dededo Village Guam
	<b>Goals Supported</b>	Increase Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	CDBG funds will be utilized as leverage with HOME-ARP funds for the acquisition, new construction or rehabilitation of affordable rental housing.
	<b>Target Date</b>	9/30/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Anticipate 0 beneficiaries during the first year, anticipated up to 11 households when project is complete.
	<b>Location Description</b>	Island-wide.
	<b>Planned Activities</b>	Guam will leverage CDBG funds with HOME-ARP funds to develop, acquire, or rehab units for affordable housing.
<b>4</b>	<b>Project Name</b>	CDBG/CDBG Leverage for Homebuyer
	<b>Target Area</b>	Guam

	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	CDBG funds will leverage HOME funds to acquire, construct, and/or rehabilitate existing housing for homeownership.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 income eligible households.
	<b>Location Description</b>	Island-wide
	<b>Planned Activities</b>	Guam will leverage CDBG funds with HOME funds to provide financial assistance to income eligible homebuyers. Projects will be evaluated for financial feasibility and regulatory compliance, with the goal of providing affordable, safe and sanity housing for income eligible households . If expected to be feasible, scopes of work and funding structures will be developed, and project will be matched with suitable income-eligible households.
5	<b>Project Name</b>	CDBG/Housing Counseling
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply Homebuyer Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	The GHURA Housing Counseling Program provides counseling services across a broad range of topics in accordance with 24 CFR Part 214.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unduplicated participants or households: 30.
	<b>Location Description</b>	117 Bien Venida Avenue, Sinajana, Guam 96910

	<b>Planned Activities</b>	Housing counseling services will be provided at the GHURA main office, online, via phone, or other venue that provides confidentiality and will be convenient for the beneficiary. Topics covered by housing counseling include counseling for first-time homebuyers, home-owners seeking to avoid foreclosure, personal financial management, fair housing, and rental topics to include avoidance of eviction.
<b>6</b>	<b>Project Name</b>	CDBG/Homeless Management Information System 2025
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	The Homeless Management Information System (HMIS) addresses homelessness by tracking each client's progress towards permanenthousing. It is used to help determine Guam's priority needs, allocation priorities, and the gaps in services and housing for sheltered and unsheltered homeless persons, especially those considered chronically homeless under HUD's definition. Hosting of the HMIS program and database with Bitfocus. This includes updates of the data fields to coincide with any HUD changes to the HMIS data requirements, maintenance, and backup of the database.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unduplicated participants: 2018 Unduplicated households: 1022 At least 51% of beneficiaries will fall into the Low-Moderate Income category.
	<b>Location Description</b>	155003 Corsair Avenue, Tiyan Guam

	<b>Planned Activities</b>	<p>Ongoing services include but not limited to:</p> <p>Technical Assistance for providers on HMIS requirements for HUD mandated reports. Assistance is also provided to non-HUD funded programs who utilize the HMIS so that Guam can submit HUD's Annual Housing Assessment Report</p> <p>Technical Support for all end-users utilizing Clarity on Guam and the CNMI</p> <p>Training of new end-users and/or of all end-users due to system-wide changes mandated by HUD</p> <p>Hosting of the HMIS program and database with Bitfocus. This includes updates of the data fields to coincide with any HUD changes to the HMIS data requirements, maintenance, and backup of the database.</p>
7	<b>Project Name</b>	CDBG/Family Services Center PS 2025
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	CDBG funds will be used to fund The Salvation Army's Family Services Center operations in support of their work to assist the homeless with an ESG-funded program.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project support to ultimately deliver services to 135 unduplicated participants / 140 unduplicated households.
	<b>Location Description</b>	155003 Corsair Avenue, Tiyan Guam
	<b>Planned Activities</b>	Funds will be provided to The Salvation Army's Family Services Center program office for operational support of their assistance to homeless and income eligible participants as they serve persons with and ESG-funded homeless prevention and rapid-rehousing program services.
8	<b>Project Name</b>	CDBG/Lighthouse Recovery Center 2025
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Public Services



	<b>Needs Addressed</b>	Homelessness Non-housing Community Development
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	CDBG funds will be used to support the operations of this facility. The Lighthouse Recovery Center (LRC) serves men in recovery from substance abuse and provides transitional housing during recovery. LRC provides comprehensive clinical services to men with co-occurring disorders, adhering to the American Society of Addiction Medicine (ASAM) levels of care. The Salvation Army's LRC for men has been renamed as Guma' Lalahi since the opening of the women's care facility named Guma' Famalao'an.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unduplicated participants: 145
	<b>Location Description</b>	155003 Corsair Avenue, Tiyan Guam
	<b>Planned Activities</b>	CDBG funds will be used to support the operations of this facility. This LRC aims to combat substance use disorders and enhance the quality of life for individuals by leveraging community partnerships, employing proven practices, and providing comprehensive support services.
9	<b>Project Name</b>	CDBG/Opportunity Initiative 2025
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	The Opportunity Initiative Project offers comprehensive career preparation, including soft-skills training, internships, and tailored support for job seekers. The project also offers youth mentoring programs and enrichment programs.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Unduplicated participants: 40</p> <p>Unduplicated households: 20</p> <p>Project will benefit an area where at least 51% of the residents fall into the Low-Moderate Income category.</p>
	<b>Location Description</b>	AMP 1 Mongmong & Asan, AMP 2 Yona, AMP 3 Pagachao, AMP 4 Toto Gardens
	<b>Planned Activities</b>	<p>Workshops will be used to improve knowledge of workforce readiness topics, and outcomes will be measured with pre and post tests.</p> <p>Individuals will receive personalized support to find employment. Those who find employment will be retained for case management.</p>
10	<b>Project Name</b>	CDBG/Employee Empowerment Initiative 2025
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	The Employment Empowerment Initiative offers assistance in gaining access to employment, such as soft-skills training, documentation assistance, and assistance with access to employment resources.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Unduplicated participants: 60</p> <p>Unduplicated households: 10</p> <p>Project will benefit an area where at least 51% of the residents fall into the Low-Moderate Income category.</p>
	<b>Location Description</b>	125 Tun Jesus Crisostomo Street, Sunny Plaza, Tamuning, Guam 96913

	<b>Planned Activities</b>	<p>The project will conduct workforce development workshops that include the collections of pre/post test data that measure each participants learning outcomes. Presentation evaluation forms will also be administered to determine the effectiveness of all project presentations, including workshops, project overview presentations, and additional training sessions.</p> <p>The project will also keep a record of monthly reports and a monthly data analysis report that summarizes each month's performance.</p>
<b>11</b>	<b>Project Name</b>	CDBG/Administrative Activities
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply Renter Assistance Homebuyer Assistance Public Facilities and Improvements Public Services Homelessness Prevention
	<b>Needs Addressed</b>	Affordable Housing Homelessness Non-housing Community Development
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	Funds will pay for general administration costs. GHURA is responsible for the daily administration functions of the CDBG program for the Government of Guam. GHURA monitors projects through reports, site visits, and payment requests. CDBG activities are managed programmatically and fiscally by GHURA.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	117 Bien Venida Avenue, Sinajana, Guam 96910

	<b>Planned Activities</b>	Guam will administer the activities of CDBG funded projects. This includes fiscal and program management of grant funds and activities in accordance with 24 CFR Part 570.206 for Program Administration Costs and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
<b>12</b>	<b>Project Name</b>	CDBG/Planning Activities
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply Renter Assistance Homebuyer Assistance Public Facilities and Improvements Public Services Homelessness Prevention
	<b>Needs Addressed</b>	Affordable Housing Homelessness Non-housing Community Development
	<b>Funding</b>	CDBG: \$3,185,755.00
	<b>Description</b>	GHURA will use Grant Planning funds to support the development and planning of projects and activities under the CDBG program. Funds will cover activities to address Guam's ConPlan goals, needs, and objectives. This may include such activities as preparation of ConPlan reports, engaging studies, analyses, surveys and other means of analysis.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	117 Bien Venida Avenue, Sinajana, Guam 96910
	<b>Planned Activities</b>	Guam will administer CDBG program planning activities from GHURA main office at 117 Bien Venida Avenue,  Sinajana, GU 96910. The office is located across the street from St. Jude Catholic Church in Sinajana and adjacent to the Sinajana Community Center.

13	<b>Project Name</b>	HOME/Affordable Housing Initiative 2025 - Homebuyer
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,983,539.49
	<b>Description</b>	HOME funds will be used to provide assistance to homebuyers by acquiring, constructing or rehabilitating units, or providing direct assistance for purchase by first time buyers.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project targets to assist 8 households.
	<b>Location Description</b>	Island-wide
	<b>Planned Activities</b>	Projects will be evaluated for financial feasibility and regulatory compliance, with the goal of providing affordable, safe and sanitary housing for income eligible households. If expected to be feasible, scopes of work and funding structures will be developed, and project will be matched with suitable income-eligible households.
14	<b>Project Name</b>	HOME/Tenant Based Rental Assistance 2025
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	HOME: \$1,983,539.49
	<b>Description</b>	GHURA intends to fund its first Tenant-Based Rental Assistance (TBRA) program. Ten households will be served.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unduplicated participants: 10
	<b>Location Description</b>	117 Bien Venida Avenue, Sinajana, Guam 96910

	<b>Planned Activities</b>	GHURA will fund its first HOME TBRA program to serve 10 households. Households will be selected through application referrals from the Guam Homeless Coalition and wait-listed individuals from the Section 8 Housing Choice Voucher Program Special Needs programs. HOME TBRA will also provide security deposit and utility assistance to eligible participants.
<b>15</b>	<b>Project Name</b>	HOME/Affordable Housing Initiative 2025 - Rental
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,983,539.49
	<b>Description</b>	HOME funds will be used for the acquisition, new construction or rehabilitation of affordable rental housing for use by income eligible renters.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 households
	<b>Location Description</b>	Island-wide
	<b>Planned Activities</b>	Guam will support expanding affordable housing by increasing access to affordable rental units to income eligible households.
<b>16</b>	<b>Project Name</b>	HOME/Administrative & Planning Activities
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Increase Housing Supply Preserve Housing Supply Renter Assistance Homebuyer Assistance Homelessness Prevention
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	HOME: \$1,983,539.49
	<b>Description</b>	Guam will administer and plan the activities of the HOME program in accordance with program regulations located at 24 CFR Part 92 and 2 CFR Part 200.

	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	117 Bien Venida Avenue, Sinajana, Guam 96910
	<b>Planned Activities</b>	<p dir="ltr">Guam will administer and plan the activities of the HOME program in accordance with program regulations located at 24 CFR Part 92 and 2 CFR Part 200.</p>
17	<b>Project Name</b>	2025 HESG/Guam
	<b>Target Area</b>	Guam
	<b>Goals Supported</b>	Renter Assistance Public Services Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$263,963.00
	<b>Description</b>	Guam's PY2025 HESG allocation totals \$263,963. Guam will fund two organizations to execute the following activities - rapid re-housing, homelessness prevention, street outreach, and HMIS. The two organizations will each receive \$122,083 to conduct these activities. The Salvation Army's Family Service Center and Manelu's Project Akudi will provide assistance to income eligible and homeless individuals unsheltered or at-risk of homelessness. GHURA will receive \$19,797 (7.5% of the HESG award) to administer the program for Guam. Regulatory guidance can be found at 24CFR 576 and 2CFR 200. Funds will be allocated as follows. \$200,000 for rapid re-housing and homelessness prevention, \$34,166 for street outreach, \$10,000 for HMIS, and \$19,797 for administrative and planning.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eligible HESG participants are homeless, based on HUD's definition or income eligible persons at-risk of homelessness.

	<b>Location Description</b>	<p>The Salvation Army Guam, 155003 Corsair Avenue, Tiyan, Barrigada, Guam 96913</p> <p>Manelu, 125 Tun Jesus Crisostomo Street Suite 200, Tamuning, Guam 96913</p> <p>GHURA, 117 Bien Venida Avenue, Sinajana, Guam 96910</p>
	<b>Planned Activities</b>	<p>Service providers will address needs of participants in keeping with the regulations of the HESG program and in accordance with program policies.</p> <p>Categorically, service providers will provide rapid-rehousing and homelessness prevention assistance, and conduct street outreach and related activities. Funds will also be used to pay for HMIS access utilization.</p> <p>Administrative and planning activities will be conducted by GHURA.</p>



**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

**Available Grant Amounts**

**Acceptance process of applications**

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

**State's Process and Criteria for approving local government revitalization strategies**

## **AP-50 Geographic Distribution – 91.320(f)**

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

Guam is the geographic location of all activities proposed for Program Year 2025. Low- and moderate income areas are identified by the 2020 Decennial Census as calculated by HUD and the U.S. Dept. of Census by tract, block, and block group. The calculation is also provided by village. Guam has not identified areas of minority concentration as of the writing of this AAP.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Removal of Architectural Barriers to Accessibility	
Dededo Village	
Hagat Village	
Malesso Village	
Southern Villages	
Guam	100

**Table 58 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

In PY25, Guam will allocate its resources less along geography (by area or islandwide) and more by eligibility requirements for participation. However, when identified as needed, Guam will allocate investments where low/mod beneficiaries data is supported by HUD/U.S. Census Bureau analysis and calculation of Guam 2020 Decennial Census tabulation (by Block and Tract). The 2020 Census identified fewer low/mod villages than in prior tabulations. And Guam as a whole is no longer considered a low/mod income population.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction:

Guam plans to support a total of 46 households through a combination of rental assistance, production of new units, and rehabilitation of existing units. This will be through a combination of CDBG, HOME and ESG grants, and partnerships with NGOs, government agencies and other entities.

One Year Goals for the Number of Households to be Supported	
Homeless	29
Non-Homeless	17
Special-Needs	0
Total	46

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	34
The Production of New Units	8
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	46

**Table 60 - One Year Goals for Affordable Housing by Support Type**

#### Discussion:

Guam continues to work with NGOs, government agencies, and other entities to increase access to affordable housing. This will be through an increase of inventory by way of acquisition with or without rehabilitation as well as through direct assistance to beneficiaries. By the end of PY25, Guam anticipates assisting 29 homeless households and 17 non-homeless households, for a total of 46 households. This assistance will be provided through an anticipated 8 new housing units, rehabilitation of 4 units, and rental assistance for 34 households. Projects will be funded whole or in part by CDBG, HOME and ESG grants. The leveraging of these grants in various combinations, both with each other and with additional outside sources such as USDA funding, was a major feature this year because of the high costs of construction. Because of the high cost and lengthy timelines to produce new units in Guam, some projects funded this year will not come online until subsequent years and will be reflected in the year produced.



## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

GHURA has 750 Public Housing Units located among five sites spread across the island. 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 Additionally, Guam administers 2,762 Section 8 Housing Choice Vouchers, 112 Project-based Elderly Program vouchers, 76 HUD-Veterans Affairs Supportive Housing Program (VASH) vouchers, 30 Mainstream (MS) vouchers, 175 Non-Elderly Disabled (NED) vouchers, 130 Family Unification Program (FUP) vouchers, and 87 Emergency Housing Voucher (EHV) vouchers.

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

Maximize the current resources for housing programs by doing the following: maintain occupancy at no less than 97% (adjusted for units in modernization); refer Public Housing vacant units to the Capital Fund Program modernization work item; pursue alternative funding for services and projects under Public Housing.

Improve the Public Housing Assessment System Score by increasing the score under the Physical Assessment Subsystem (PASS), Financial Assessment Subsystem (FASS), Management Assessment Subsystem (MASS), and Capital Fund Subsystems (CFSS) of the PHAS.

Improve the Quality of Assisted Housing by doing the following: assess and update the policies regarding the Public Housing Admissions and Continued Occupancy Policy (ACOP) to implement any new statutory or regulatory requirements; concentrate on improving specific management functions by delivering quality customer service and maintenance, as well as reviewing options to ensure the economic viability of GHURA's public housing units.

Encourage self-sufficiency by establishing and maintaining relationships with community partners for educational, child care, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.

Increase customer satisfaction by automating more functions and making more services accessible through the internet.

Continuing to review policies and to revise and update them as necessary.

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

Family Self-Sufficiency (FSS) Program Coordinators deliver a variety of supportive services to include education, employment, financial literacy, homeownership, health and childcare, and other opportunities to promote self-sufficiency. FSS Coordinators implement best practices for remote services when needed, to better accommodate participants' work schedules. By utilizing platforms such as virtual enrollments, one-to-one meetings, workshops, group discussions, email, and phone outreach, Coordinators maintain consistent communication and sustained interest, ensuring participants remain engaged and motivated as they work toward achieving their goals.

FSS regularly issues personalized emails and quarterly e-newsletters, covering a wide range of valuable information. These updates highlight escrow earnings and statistics, upcoming events, employment and training opportunities, pathways for further education, tips for maintaining a healthy home and good tenancy, and guidance on preparing for inspections, among other relevant topics.

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

As reported in section SP-50 of this plan, GHURA is classified as a Troubled PHA for FY2023. GHURA as Guam's Public Housing Authority (PHA) was provided Trouble Performer Notification on June 06, 2025. In accordance with HUD regulations at 24 CFR part 902, the jurisdiction (GHURA/Guam) must describe the manner in which it will provide financial or other assistance to improve its operations and remove the "troubled" designation.

GHURA will enter into a Recovery Agreement with HUD. The goal of the Agreement is to transition GHURA from a Troubled designation to a Standard Performer designation. The Agreement will consist of an Action Plan and a Sustainability Plan. The Agreement will identify the measures that need to be implemented to improve the performance and the desired outcomes to be achieved. It also establishes a timetable to achieve those outcomes. Per the regulations, an agreement with HUD must be entered into within 30 days of notification. Notification came on June 06, 2025. GHURA is preparing its plans to meet this regulatory requirement at this time. The key elements to the GHURA plan will include two parts. First, the RECOVERY AGREEMENT / ACTION PLAN. Elements of which will include: Results and Determination from Assessment, Desired Outcomes, Measures to Achieve Outcomes, Target Accomplishment Date, Actual Accomplishment Date, Remedies, Comments/Accomplishments. Second, the RECOVERY AGREEMENT / SUSTAINABILITY PLAN. Elements of which will include: Identified Deficiencies and Results and Determination from Assessment, Desired Outcome/Measures, Tasks to Accomplish to Achieve Desired Outcomes, Target Accomplishment Date, Actual Accomplishment Date, Person/Entity Responsible for Completion, Comments / Accomplishments.

**Discussion:**

Guam remains committed to addressing the housing needs of its residents through the continued implementation of various housing-related programs. These initiatives are strategically designed to meet the diverse and specific needs of the local housing market, with a focus on assisting exclusively low-income to extremely low-income households. The programs encompass a range of services, including homebuyer support, rental assistance, and efforts to promote sustainable homeownership. Homebuyer support programs aim to assist individuals and families in overcoming the financial barriers to purchasing a home, offering resources such as subsidies for price reductions, closing costs, and housing counseling. Rental assistance programs provide critical relief to low-income renters, helping to ensure that affordable housing options remain accessible. Additionally, the focus on fostering sustainable homeownership by offering assistance to eligible homeowners in renovating substandard conditions of their principal residence.



## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

**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**

In PY2025, Guam has proposed to fund two non-profit organizations to conduct Street Outreach to homeless individuals in need of services and housing supports (rapid re-housing for street homeless and homeless prevention for those at imminent risk of homelessness). Case management services are afforded these program clients of the Family Services Center and Project Akudi. Emergency Solutions Grant funds are proposed as funding.

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

In PY2025, Guam has proposed to continue the funding of a men's substance abuse treatment facility. The Lighthouse Recovery Center provides 6-month transitional housing services to inpatient clients. Case management and professional substance abuse counseling services are available to both inpatient and outpatient clients. Detox services and emergency housing are afforded individuals requiring them upon entry.

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

In PY2025, Guam has proposed to fund two non-profit organizations to conduct Street Outreach to homeless individuals in need of services and housing supports (rapid re-housing for street homeless and homeless prevention for those at imminent risk of homelessness). Case management services are afforded these program clients of the Family Services Center and Project Akudi. Emergency Solutions Grant funds are proposed as funding.

Funds are also proposed to stand up a HOME-funded tenant-based rental program. Ten vouchers are proposed for this initial program offering. Referrals will be accepted from the Guam Homeless Coalition and the waitlisted participants referred to the S8/HCV program by eligible organizations. The latter referrals are intended to reduce the wait time for persons awaiting S8/HCV voucher assignment/award.

**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**

In PY2025, CDBG funds will leverage HOME ARP funds to increase the supply of affordable rental housing through new construction. Tenants will be income qualified at or below 30% AMI, or extremely low income. Case management will be provided by the rental housing operator.

## **Discussion**

## AP-75 Barriers to affordable housing – 91.320(i)

### Introduction:

Guam faces a persistent and escalating affordable housing crisis, with a projected demand for nearly 10,000 new units by 2025, as reported from the 2020 Housing Study. This challenge is not merely a matter of supply and demand; it is deeply intertwined with existing public policies that, intentionally or unintentionally, create significant barriers to the development of affordable and attainable housing. These include antiquated land use controls, restrictive zoning ordinances that favor low-density development, burdensome building codes. Policies affecting the return on residential investment also play a role, influencing developers' willingness to engage in affordable housing projects. Recognizing these systemic impediments, it is critical for Guam to understand it but propose change shifting from a reactive approach to a more proactive and comprehensive strategy.

### **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**

<p dir="ltr"><span>Relevant to Guam’s statements in section SP-55 Guam stated,</span><span></span><span>Guam must continue its efforts to increase affordable housing stock and sustain the current supply of rental and for-purchase housing, a continued effort from the previous Consolidated Plan.</span><span> As of 2025, Guam is intensifying its efforts to address the affordable housing crisis, driven by a demand for nearly 10,000 new units. Key strategies include:</span></p><p dir="ltr"><span>Increasing Housing Supply:</span><span> The focus is on leveraging government land, through public-private partnerships to build "attainable housing" for middle-income families, alongside efforts to repurpose temporary workforce housing.</span></p><p dir="ltr"><span>Infrastructure Development:</span><span> Continued collaboration with GWA and other agencies is vital to ensure infrastructure supports new housing and to streamline permitting processes.</span></p><p dir="ltr"><span>Addressing Labor Shortages:</span><span> Continuing advocacy for H2-B Visa Waivers for construction workers remains active, with supplemental visas available to address the demand, though challenges persist.</span></p><p dir="ltr"><span>Homeowner Support:</span><span> Programs offering homeowner counseling and education are being bolstered to guide families toward self-sustainability, with GHURA continuing its Family Self Sufficiency (FSS) and Resident Opportunity and Self Sufficiency (ROSS) initiatives and Housing Counseling progress, are critical foundational components. </span></p><p dir="ltr"><span>Fair Housing and Vulnerable Populations:</span><span> Partnerships with organizations serving the elderly and persons with special needs are maintained, and education on the Fair Housing Act is expanded to protect vulnerable groups from discriminatory practices.</span></p><p dir="ltr"><span>Typhoon Mawar Recovery:</span><span> CDBG-DR funds have been secured for long-term recovery, GHURA’s CDBG-DR Program "Fix in Six" will actively work to rebuild and strengthen housing and infrastructure post-Typhoon Mawar.</span></p>

Policy: GHURA hosted its first Housing Symposium in January of 2025. Using this space to address key issues in local policy that continues to hinder collaborative efforts to address barriers. Holding discussions on Land use and zoning, proposing Accessory Dwelling Units, streamlining agency approvals for constructions are all critical factors to addressing barriers Guam continues to see year after year. Overall, Guam's approach is comprehensive, focusing on increasing diverse housing options, supporting residents, and ensuring a resilient housing future through collaborative efforts.

## Discussion:

Guam's commitment to increasing affordable housing stock and sustaining the current supply is evident in its multi-pronged approach, with a strong focus on policy reform. The recent Housing Symposium in January 2025 served as a crucial platform to pinpoint and address these issues head-on.

One of the most critical areas of reform is land use and zoning. Historically, Guam's zoning has leaned towards single-family, low-density residential areas, which significantly limits the potential for diverse and affordable housing options. The current decisions to allow for Accessory Dwelling Units (ADUs) in residential and agricultural zones is a direct policy intervention designed to increase housing density and supply without requiring extensive new land development. This would present an opportunity for homeowners to generate income, further supporting affordability. Beyond ADUs, there's a recognized need for a "fundamental shift" away from single-use zoning towards moderate-density options like duplexes, triplexes, and townhomes – often referred to as "missing middle" housing – to cater to a broader income spectrum.

Streamlining agency approvals for construction is another vital policy change which must continue to be pursued. The current arduous permitting processes and lengthy rezoning applications create significant delays and add to development costs, ultimately passed on to consumers or the unfamiliar single family applicant trying to navigate properly. Policies aimed at coordinating planning, prioritizing affordable housing projects, and potentially developing pre-approved designs are essential to be efficient and accelerate development.

The government's continued support for infrastructure through partnerships with entities like GWA is also a decision that directly impacts the cost of new housing.

Lastly, the island's experience with Typhoon Mawar has underscored the importance of resilient building codes and recovery policies. The significant allocation of CDBG-DR funds are a testament to policy decisions aimed at not only rebuilding but also strengthening housing and infrastructure, particularly for vulnerable populations. This highlights a growing awareness that robust, forward-looking policies are necessary not just for addressing the current crisis but also for building long-term housing resilience in the face of environmental challenges.

Guam's current policy reforms must move towards a more adaptive and collaborative framework, acknowledging that a thriving housing market requires proactive legislative and administrative adjustments that foster development, reduce barriers, and support all segments of the population.

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

**Actions planned to address obstacles to meeting underserved needs**

**Actions planned to foster and maintain affordable housing**

**Actions planned to reduce lead-based paint hazards**

**Actions planned to reduce the number of poverty-level families**

**Actions planned to develop institutional structure**

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

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.320(k)(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	0
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
<b>Total Program Income:</b>	<b>0</b>

#### 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 91.320(k)(2)**

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

No other forms of investment beyond those identified in Section 92.205 are planned for HOME funds in this Action Plan year.

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:

Recapture will be used for homebuyer activities for PY25 HOME activities. A description is uploaded to this Action Plan.

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:

GHURA has elected to impose the Resale restriction on all HOME programs assisting first time homebuyers pursuant to 24CFR §92.254 (a)(5)(i). Eligible homebuyers must comply with all the restrictions placed on HOME assisted units through an affordability period. GHURA has chosen a 20-year affordability period on all HOME assisted first time homebuyer units. GHURA will enforce these restrictions through a Restrictive Covenant lien on the properties and by executing a HOME Agreement outlining the provisions. GHURA will ensure fair return to the original homebuyer should a sale occur during the affordability period by utilizing an Appraisal -based Resale Method. GHURA will ensure an affordable price to the new buyer.

GHURA has elected to impose the Recapture provision on specific HOME assisted programs. Homeowner Rehabilitation Loan Program and Build on Your Own Land Program will impose the Recapture provision. GHURA has opted for a reduction method during the affordability period to calculate the recapture portion in the event of a voluntary or involuntary sale. The direct HOME subsidy on a pro-rata basis for the time the homeowner has remaining on the affordability period, is calculated against the required affordability period.

Source: GHURA Resale and Recapture Policy

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:

HOME funds will not be used to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

HOME TBRA is proposed for the first time in PY2025. Referrals will be received from the Guam Homeless Coalition members and persons currently on the Section 8 wait list for special programs (Family Unification, Mainstream, and Non-Elderly Disabled). Preference is thus established for persons with special needs or disabilities, including but not limited to the homeless, elderly, non-elderly with disabilities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

There is no preference for a specific category of disability(ies) intended for this HOME TBRA activity. The intended preference is to assist any eligible person with a special need, including those with a disability.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Preferences are not established for HOME-funded rental housing projects.



**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

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

The PHA has existing written standards for providing services through the Emergency Solutions Grant. Please refer to the PHA's ESG Written Standards submitted in this Annual Action Plan.

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 Coordinated Entry System (CES) was developed for all local CoC and ESG programs and aims to create a centralized system where individuals and families experiencing or at risk of homelessness can access a range of housing and supportive services, regardless of which agency they initially contact. Currently, each individual shelter/program has its own eligibility criteria. At entry, this may be based on the sub-population served, family composition, severity of behavioral health issues, etc. The CES was established to ensure all referrals make it to the appropriate programs and assessment for type and level of services will come through that system. DV programs are exempt from participating in the CES due to issues of confidentiality. CoC and ESG programs utilize the Vulnerability Index (VI), the Service Prioritization Decision Assistance Tool (SPDAT), to determine the level of chronic status as well as the medical vulnerability faced by homeless individuals and families. Households assessed with the greatest of needs are prioritized for any type of housing and homeless assistance available, including transitional housing, permanent supportive housing, rapid rehousing, and other services.

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).

The PHA's Citizen Participation Plan is designed to increase participation and input for area residents, government agencies, private entities, and nonprofit organizations (community and faith-based organizations) in developing housing and community programs. The public is notified about the availability of funding for ESG through publication in local news journals and websites. Public briefings and technical assistance sessions are held before interested agencies and organizations are required to submit their applications for funding to explain the program and grant process. Once applications are received, GHURA's Community Planning and Development staff review applications, score the applications, and select projects to be funded. Before the PHA's submission of the Annual Action Plan, public hearings are held after the Annual Action Plan is drafted and published to provide more opportunities for the community to comment on the sub-awards.

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's Continuum of Care - the Guam Homeless Coalition (GHC) - is mandated to have at least one person on the Board of Directors with lived experience. The current Board of Directors has a board member who is experiencing homelessness and the board has oversight of the GHC's activities and decision-making processes. The PHA consults the GHC and informs them of funding opportunities as they are made available.

5. Describe performance standards for evaluating ESG.

The PHA confers with Guam's Continuum of Care - the Guam Homeless Coalition (GHC) regarding the performance standards for activities funded under the ESG program:

1. Reduction in number of homeless individuals and families by helping homeless individuals move to PH quickly as they are being assisted with Rapid Rehousing
2. The use of Homelessness Prevention assistance by keeping at-risk households housed to prevent homelessness; provide financial assistance with arrears for 6 months and encourage participants to achieve financial stability for earned and unearned income
3. Identify barriers to housing, the connection to other mainstream services and resources and outcomes for families and individuals upon completion of a program.
4. Maintain the use of HMIS for client referrals and assessments

These measurable standards help ensure ESG funding addresses homelessness, aligns with HUD's strategic goals, and supports communities in achieving sustainable outcomes. Additionally, the Coordinated Entry System provides insight into determining the ESG and CoC's effectiveness in addressing the waitlist for homeless individuals and families who are seeking housing.

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

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

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

Guam elected not to receive HTF funding in 2025.

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".

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".

**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.

**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 elected not to receive HTF funding in 2025.

**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; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

Guam elected not to receive HTF funding in 2025.

**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".

Guam elected not to receive HTF funding in 2025.

**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]>

Guam elected not to receive HTF funding in 2025.

**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.

Guam elected not to receive HTF funding in 2025.

**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.”


Guam elected not to receive HTF funding in 2025.

**Discussion:**

## Attachments



## Citizen Participation Comments



**KUMISIÓŃ I FINO' CHAMORU YAN I FINA'NÂ'GUEN  
I HISTORIA YAN I LINA'LA' I TAOTAO TÂNO'**  
*Commission on CHamoru Language and the Teaching of the History  
and Culture of the Indigenous People of Guam*

April 23, 2025

RE: Addendum Abstract for Public Facilities and Improvements

The Kumisión i Fino' CHamoru yan i Fina'nâ'guen i Historia yan i Lina'la' i Taotao Tâno' plays an essential role in the preservation, revitalization, and wellness of the island community through its programs and services. A key component of wellbeing relates to community literacy, language being one of the most important expressions of our identity as a people. Intergenerational communication is of paramount importance in the development of literacy, especially as it relates to developing CHamoru language fluency and proficiency. No interaction is more fundamental to the positive development of literacy skills than the learning that occurs when youth who come from dysfunctional, abusive families can connect with elders in a safe learning environment. The socio-emotional benefits that accrue to both children and elderly participants is a win-win situation.

The Kumisión is committed to fostering this intergenerational interaction on a consistent basis to grow the literacy skills of low/mod children from disadvantaged communities on the island while contributing to the wellbeing of elders who are struggling to find meaningful engagement. Guam's public school children have suffered significant setbacks in learning and the development of literacy skills as a result of the COVID epidemic and recent Typhoon Mawar, which ravaged Guam in 2023. Annual reading and comprehension scores were unacceptably low in 2024. In his State of Education address, the Superintendent of Guam's Public Schools stated that "in the year 2023-2024 roughly 70% of students on average were not meeting the standards of proficiency in reading, math and language arts."

Literacy is the cornerstone of personal empowerment, economic development, and social progress. As a fundamental human right, the ability to read and write opens doors to education, employment, and civic participation. The Kumisión is fully committed to literacy promotion, emphasizing inclusive strategies that reach underserved populations, including children in low-income areas, adults with limited schooling, and marginalized communities. Through collaborative efforts with our partners we can bridge literacy gaps, foster lifelong learning, and build more informed, equitable, and resilient communities in Guam. But, we need a permanent, dedicated space to effectively carry out this work.

BELL TOWER BUILDING  
710 West Marine Corps Drive, Suite 203 Hagåtña, Guam 96910  
kumisionchamoru@gmail.com | (671) 922-0600

KUMISIÓÑ I FINO' CHAMORU YAN I FINA'NÁ'GUEN  
I HISTORIA YAN I LINA'LA' I TAOTAO TANO'

*Commission on Chamoru Language and the Teaching of the History  
and Culture of the Indigenous People of Guam*



The establishment of a permanent facility for the Kumisión is a critical step toward realizing our goal of fostering a safe, easily accessible space to conduct intergenerational services. This space will not only serve as a resource center for the public but also stand as a symbol of our commitment to ensuring that future generations can continue to learn, speak, and take pride in our native tongue. A dedicated facility empowers the Kumisión to more effectively serve the community and carry out its mission to protect and promote community wellness. A public facility would allow the Kumisión to expand its outreach, better serve the community through training, resources, and public services, and provide a central hub for collaboration and language development efforts. This investment is timely for the cultural resilience of our island.

We seek the assistance of CDBG to identify and purchase a suitable facility, develop Architectural and Engineering Plans, and/or build or renovate an existing structure as needed. We approximate the size of 5,500 to 7,000 square feet to be adequate for these purposes. The location should be centralized to allow for maximum access from both the northern villages such as Yigo and Dededo and the Southern villages such as Hagåt and Malesso.

Sí Yu'os Ma'åse' for your consideration.

Senseramente,

Maria S. Duenas-Concepcion  
Executive Director, Kumisión

BELL TOWER BUILDING

710 West Marine Corps Drive, Suite 203 Hagåtña, Guam 96910  
kumisionchamoru@gmail.com | (671) 922-0600



**Talo'fo'fo' Mayor's Office**  
**The Honorable Mayor Vicente S. Taltague**

Tel. 789-1421/3262 Fax. 789-5251  
Email: [talofofomayor@gmail.com](mailto:talofofomayor@gmail.com)  
184 N. San Miguel St, Talofofo, GU 96915



To: Gbura

From: Talo'fo'fo' Mayor

Subject: Little Baseball Field

The intent of this project is to install infrastructure for the subject field. Project is to include fencing, dug-out, back stop and bleachers. This project will benefit the youth sports programs.

Si Yu'us Ma'ase,

Mayor Taltague

Attachement:

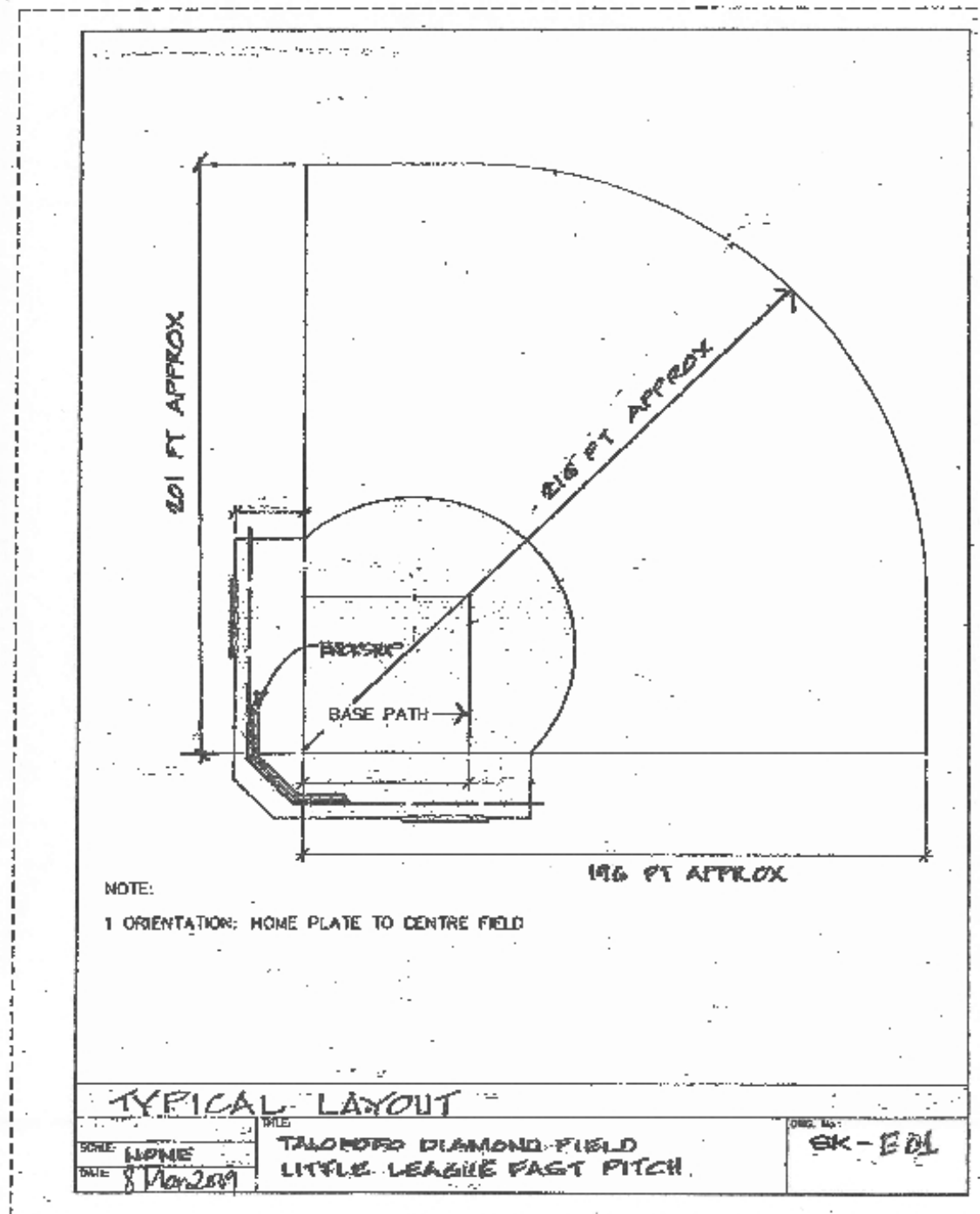
- A. Picture of Field
- B. Design of Project



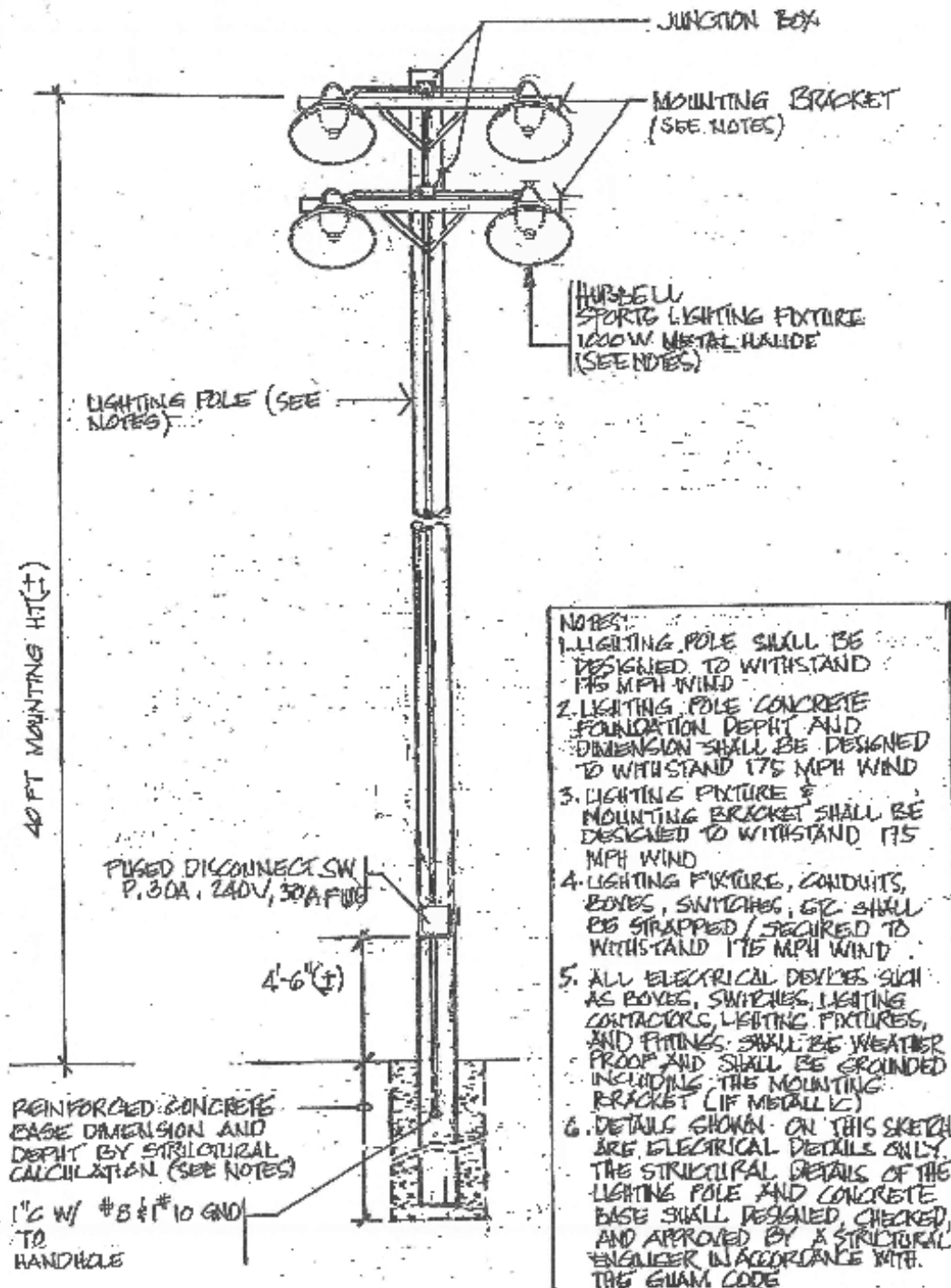


LIGHTING PROJECT  
TALOFOFO DIAMOND BALL FIELD  
LITTLE LEAGUE FAST PITCH

PROJECT OF MAYOR VICENTE TAITAGUE  
TALOFOFO, GUAM

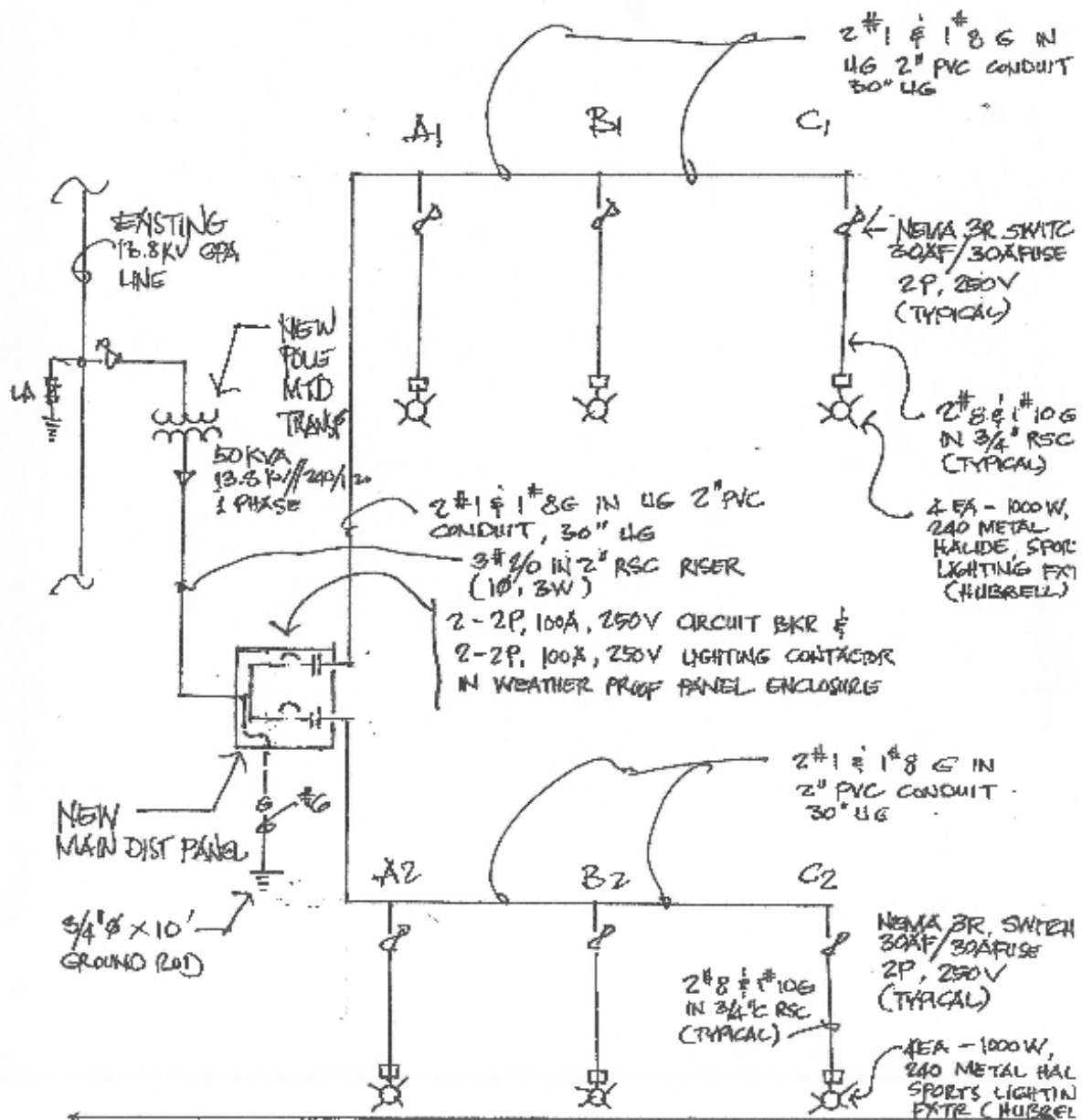




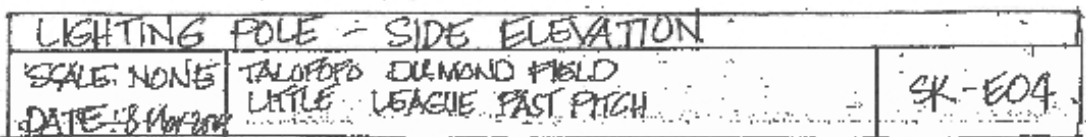
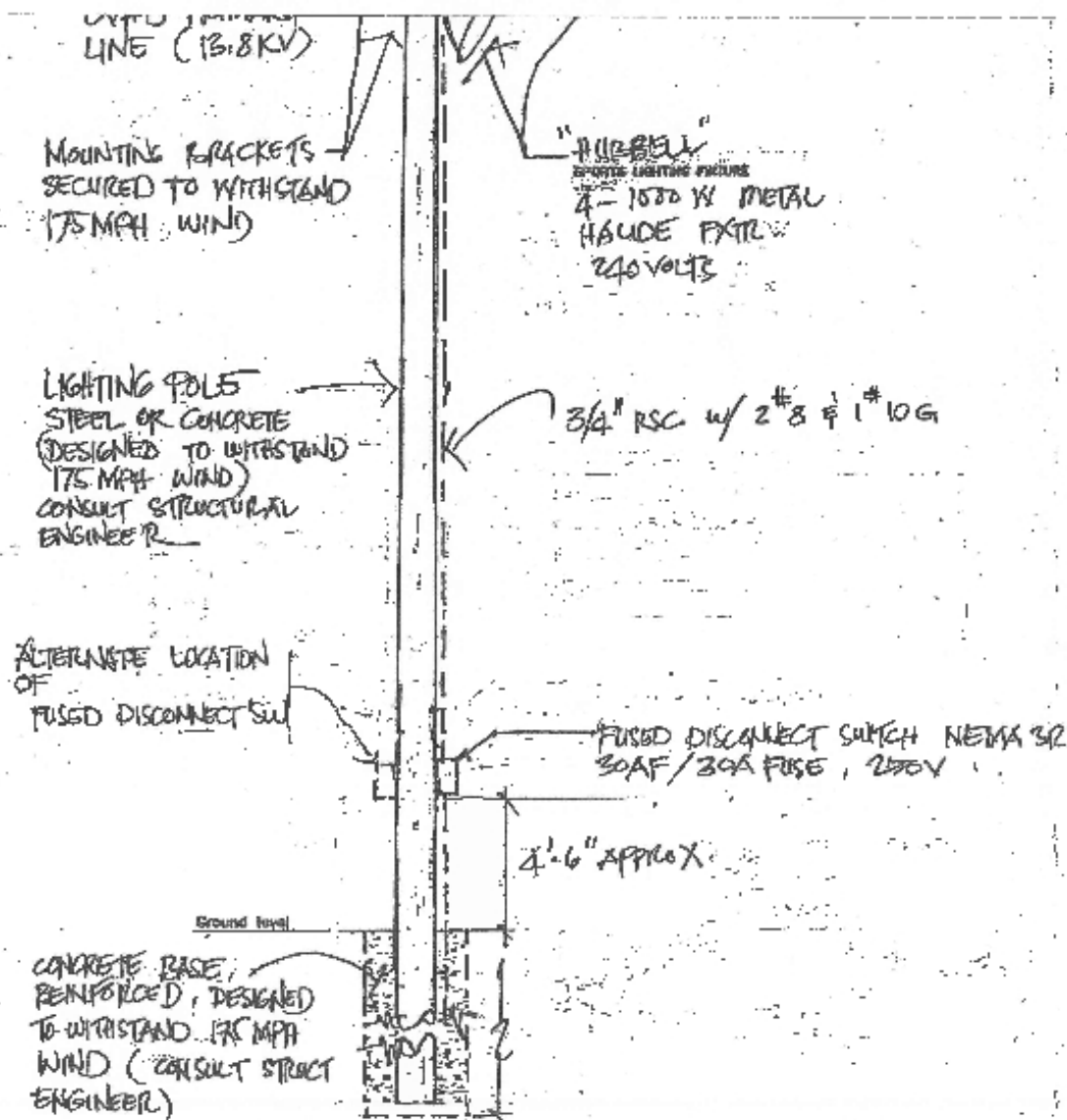
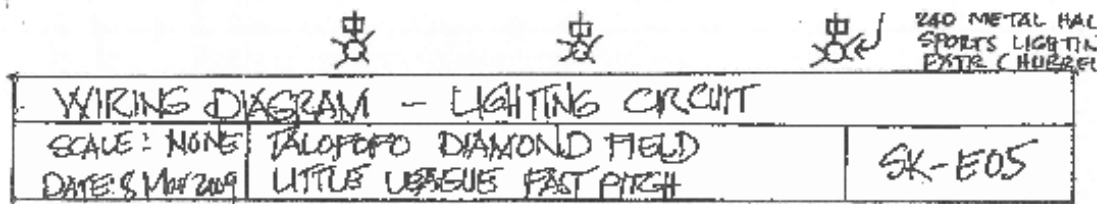


LIGHTING POLE - FRONT ELEVATION			
SCALE: NONE	EXLOPOD DIAMOND FIELD	SK	EDG
DATE: 8/10/2019	LITTLE LEAGUE FAST PITCH		





WIRING DIAGRAM - LIGHTING CIRCUIT		
SCALE: NONE	TALOFPO DIAMOND FIELD	SK-E05
DATE: 6/16/2019	LITTLE LEAGUES FAST PITCH	



Robert R.D.C. Hofmann  
Mayor



Municipality of Sinajana  
Mayors' Council of Guam  
Konghelon Mañor Guéhan  
P. O. Box 7861 Hagåtña, Guam 96912  
Phone 671-472-8707 | 671-472-3323  
Fax 671-472-5084  
[sinajamayors@sinajana.la.net](mailto:sinajamayors@sinajana.la.net)  
[www.sinajana.org](http://www.sinajana.org)

April 11, 2025

Ms. Elizabeth Napoli  
Executive Director  
Guam Housing and Urban Renewal Authority  
117A Bien Venida Avenue  
Sinajana, Guam 96910

Dear Ms. Napoli

Subject: **Submission of Project Abstract**

*Buenas yan Hafa Adai!* We are pleased to submit this abstract entitled: **Sinajana Multi-Level Parking Facility** as part of the Consolidated Plan-Annual Action Plan. The 3-level parking garage is urgently needed to manage the high demand for parking from all the hosts of activities, meetings, appointments and usage of both our buildings/functions, which service low- and moderate-income clients on a regular basis. We would like it to build over the existing parking area (175 feet x 115 feet) to add by some estimates 200-250 parking stalls in total, which is more than enough for both our needs. It will also prevent street parking congestion. It offers a structured, organized way to park, reducing traffic and improving the overall flow of traffic. Additionally, it will provide a safe and sheltered environment for vehicles, protecting them from the elements and potential theft/vandalism. Thank you and *Si Yu'us Ma'ase!*

*Senscramento,*

  
Robert RDC Hofmann  
Mayor

Robert R.D.C. Hofmann  
Mayor



Municipality of Sinajana  
Mayors' Council of Guam  
Kenshalan Agaña, Guam  
P.O., Box 786 Hagåtña, Guam 96912  
Phone 671-472-6707 | 671-477-3323  
Fax 671-472-5084  
sinajanamayorscouncil@gmail.com  
www.sinajana.org

April 11, 2025

Ms. Elizabeth Napoli  
Executive Director  
Guam Housing and Urban Renewal Authority  
117A Blen Venida Avenue  
Sinajana, Guam 96910

Dear Ms. Napoli

Subject: **Submission of Project Abstract**

*Buenas yon Hafa Adai!* This abstract introduces the **Sinajana Center for Aging Well/Emergency Shelter Center for Seniors**, a proposed initiative as part of the Consolidated Plan-Annual Action Plan. This 13,000-square-foot multi-use facility (to be built in the current baseball field) is designed to empower Guam's aging population, maximizing opportunities for citizens over 60 to live independent, healthy, and fulfilling lives. Recognizing that Guam's senior population (currently estimated at 17%, or 25,000 individuals) is growing, this center addresses the urgent need for updated services tailored to older adults. Moving beyond the traditional senior center model, which often focuses solely on congregate meals and activities like bingo, the Center for Aging Well will offer a comprehensive range of programs and services. These will include opportunities for socialization, engaging activities, health and wellness programs, access to essential services, and education and skill development. We envision in this center a private-public partnership for the rehabilitation/gym portion for exercise and a small coffee shop which will help with employment skills and training. By providing these resources, the center aims to improve the overall quality of life and well-being for seniors in Guam. In addition to its focus on healthy aging, the Center will serve as a vital emergency shelter specifically designed for older adults and their caregivers. Unlike traditional Tier 1 shelters, which may not adequately address the unique needs of the aging population, this center will provide a safe and comfortable environment with emergency water and power. This ensures that seniors receive the care and support they need during times of crisis. Thank you and *Si Yu'us Ma'ase!*

*Senseramente,*

  
Robert R.D.C. Hofmann  
Mayor



OFFICE OF THE MAYOR  
MUNICIPALITY OF SANTA RITA-SUMAI  
Ufisinan i Mahot.

183 A.B. Won Pat Lane, Santa Rita, Guam 96915

Honorable Mayor  
DALE C. P. ALVAREZ

April 24, 2025

**To:** Katherine Taitang, Guam Housing and Urban Renewal Authority, Chief Planner

**From:** Mayor Dale C. P. Alvarez

**Subject:** **Abstract for Public Services Grant Application: Santa Rita-Sumai Senior Center and Santa Rita-Sumai Community Office**

This grant application seeks funding through the CDBG Program, regulated under 24 CFR Part 570, to support vital public services at the Santa Rita-Sumai Senior Center and the Santa Rita-Sumai Community Office, connected to the Santa Rita-Sumai Community Center. The proposed projects aim to enhance community well-being by providing comprehensive services tailored to veterans, homeless populations, and Low-Moderate Income (LMI) residents.

**Project Components and Objectives:**

- **Public Services and Assistance Programs:**
  - Deliver targeted outreach and support services to veterans, homeless individuals, and LMI communities to foster stable housing and improved quality of life.
  - Implement public assistance programs including immunizations, driver's education courses, and access to Guam Community College General Education courses, thereby promoting educational attainment and health.
- **Facility Enhancements:**
  - Utilize the Santa Rita-Sumai Senior Center and the Santa Rita Community Office to serve as accessible venues for these programs, ensuring they are suitable and welcoming environments for diverse populations.
- **Alignment with Project Objectives:**
  - Suitable Living Environment: Ensure that services are accessible and available to LMI and special needs populations, promoting community integration and public health.
  - Economic Opportunity: Support the sustainability of ongoing economic opportunities by providing educational and job-related resources, helping residents achieve economic stability.
- **Expected Outcomes:**
  - Increased access to health, educational, and social services for vulnerable community members.
  - Improved community engagement and outreach to underserved populations.
  - Strengthened capacity of Santa Rita-Sumai Community Office to serve as hubs for public service delivery.

Through these initiatives, the project aims to create a more equitable, accessible, and economically sustainable community environment in Santa Rita-Sumai, contributing to long-term community resilience and prosperity.



Phone: 671-565-2514/4301/4304/4331  
Fax: 671-565-3222  
Email: [srsmc.maint@guam.gov](mailto:srsmc.maint@guam.gov)







OFFICE OF THE MAYOR  
MUNICIPALITY OF SANTA RITA-SUMAI  
Ufisinan I Mahot

183 A.B. Won Pat Lane, Santa Rita, Guam 96915

Honorable Mayor  
DALE C. P. ALVAREZ

April 24, 2025

**To:** Katherine Taitano, Guam Housing and Urban Renewal Authority, Chief Planner  
**From:** Mayor Dale C. P. Alvarez  
**Subject:** Abstract for Public Facilities and Improvements Grant Application

**Project Title:** Renovation and Enhancement of Santa Rita-Sumai Senior Center and Santa Rita-Sumai Community Office

**Overview:** This project aims to improve and modernize the Santa Rita-Sumai Senior Center and the adjacent Santa Rita-Sumai Community Office, which is connected to the Santa Rita-Sumai Community Center. Funded through the CDBG program (24 CFR Part 570), these improvements will serve to better accommodate and support the needs of veterans, homeless individuals, and low- to moderate-income (LMI) communities.

**Project Components:**

- **Facility Renovation and Upgrades:**
  - Structural repairs and cosmetic beautification of the Santa Rita-Sumai Senior Center to ensure a safe, accessible, and welcoming environment for senior residents.
  - Modernization of interior spaces, including flooring, lighting, ADA-compliant access, and communal areas.
- **Community Office Improvements:**
  - Renovation of the existing Santa Rita-Sumai Community Office to enhance functionality, accessibility, and energy efficiency.
  - Reconfiguration of space to create dedicated service areas for veterans, homeless populations, and LMI community members.
  - Installation of new technology and communication equipment to support case management and outreach services.
- **Supportive Service Enhancements:**
  - Creation of dedicated spaces within the facilities for social services, case management, health screenings, and wellness programs targeted at vulnerable populations.
  - Designated waiting and consultation areas to facilitate confidential and accessible service delivery.
- **Community Impact:**
  - Increase accessibility and inclusivity of community facilities for underserved populations.
  - Improve the capacity of service providers to deliver essential programs for veterans, the homeless, and LMI residents.
  - Foster a healthier, more engaged community through improved facilities and service delivery.

**Regulatory Compliance:** All activities will adhere to the requirements of the CDBG program and applicable federal and state regulations, including fair housing, nondiscrimination, and environmental reviews, ensuring equitable access and sustainable improvements.

**Objective:** This project seeks to enhance community infrastructure to better serve Santa Rita-Sumai's diverse populations, promote community resilience, and support the well-being of vulnerable residents in accordance with the goals of the CDBG program.



Phone: 671-565-2314/4301/4304/4331  
Fax: 671-565-3322  
Email: srsmo.mair@guam.gov



**Project Title:**

*Fangahula' - CHamoru Economic Futures*

**Organization Name:**

*Inadahan I Lina'la' Kotturan CHamoru - Sagan Kotturan CHamoru*

**Timeline:**

2026-2028

**Contact Information:**

- **Contact Person:** *Dakota Camacho*
- **Phone Number:** *671 929 8096*
- **Email Address:** [\*dakotacamacho@gmail.com\*](mailto:dakotacamacho@gmail.com)

**Project Summary:**

Inadahan I Lina'la' Kotturan CHamoru will gather cultural arts practitioners and organizations to develop a framework for indigenous entrepreneurship that can sustain Sagan Kotturan CHamoru, our nine-acre open-air cultural center located in the heart of Tumon. On our property, we host eight community organizations that primarily serve low-income individuals, families, elderly, and youth. These organizations address community needs such as climate resiliency, cultural reclamation, traditional healing, care for the environment, and veteran and family support.

The project will take place over two years and cost approximately \$300,000 dollars and will cover three full-time staff members for two years and stipends for participating community organizations.

In Phase 1: Hinalom, we will hold six months of focus groups with our current community partners to understand the challenges and opportunities of starting and maintaining cultural business on island. Over the next six months, Phase 2: Na'huyong will continue working with our community partners in a process of curriculum co-design. Together we will take the data from the focus groups to create

curriculum that invites visionary, imaginative, and daring entrepreneurship rooted in CHamoru principles of cooperative, regenerative, circular, and indigenous economic models. Over the next six months – Phase 3: Minénhallom – will create opportunities for community partners to experiment with the curriculum while prototyping new business models and ventures. The last six months – Phase 4: Fåkkai Huyong – will involve project staff collating the learnings from the two year project to develop a report that can be shared with other indigenous entrepreneurs, relevant government offices, and stakeholders in the private sector.

Over the last 18 years of our organization’s existence, we have filled a critical need in the community by providing the the only free-of-charge cultural education center. However, our almost two decades of experience have also revealed the dearth of resources for cultural workers to sustain themselves as practitioners. As a result, community organizations are rarely able to financially support their long-term visions. Our project intends to bridge this gap by working with these cultural experts to co-develop strategies for indigenous-led economic development. Our intention is to build flagship business models that can financially support the existence and future development of Sagan Kotturan CHamoru.



**Project Title:**

MCCA Resiliency Hub

**Organization Name:**

Micronesia Climate Change Alliance

**Contact Information:**

- **Contact Person:** *Jordan Panuelo*
- **Phone Number:** *671 977 7120.*
- **Email Address:** *jordan@mccalliance.org*

**Project Summary:**

Severe weather events, including typhoons, flooding, and heatwaves, are increasingly impacting Guam's residents. Many communities lack consistent access to safe, centralized spaces that offer preparation resources, emergency support, and educational outreach on environmental threats.

The Micronesia Climate Change Alliance (MCCA) proposes the development of the **Resiliency Hub** — a centralized facility designed to enhance disaster readiness through preparedness workshops, supply distribution, and public information programs. The Hub will strengthen community stability, improve access to vital resources, and support local residents in adapting to changing environmental conditions.

**Community Need Addressed:**

Guam currently faces a shortage of facilities that offer public disaster preparedness services, climate education, and emergency assistance. The Resiliency Hub will directly address this need by providing accessible resources, training opportunities, and shelter support before, during, and after environmental events.

**Target Population:**

Residents living in areas most vulnerable to severe weather events, including individuals and families with limited access to emergency preparedness resources.

**Project Location:**

*Sagan Koturran Chamorro. Oka, Guam*

**Estimated Budget:**

*\$350,000*

**Timeline:**

***Project Start Date:*** *January 2026 - December 2026*

**Additional Notes:**

*This project aligns with CDBG objectives by improving public facilities, enhancing disaster readiness, and promoting stronger community infrastructure to meet the needs of Guam's local populations.*



Katherine Taitano <katherine@ghura.org>

---

**FW: Guam Volleyball Federation and CDBG-DR**

2 messages

**Elizabeth Napoli** <efnapoli@ghura.org>  
To: Katherine Taitano <katherine@ghura.org>

Wed, Mar 19, 2025 at 5:21 PM

Hi Kathy,

FYI. May want to consider on regular CDBG side?

Ms. Liz

---

**From:** Herman Ada <hermanadajr@gmail.com>  
**Sent:** Wednesday, March 19, 2025 2:16 PM  
**To:** fbastevos@ghura.org; Elizabeth Napoli <efnapoli@ghura.org>  
**Subject:** Guam Volleyball Federation and CDBG-DR

Ha'ia Adai,


I would like to submit the attached testimony for consideration. Please let me know if this is acceptable.

At your earliest convenience, we would like to meet to discuss.

Warm regards,

Herman Ada

---

 **Testimony CDBG-DR Funding.pdf**  
124K

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**Katherine Taitano** <katherine@ghura.org>  
To: Elizabeth Napoli <efnapoli@ghura.org>  
Cc: "Alicia P. Aguon" <apaguon@ghura.org>

Fri, Mar 21, 2025 at 12:08 PM

Hi Ms. Liz,

We will add it to our citizen engagement information

Continue to send any other inquiries like this to us.  
We are taking comments and projects of interest up until April 28, 2025.

Thank you,

...Kathy

Katherine Taitano  
GHURA Chief Planner  
o. 671.475.1322 / e. katherine@Ghura.org / web www.ghura.org  
mail: 117 Bien Venida Ave., Sinajana, GU 96910

[Quoted text hidden]



**Testimony in Support of Funding for a Volleyball and Beach Volleyball Training Facility**  
**Presented to the Guam Housing and Urban Renewal Authority (GHURA)**

**Honorable Members of GHURA,**

My name is Herman Ada and I am honored to present this testimony on behalf of the Guam Volleyball Federation (GVBF) in strong support of securing Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for the establishment of a dedicated volleyball and beach volleyball training facility.

As we continue to recover from the devastating impact of Typhoon Mawar, we must invest in community-driven projects that provide both immediate and long-term benefits. A volleyball and beach volleyball training facility meets the key requirements for CDBG-DR funding while fulfilling a critical need for our community's youth and families.

**Addressing the Impact of Typhoon Mawar**

The aftermath of Typhoon Mawar significantly affected Guam's recreational infrastructure. Many public spaces, including sports courts and open-air training grounds, were severely damaged or rendered unusable. The lack of accessible, resilient sports facilities has left many of our athletes and youth without a safe place to train and engage in positive community activities. This project directly addresses those losses by creating a storm-resilient indoor and outdoor training center that will serve as a refuge and hub for youth development. Furthermore, a fully equipped indoor and beach volleyball facility ensures that training and development can continue year-round, reducing disruptions caused by future storms.

**Alignment with CDBG Program Eligibility**

Volleyball and beach volleyball are among the fastest-growing sports on our island, with strong participation from students in low- and moderate-income (LMI) households. Many of our athletes come from schools and villages where access to quality training spaces is extremely limited.

This project falls under CDBG eligibility criteria by improving community infrastructure and supporting public recreational facilities, which are essential for the well-being of underserved populations.

Additionally, the facility would be used for multi-purpose community engagement, such as after-school programs, youth mentorship initiatives, and health and wellness activities, further strengthening its eligibility under GHURA's guidelines.



#### Meeting a National Objective

This project aligns with the CDBG program's national objectives by:

- **Providing services to low- and moderate-income families:** The training facility would be available to students and athletes from LMI households at no cost, ensuring equitable access to high-quality sports development opportunities.
- **Creating job opportunities:** The facility will require staffing, including coaches, trainers, administrative personnel, and maintenance workers, thus contributing to employment opportunities for residents within the LMI community.
- **Preventing community deterioration:** A designated volleyball and beach volleyball facility helps combat issues such as lack of youth engagement, health concerns related to inactivity, and economic decline in underdeveloped areas. By offering a structured and positive environment, the project would contribute to social stability and community development.

#### Why This Matters

The youth of Guam deserve a safe and resilient space to train, grow, and dream. Volleyball and beach volleyball have given countless young athletes the opportunity to pursue higher education, travel for competitions, and develop life skills that extend far beyond the court and sand. Without proper facilities, many of these opportunities are lost. The Guam Volleyball Federation has a track record of developing successful athletes, some of whom have gone on to represent Guam in regional and international competitions. With adequate resources, we can further our mission and make a lasting impact on the lives of young athletes and their families.

I respectfully urge GHURA to approve funding for this volleyball and beach volleyball training facility under the CDBG-DR program. This investment will not only restore and enhance Guam's sports infrastructure but also strengthen our community's resilience, foster economic opportunities, and provide an essential service to our youth and families in need.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Herman Ada".

Herman Ada  
President  
Guam Volleyball Federation





**Testimony in Support of Funding for a Volleyball and Beach Volleyball Training Facility**  
**Presented to the Guam Housing and Urban Renewal Authority (GHURA)**

**Honorable Members of GHURA,**

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**Addressing the Impact of Typhoon Mawar**

The aftermath of Typhoon Mawar significantly affected Guam's recreational infrastructure. Many public spaces, including sports courts and open-air training grounds, were severely damaged or rendered unusable. The lack of accessible, resilient sports facilities has left many of our athletes and youth without a safe place to train and engage in positive community activities. This project directly addresses those losses by creating a storm-resilient indoor and outdoor training center that will serve as a refuge and hub for youth development. Furthermore, a fully equipped indoor and beach volleyball facility ensures that training and development can continue year-round, reducing disruptions caused by future storms.

**Alignment with CDBG Program Eligibility**

Volleyball and beach volleyball are among the fastest-growing sports on our island, with strong participation from students in low- and moderate-income (LMI) households. Many of our athletes come from schools and villages where access to quality training spaces is extremely limited.

This project falls under CDBG eligibility criteria by improving community infrastructure and supporting public recreational facilities, which are essential for the well-being of underserved populations.

Additionally, the facility would be used for multi-purpose community engagement, such as after-school programs, youth mentorship initiatives, and health and wellness activities, further strengthening its eligibility under GHURA's guidelines.



#### Meeting a National Objective

This project aligns with the CDBG program's national objectives by:

- **Providing services to low- and moderate-income families:** The training facility would be available to students and athletes from LMI households at no cost, ensuring equitable access to high-quality sports development opportunities.
- **Creating job opportunities:** The facility will require staffing, including coaches, trainers, administrative personnel, and maintenance workers, thus contributing to employment opportunities for residents within the LMI community.
- **Preventing community deterioration:** A designated volleyball and beach volleyball facility helps combat issues such as lack of youth engagement, health concerns related to inactivity, and economic decline in underdeveloped areas. By offering a structured and positive environment, the project would contribute to social stability and community development.

#### Why This Matters

The youth of Guam deserve a safe and resilient space to train, grow, and dream. Volleyball and beach volleyball have given countless young athletes the opportunity to pursue higher education, travel for competitions, and develop life skills that extend far beyond the court and sand. Without proper facilities, many of these opportunities are lost. The Guam Volleyball Federation has a track record of developing successful athletes, some of whom have gone on to represent Guam in regional and international competitions. With adequate resources, we can further our mission and make a lasting impact on the lives of young athletes and their families.

I respectfully urge GHURA to approve funding for this volleyball and beach volleyball training facility under the CDBG-DR program. This investment will not only restore and enhance Guam's sports infrastructure but also strengthen our community's resilience, foster economic opportunities, and provide an essential service to our youth and families in need.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Herman Ada'.

Herman Ada  
President  
Guam Volleyball Federation



# How long will I cry?

LETTER TO THE EDITOR

By John Howard

"How long Will I Cry? Voices of Youth Violence" is a collaborative project by Miss Harvey, his students at DePaul University, Chicago, and many others who contributed to the publishing phenomenon. The project serves as a platform for a call to action to address and prevent youth violence.



John Howard

The title of the book came from a conversation Mr. Harvey had with pastor Corey Brooks, who spent 94 days camped out on the roof of an abandoned motel to draw attention to gun violence. When asked about his vigil, the pastor pointed to the book of Habakkuk from the Old Testament: "O Lord, how long will I cry, and you will not hear? How long will I cry, and you will not save?" The pastor was doing the work of the Lord.

The project intends to understand the underlying factors contributing to youth violence and make a commitment to promoting awareness and taking action to prevent youth violence in society. It is written in first person by the individuals who share their experiences of violence, through loss, trauma, and their involvement directly with youth violence on the south side of Chicago. Their stories express feelings of grief, anger, resistance, and confusion. Their stories provide a vantage point to understand some of the contributing factors to youth violence. However, lack of resources and opportunities, societal disconnect and familial issues.

I find some of these stories very relevant to my Guam-Chinese community in the sense that we share the burden of grief. That we have sufficient evidence to prove the fact that my youth need resources and support.

The story told by pastor Brooks, "What the watchmen saw," is a great example of a great leader who committed to standing up for his community to end gun violence. He could not remain still and watch the violence continue without many young lives lost. He committed himself to standing up and doing something. That's the kind of leadership and courage we need in our community. We need our church leaders and community leaders to come together and be a part of the solutions to help our young people.

Murder happens when we put our trust and faith in the Almighty and let Him do the rest. We have to have light. Sometimes, the government cannot do it all. Pastor Brooks says, "The government can change laws, but they can't change hearts. When you change a heart, it lasts for eternity."

The community is ours to keep safe, peaceful, and vibrant. We have a responsibility to keep it safe and vibrant. "When you're in a good, you get good back," wrote Brooks.

The story told by Tawanda Piper, "Love without condition," is relevant to the kind of pain that take away parents' responsibilities in our Guam-Chinese community. Ms. Piper was a single-mother community activist. She worked at the Agape Community Center in Roseland, Roseland was notorious for violence, drugs, and influx of families with problems with a different kind of pain. The kind of pain that have many potential responsibilities. These were expectations to be good in school and respect adults, but that kind of pain, anxiety, brother distress, and hardship family dynamics. It allows them to become involved in the "traps" of drugs and violence. Our community needs strong activists like Ms. Piper. We need to come together and keep telling our youth that they can make a choice regardless of their circumstances.

Ms. Piper gave powerful advice. "Despite the odds, despite the disadvantages, you still need to go on what needs to be done because the word is not going to protect yourself. It is not



BOOK: The cover of "How Long Will I Cry? Voices of Youth Violence" (2021) by Miss Harvey and DePaul University students.

how you start, it's how you finish."

The story "A Message for the Build People" by Reggie, is a true testament to the youth that their future is in their own hands. It is in our own hands to make the right decisions and walk on a straight line to a better future.

Reggie and his twin brother were born with drugs in their system so Child Protective Services gave custody of them to their grandma. They grew up in an unsafe environment with drugs and violence as the norm. People referred to them as the "Tough Twins." People always blamed them for anything gone wrong or missing. They got involved in gangs and Reggie got shot. He learned a lesson about making changes to his life. He wanted a future, so he chose the future. He decided to focus on his future. To do good, concentrate on school, and get into college. He knew it was up to him to be successful.

We only have one life, so let us not waste it on things that will not count. We have potential because God doesn't make mistakes. God makes beautiful creations.

From reading the book, I reflected on how these underlying factors are similar to some of the Guam-Chinese youth have in common, especially the lack of resources and opportunities to keep them engaged in a safe and

meaningful space. The stories present an opportunity for a solution to some of the challenges facing the Guam-Chinese youth in our community. The number one contributing factor to why our youth are breaking the law and involved in the justice system is the lack of resources and opportunities.

Our Guam-Chinese youth and community are crying out for a Youth Center. It would engage our young people and increase their steps in so many ways. Connect them to finishing their education. Put a trade in their hands. Prioritize them with educational support to strengthen their literacy skills, tutoring, and homework assistance. Enrich them in sports and recreational activities that teach the importance of teamwork, discipline, physical health, and hard work. Connect them with mentors to provide guidance, support, and encouragement.

We need a Youth Center to engage them in positive activities that celebrate culture and foster community pride and engagement. Engage them in church gatherings that teach the Bible, moral and prayer, so they can have positive experiences, learning life lessons and fostering youth bonding.

A Youth Center would connect them to support groups for various issues, including mental health, to help them with coping skills to navigate their challenges. Have them participate in community service projects to teach them about a sense of belonging and serving their community. Make opportunities for them to participate in healthy and wellness programs to promote healthier lifestyles and an awareness of the available health resources. Connect them to job and internship opportunities, to foster self-esteem, build relationships, job skills, and positive experiences.

We hope that one day, our cry for help and peace will be answered as in Psalm 34:17-20, which speaks of God hearing the righteous cry and delivering them from their trouble.

Kinsu Chapar

John Howard is president of the Greater Agape Society of Pacific organizations, a father, coach, mentor, and advocate for a responsible and peaceful FAS party in Guam.



Katherine Taitano <katherine@ghura.org>

## ConPlan/AAP 2025

1 message

Katherine Taitano <katherine@ghura.org>  
To: "Alicia P. Aguon" <apaguon@ghura.org>

Mon, May 26, 2025 at 11:24 AM

Hi Alicia,

Shared by the Lt. Governor today.

I will place it in the submissions for ConPlan, shared folder.

In short, this is an op/ed from the GDP today discussing the benefits of a new community recreation facility. LT suggested Dededo as an appropriate location.

...Kathy

Katherine Taitano

GHURA Chief Planner

o. 671.475.1322 / e. katherine@Ghura.org / web www.ghura.org

mail: 117 Bien Venida Ave., Sinajana, GU 96910



WhatsApp Image 2025-05-26 at 05:31:48.jpeg  
358K



David Eklund, [david@eclund.com](mailto:david@eclund.com)  
 To: [karl@eclund.com](mailto:karl@eclund.com) et al

Trans. Am. Entomol. Soc. 1990, vol. 14, pp. 1-14. Printed in the USA

Hana Aida-Katsumi

and writing to give guidance and supporting reasons that may be heard from an independent source on the character board and to be aware if there may possibly be a conflict on independent sources (F-1).

We believe that every child in our community deserves a chance to thrive despite their economic or financial circumstances. Your support will directly impact families who are struggling, and give their children the opportunity to succeed, academically and otherwise.

His son, William Harrison, Sr. then succeeded to the management of the mill, which he transferred to the name of the mill, the mill was sold to the mill. The son of William Harrison, Sr. then succeeded to the management of the mill, which he transferred to the name of the mill, the mill was sold to the mill.

We are confident that our funding proposal is our organization's best and achievable assessment of the future of the children in the war-torn villages. We have a strong local network, a dedicated team of volunteers and community supporters, and a proven track record of success.

Thank you for your time and consideration. We welcome any opportunity to discuss with you the value and growth potential of our business.

## Appendix

Figure 5. 500 Series

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6/10/25, 5:54 PM

Guam Housing and Urban Renewal Authority (GHURA) Mail - GHURA ConPlan/AAP - CDBG PFI Workshop - August 07, 2025



Katherine Taitano <katherine@ghura.org>

## GHURA ConPlan/AAP - CDBG PFI Workshop - August 07, 2025

Lawrence Jay Alcairo <ljalcairo@gmail.com>

Mon, Apr 28, 2025 at 11:52 AM

To: Katherine Taitano <katherine@ghura.org>

Cc: RPE <rpe@ghura.org>, "Alicia P. Aguon" <apaguon@ghura.org>

Hello,

Submitting this comment for public facilities on behalf of the Yigo Municipal Planning Council:

This project proposes the restoration of the skate park, basketball court, and other recreational facilities in the Agaña Gumas subdivision, located between the villages of Yigo and Dedado. Funded by the Community Development Block Grant, the project will support repairs, resurfacing, new equipment, and safety upgrades to create a vibrant, accessible space for youth and families. This park serves residents from both villages, which together represent a predominantly low- and moderate-income population. Revitalizing these facilities will provide a safe, healthy environment for physical activity, community engagement, and youth development, especially as the area experiences growth from nearby military expansion.

Sincerely,

LJA

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Katherine Taitano &lt;katherine@ghura.org&gt;

## GHURA ConPlan/AAP - CDBG PFI Workshop - August 07, 2025

Mayor Johnny A. Quinata - Municipality of Umatac <umatacma@gmail.com>

Mon, Apr 28, 2025 at 4:58 PM

To: Katherine Taitano <katherine@ghura.org>, RPE <rpe@ghura.org>

Cc: "Alicia P. Aguon" <apaguon@ghura.org>

Good Afternoon Mrs. Taitano.

Below, please find the Humatak Mayor's Office's Abstract for our future GDBG Grant Application which we hope to apply for during the next cycle after an independent survey is conducted for the village of Humatak as the current census being used indicates a ZERO LMI in our district.

### ABSTRACT

The Humatak Mayor's Office intends to apply for a CDBG Grant next cycle after an independent survey is conducted for the village of Humatak to improve the Humatak Baseball Field as follows:

1. Improving/resurfacing the infield/outfield with the appropriate dirt for health and safety purposes.
2. To add a sidewalk around the entire baseball field to promote exercise.
3. To add a parking lot with lighting for the safety of recreation participants.
4. To erect a pavilion for gatherings at the recreational facility.
5. To install fixed bleachers for seating.

Improvement to the Humatak Baseball Field will provide a safe environment for people who frequent the recreational facility. Keeping the facility in use and encouraging recreational activities in our community is a deterrent for undesirable behaviors and activities.

\*\*\*\*\*end of Abstract\*\*\*\*\*

If anything else is needed, please let me know. Thank you.

Senseramente,

Diana J.O. Quinata

Administrative Assistant

For Mayor Johnny A. Quinata

Municipality of Humatak

828-8251/2 | [umatacma@gmail.com](mailto:umatacma@gmail.com)



6/10/25, 5:52 PM

Guam Housing and Urban Renewal Authority (GHURA) Mail - GHURA ConPlan/AAP - CDBG PFI Workshop - August 07, 2025

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**From:** Katherine Taitano <katherine@ghura.org>

**Sent:** Wednesday, April 9, 2025 12:40 PM

**To:** RPE <rpe@ghura.org>

**Cc:** Alicia P. Aguon <apaguon@ghura.org>; Katherine Taitano <katherine@ghura.org>

**Subject:** GHURA ConPlan/AAP - CDBG PFI Workshop - August 07, 2025

(Quoted text hidden)

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Katherine Taitano &lt;katherine@ghura.org&gt;

**GHURA ConPlan/AAP - CDBG PFI Workshop - August 07, 2025**

Lawrence Jay Alcairo &lt;ljalcairo@gmail.com&gt;

Mon, Apr 28, 2025 at 11:54 AM

To: Katherine Taitano &lt;katherine@ghura.org&gt;

Cc: RPE &lt;rpe@ghura.org&gt;, "Alicia P. Aguon" &lt;apaguon@ghura.org&gt;

Hello,

Submitting this comment for economic development:

This project proposes the establishment of a business incubator serving residents of Yigo and Dededo through partnerships with nonprofit organizations. Funded by the Community Development Block Grant, the project will support staffing, equipment, and resources necessary to host entrepreneurship trainings, workshops, and mentorship sessions at accessible locations within the northern villages. By focusing on Yigo and Dededo—areas with a significant low- and moderate-income population—the incubator will foster local economic development where it is most needed. With the ongoing military buildup centered in the north, this initiative presents a timely opportunity to empower residents and promote business growth outside of Guam's traditional commercial centers of Tamuning-Tumon-Harmon, Education sector of Mangilao, and government sector of Hagatña, the first two of which are mostly directly accessible by northern residents who would greatly benefit if there were more businesses in the Northern villages..

Sincerely,  
LJA

On Wednesday, 9 April 2025, Katherine Taitano &lt;katherine@ghura.org&gt; wrote:

[Quoted text hidden]

**Project Title:**

Strengthening Guam's Resilience: Synergizing for Housing, Food Security, Cultural Empowerment, and Climate Preparedness

**Organization Name:**

Micronesia Climate Change Alliance + Gi Matan Guma' + Guåhan Sustainable Culture + Pacificnesian Equities

**Contact Information:**

- **Contact Person:** *Jordan Panuelo*
- **Phone Number:** *671 977 7120*.
- **Email Address:** *jordan@mccalliance.org*

**Project Summary:**

Guam's communities, particularly those with low- to moderate-income households, face urgent challenges related to climate impacts, food insecurity, housing instability, and limited access to culturally grounded economic opportunities. This coalition project brings together four community-based organizations to strengthen resilience across multiple sectors through local solutions that directly serve LMI populations.

The Micronesia Climate Change Alliance (MCCA) will establish a Resiliency Hub to provide centralized access to climate disaster preparedness workshops, emergency resources, and public safety education for residents in vulnerable areas. Guåhan Sustainable Culture (GSC) will lead agricultural education programs that reconnect LMI youth and families to traditional Pacific Island food systems through field trips, after-school programs, and summer camps. By promoting food security and cultural nutrition practices, GSC strengthens health outcomes and self-reliance in communities facing economic hardship.

Pacificnesian Equities will launch a Cooperative Housing Association to create affordable, democratically controlled housing for low- to moderate-income tenants. The cooperative model will stabilize rent costs, promote community ownership, and invest in sustainable infrastructure such as renewable energy and rainwater catchment systems, ensuring long-term resilience for member families. By addressing housing insecurity, Pacificnesian Equities will directly expand affordable housing options available to LMI residents across Guam.

Gi Matan Guma' will develop a framework for Indigenous entrepreneurship rooted in cooperative and regenerative economic models, supporting cultural practitioners who often serve low-income populations but lack pathways for financial sustainability. Their project will build new economic opportunities that sustain Guam's cultural and artistic communities while strengthening local economic resilience.

Together, these projects form a comprehensive resilience strategy: investing in affordable housing, food sovereignty, economic empowerment, and climate preparedness, while centering



the needs and strengths of Guam’s low- to moderate-income communities. This collaborative approach builds the foundation for a more self-sufficient, secure, and thriving future for the island.

<b>Organization</b>	<b>Target Population</b>
<b>MCCA (Resiliency Hub)</b>	Residents in Guam vulnerable to environmental disasters, especially LMI individuals and families lacking access to preparedness resources.
<b>Guåhan Sustainable Culture (GSC)</b>	LMI youth (GDOE students with 84% qualifying for free/reduced lunch), families in public housing, residents in low-income census tracts, and Pacific Islander communities.
<b>Gi Matan Guma’</b>	Cultural practitioners and community organizations that serve low-income individuals, families, elders, and youth.
<b>Pacificnesian Equities</b>	Existing tenants and new members of the Cooperative Housing Association, focusing on low- to moderate-income tenants seeking affordable and sustainable housing solutions.

**Combined Target Population:**

Low- to moderate-income individuals, families, youth, cultural practitioners, and tenants across Guam. The project specifically serves residents of public housing developments, low-income census tracts, students from low-income backgrounds, frontline communities vulnerable to environmental threats, and cultural organizations supporting underserved populations.

**Project Location:**

<b>Organization</b>	<b>Project Location</b>
<b>MCCA (Resiliency Hub)</b>	<i>Sagan Kotturan CHamoru, Oka, Guam</i>
<b>Guåhan Sustainable Culture (GSC)</b>	<ul style="list-style-type: none"> <li>- GSC’s Food Resiliency Hub in Yona, Guam</li> <li>- Partner sites including Sagan Kotturan CHamoru, Micronesia Climate Change Alliance, local farms, and cultural centers</li> <li>- After-school program sites at village mayor offices and public housing developments located in low-income census tracts</li> </ul>
<b>Gi Matan Guma’</b>	<i>Sagan Kotturan CHamoru, Tumon, Guam (nine-acre open-air cultural center)</i>

<b>Organization</b>	<b>Project Location</b>
<b>Pacificnesian Equities</b>	<i>Various cooperative housing properties across Guam (specific properties to be acquired — will likely be existing apartment complexes located throughout the island, focusing on areas accessible to LMI residents)</i>

**Estimated Budget:**

<b>Organization</b>	<b>Budget</b>
<b>MCCA (Resiliency Hub)</b>	\$350,000
<b>Guåhan Sustainable Culture (GSC)</b>	\$205,000
<b>Gi Matan Guma'</b>	\$300,000
<b>Pacificnesian Equities</b>	\$350,000

**Total Combined Budget = \$1,205,000**

**Timeline:**

**Project Start Date:** *January 2026 - December 2028*



Elizabeth P. Napoli  
Executive Director  
Guam Housing and Urban Renewal Authority (GHURA)  
117 Bien Venida Avenue  
Sinaajana, Guam 96910

April 16, 2025

Subject: Input on the ConPlan 2025–2029

Dear Ms. Napoli,

The Micronesia Community Development Corporation (M.C.D.C.) respectfully submits this statement of comments and recommendations regarding the proposed Consolidated Plan (ConPlan) for Program Years 2025–2029. As GHURA is the designated administrator of federal funds on Guam, including the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME), M.C.D.C. appreciates the opportunity to provide input based on our experience in affordable housing, infrastructure, and sustainable community development.

## 1. Economic Context and Introduction

Guam's economic environment faces multiple external pressures that drive up costs:

- **Jones Act & U.S. Flagship Requirements:**  
These policies restrict maritime transport to U.S.-flagged vessels, leading to higher shipping costs for essential goods and building materials.
- **Military Buildup Projects:**  
The expansion of military-related activities has intensified labor market competition, drawing local workers away from traditional industries and contributing to rising costs.
- **Tariff Impacts:**  
Proposed tariffs on imported goods could further increase prices across all sectors, including housing and infrastructure development.

Collectively, these pressures hinder homeownership and rental housing affordability. Therefore, CDBG and HOME funds must be strategically allocated to mitigate these challenges.

## 2. Housing: Homeownership and Rental Markets

Challenges:

Micronesia Community Development Corporation  
Suite 101 Yu Han Building Hagåtña, Guam 96910  
Carlos V. Canaacho (671) 687-7233, ironwoodhousing@gmail.com

- **High Construction Costs:**  
With construction costs on Guam averaging \$200–\$250 per square foot, homeownership remains unattainable for many working families.
- **Comprehensive Cost Drivers:**  
Expenses extend beyond vertical construction (buildings) to horizontal development costs such as land preparation, infrastructure connections, and material procurement. These costs are further impacted by lengthy permitting processes, high shipping expenses, and limited local resources.
- **Ineligibility Due to High Debt-to-Income (DTI) Ratios:** Many applicants in need of housing assistance have been previously denied due to high DTI ratios, despite their continued need for financial support.

Recommendations:

M.C.D.C. recommends that the CDBG and HOME funds leverage:

- **Subsidizing Targeted Development Costs for Low- to Moderate-Income Families:**  
Provide direct financial support to reduce costs for new home construction and rental property development.
- **Developing Affordable Housing Subdivisions:**  
Support the creation of pre-planned communities with integrated alternative building materials and infrastructure systems to benefit both homeowners and renters.
- **Incentivizing Sustainable Construction:**  
Encourage the development of energy-efficient, cost-effective homes and rental units.
- **Leveraging CDBG and HOME to Assist Families:**
  - Recognize that each family's homeownership and rental capacity varies based on income. Utilize CDBG and HOME grants flexibly to help families meet underwriting requirements for homeownership or rental eligibility.
  - Adjust eligibility criteria in accordance with HUD-recommended flexibility, allowing more households to access housing grants or financial assistance.
  - In the event that applicants do not qualify for a loan-based program due to high debt-to-income (DTI) ratios but meet the income qualifications, they should be considered for grant-based opportunities to ensure access to necessary financial support.

#### 2024 CDBG Income Limits (Guam)

Low/Mod Income (LMI)	Income Description	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30%	Extremely Low	\$18,700	\$21,350	\$24,000	\$26,650	\$28,800	\$30,950	\$33,050	\$35,200
50%	Very Low	\$31,100	\$35,550	\$40,000	\$44,400	\$48,000	\$54,550	\$55,100	\$58,650
60%		\$37,320	\$42,660	\$48,000	\$53,280	\$57,600	\$61,860	\$66,120	\$70,380
80%	Low	\$49,750	\$56,850	\$63,950	\$71,050	\$76,750	\$82,400	\$88,150	\$93,800

*Source: HUD CDBG Income Limits for Guam 2024*

### 3. Infrastructure Development: Reducing Barriers to Housing Affordability

Micronesia Community Development Corporation  
Suite 101 Yu Han Building Hagåtña, Guam 96910  
Carlos V. Camacho (671) 687-7233, ironwoodhousing@gmail.com

*Impact on Housing Markets:*

- **For Homeowners:** Quality infrastructure enhances property values, strengthens resilience, and improves access to essential services.
- **For Renters:** Enhances livability and facilitates economic mobility.

*Challenges in Infrastructure Development:*

- **High Costs of Horizontal Development:** Land development costs—including site preparation, grading, drainage, and utility connections—significantly impact project feasibility.
- **Material Costs and Logistics:** Guam's reliance on imports, coupled with fluctuating shipping costs, leads to unpredictable project expenses.

*Recommendations:*

- **Streamline Development Processes:** Improve permitting and regulatory procedures to facilitate efficient construction timelines.
- **Expand and Modernize Utility Infrastructure:** Ensure that power, water, and sewage services are extended to underdeveloped areas.
- **Invest in Transportation Networks:** Prioritize roadway development and rehabilitation to improve accessibility and support economic growth.
- **Reduce Development Costs Per Lot:** Utilize CDBG and HOME funding to subsidize upfront infrastructure investments, lowering overall housing costs.
- **Forward Commitment Model for CDBG and HOME Funds:** Recognizing the time-sensitive nature of ground-up development—including the bidding process for architectural and civil work, as well as lengthy permitting—M.C.D.C. proposes a Forward Commitment Model in which developers secure a bridge loan for construction, with CDBG and HOME funds disbursed upon project completion and occupancy.
- **Multi-Family Rental Housing to Address the "Missing Middle":** While low-income families have access to affordable rental housing through the Low-Income Housing Tax Credit (LIHTC) program, there remains a gap for middle-income earners—those who exceed CDBG and HOME income limits but cannot afford homeownership due to high property costs.
  - **Proposed Solution:** A mixed-income, multi-family rental development with:
    - 20% of units reserved for households earning between 50%-80% of Area Median Income (AMI) using CDBG and HOME assistance.
    - 80% of units targeted for households earning between 81%-150% of AMI, the "Missing Middle," through a leveraged mixed-use financing approach.
  - **Ensuring Long-Term Affordability:** A Land Use Restriction Agreement (LURA) will be placed on the development to maintain affordability compliance. Under this LURA, the developer will establish a 10-year affordability compliance period to ensure the project remains accessible to the designated income groups.
  - **CDBG and HOME Funding for Infrastructure Development:** The use of CDBG and HOME funds will be limited to offsite and onsite infrastructure development costs to help offset total project expenses. This approach ensures financial sustainability and aligns with HUD's multi-family financing criteria, making the project viable while supporting long-term affordability.

Micronesia Community Development Corporation  
Suite 101 Yu Han Building Hagåtña, Guam 96910  
Carlos V. Camacho (671) 687-7233, ironwoodhousing@gmail.com

### **Closing Statement**

M.C.D.C. supports GHURA's commitment to inclusive, affordable, and sustainable community development. We respectfully request that these recommendations be considered in the final drafting of the ConPlan 2025–2029 and welcome any opportunity to further collaborate in advancing affordable housing and community development in Guam.

**Sincerely,** \_\_\_\_\_



**Carlos V. Camacho**

Executive Director

Micronesia Community Development Corporation (M.C.D.C.)

✉ ironwoodhousing@gmail.com

☎ (671) 687-7233

Micronesia Community Development Corporation  
Suite 101 Yu Han Building Hagåtña, Guam 96910  
Carlos V. Camacho (671) 687-7233, ironwoodhousing@gmail.com

## **Abstract: Community Infrastructure Improvement Plan**

This essay outlines a comprehensive plan for enhancing community infrastructure, focusing on several key areas. The plan includes expanding the current building to accommodate growth, repairing and upgrading basketball facilities, and installing perimeter fencing and solar lighting for security and sustainability. Additionally, the project addresses essential infrastructure needs such as installing additional streetlights, fixing our existing security gate, and purchasing land for recreational outdoor space to promote community well-being. Safety and resilience measures are also prioritized, including installing typhoon shutters, sealing window gaps in homes, and replacing tiles to ensure structural integrity and comfort. This multi-faceted approach aims to create a safer, more sustainable, and vibrant community environment.

### **Micronesia Community Development Corporation:**

Micronesia Community Development Corporation(M.C.D.C) is a non profit organization in partnership with Ironwood Properties based on Guam and branched out to Saipan and brought to fruition with the sole purpose of helping our low income families afford rental homes. With our service we provide homes to 572 families on Guam and 80 families in Saipan respectively. One of our greatest amenities we offer is our free after school program that our parents can avail of to pursue higher education or a more promising job future. Our after school program was just recognized as a recipient of the Child Care Development Fund Program(C.C.D.F), where we proudly accept block grant recipients to partake in our Summer Program. Our inception has been since 2007 at our Dededo location and have since extended helping more families in our central location to include Ironwood Heights in Tamuning and Ironwood Villa in Maite. Our Dededo homes have been established for 18 years and are in dire need of rehabilitation, likewise with our community center also in Dededo housing our After-School Program. Our community center serves as a local hub where we partner with other non profit organizations that offer workshops or classes that our residents take full advantage of pertaining to a healthier lifestyle, continued education, As a non profit organization we are always seeking ways to provide a better quality of life, improve the appearance of our property, and provide a safe energy efficient homes for our families.

## **Project Components**

### **Building Expansion**

Expanding the current building will provide additional space for community activities and allow us to increase our free after school attendance aimed at our low income families. By increasing our current attendees it will encourage our families to pursue job opportunities or even allow them to take classes to increase their education.

### **Basketball Facilities**

Repairing and upgrading basketball facilities will encourage physical activity and community engagement. Our current basketball has been an effective means when it comes to promoting a healthier lifestyle by allowing our residents access to it, unfortunately it wasn't properly rep

### **Fencing and Solar Lighting**

Installing perimeter fencing and solar lighting will enhance security and sustainability where we have invested over \$90,000.00 on playground equipment that is currently being prepped to be installed. By having a fence and solar lighting for this area, it will help deter any negative behaviors such as vandalism, alcohol consumption and violation of curfew laws.

### **Streetlights**

Repairing streetlights will improve visibility and safety in the community.

### **Security Gate**

Fixing the security gate will ensure better access control and security.

### **Land Acquisition**

Purchasing land for recreational outdoor space will provide opportunities for leisure and community gatherings and encourage our youth to play more outdoor activities.

### **Typhoon Shutters**

Installing typhoon shutters on entrance doors of the units. By doing so, it will provide an extra measure of safety during any anticipated natural disasters.

### **Window Gasket Installation**

Window gaps in homes will improve insulation and energy efficiency throughout our Manor property in Dededo. Allowing our windows to be securely tight to avoid any damages that may be caused from any upcoming natural disasters.

### **Tile Replacement**

Replacing tiles in existing homes will address maintenance needs and improve living conditions as well as increase cosmetic appeal to draw in more of our low income families.

### **Security Camera's**

Installing security cameras at both of our Community Center and Main Office in Dededo will be crucial to help alleviate any unwanted negative activities. We would be able to offer a safer environment as well as add an extra security measure in protecting our newly renovated playground recently installed from a previous grant.







Katherine Taitano <katherine@ghura.org>

## Abstract: GHURA ConPlan/AAP - Public Services

2 messages

Lawrence Jay Alcairo <Lawrence.Alcairo@dphss.guam.gov>

Tue, Apr 22, 2025 at 10:33 AM

To: Katherine Taitano <katherine@ghura.org>, "Alicia P. Aguon" <apaguon@ghura.org>

Hafa adai.

Please see below abstract for Pediatric Dental Services.

This project aims to deliver pediatric dental care to children enrolled in the Head Start program through mobile services brought directly to Head Start classrooms or designated school spaces. Funding from the Community Development Block Grant, the project will cover staffing, equipment, and supplies to provide essential dental screenings, preventive care, and basic treatments. By serving Head Start children—who are already income-qualified—the project ensures direct impact to low- and moderate-income families. This initiative removes barriers to access, promotes early oral health, and supports the overall well-being of children in underserved communities throughout the island.

Very Respectfully,  
LJA



Lawrence Jay M. Alcairo  
Special Project Coordinator  
Division of Public Health  
Dept. of Public Health & Social Services

work: (671) 922-2563  
email: lawrence.alcairo@dphss.guam.gov

Alicia P. Aguon <apaguon@ghura.org>

Tue, Apr 22, 2025 at 11:04 AM

To: Lawrence Jay Alcairo <Lawrence.Alcairo@dphss.guam.gov>

Cc: Katherine Taitano <katherine@ghura.org>

Thank you, Lawrence. Comment received.

Alicia  
[Quoted text hidden]

KUMISIÓN I FINO' CHAMORU YAN I FINA'NÁ'GUEN  
I HISTORIA YAN I LINA'LA' I TAOTAO TÁNO'

*Commission on Chamoru Language and the Teaching of the History  
and Culture of the Indigenous People of Guam*



To: Katherine Taitano  
GHURÁ Chief Planner  
117 Bien Venida Avenue  
Sinajana, GU 96910

Date: April 17, 2025

RE: Abstract for Public Service Training

Hafa Adai Katherine,

Here is our abstract in response to the request for training support for public service through the Kumisión i Fino' CHamoru.

There is an urgent need to expand the public service capacity of the Kumisión i Fino' CHamoru, particularly in the area of language training. As more individuals and institutions seek to learn and incorporate i fino' CHamoru into daily use, the demand for qualified instructors, standardized materials, and consistent training programs continues to grow. Without immediate support and investment in training initiatives, we risk falling short in our responsibility to revitalize and sustain our native language. Strengthening the Kumisión's ability to train staff, educators, public servants, and community members is essential to keeping our language alive and thriving.

Many in the community do not have resources to pay for training being offered privately or through the Guam Community College and the University of Guam. We hope to be able to fill that gap by providing a digital curriculum for learners of all ages to build their CHamoru literacy and proficiency skills by studying the CHamoru Orthography. The training program will engage the services of CHamoru Experts to develop and produce lessons for each of the Orthography's 17 Rules for different levels of learners. The resulting product will be housed on the Kumisión's website.

Si Yu'os Ma'åse' for your consideration.

Senseramente,

Maria S. Duenas-Concepcion  
Executive Director, Kumisión

BELL TOWER BUILDING  
710 West Marine Corps Drive, Suite 203 Hagåtña, Guåhan 96910  
kumisionchamoru@gmail.com | (671) 922-0600

KUMISIÓŃ I FINO' CHAMORU YAN I FINA'NA'GUEN  
I HISTORIA YAN I LINA'LA I TAOTAO TANO

*Commission on Chamorro Language and the Teaching of the History  
and Culture of the Indigenous People of Guam*



To: Katherine Taitano  
GHURA Chief Planner  
117 Bien Venida Avenue  
Sinajana, GU 96910

RE: Abstract for Public Facility

I lāfa Adai Katherine,

On behalf of the KumisióŃ i Fino' CHamoru, we respectfully submit this abstract supporting the request for a permanent public facility for the KumisióŃ i Fino' CHamoru.

This public service initiative aims to strengthen the capacity of the KumisióŃ i Fino' CHamoru to deliver language and cultural services to the people of Guam. As the primary agency tasked with the preservation and promotion of i fino' CHamoru, the KumisióŃ plays a vital role in revitalizing a language that is central to the identity, heritage, and continuity of the CHamoru people. Our mission and vision are grounded in cultural sustainability, equity in public service, and a deep commitment to preserving the living legacy of the CHamoru language for future generations.

From the establishment of the KumisióŃ in 2017, we have had to depend on the good graces of government partners to house our operations. We are currently renting a space at the Bell Tower in Anigua. It is abundantly clear to us that an expanded footprint is needed if we are to successfully execute all our legal mandates and serve the interest of the people of Guam. This project seeks to establish a permanent public facility that will serve as a central hub for training, resource development, public engagement, and interagency collaboration. By enhancing accessibility and infrastructure, the initiative supports the long-term goal of normalizing the CHamoru language across government, education, and community spaces.

We have requested the Lt. Governor to designate public land, preferably in Hagåtña, for that purpose and are awaiting a decision on which land will be given to the KumisióŃ for its permanent facility. We realize that such a project is years in the making. We are applying for assistance from GHURA in all phases of this project beginning with the Architectural and Engineering component in FY 2025-2026.

Sí Yu'as Ma'ase' for your consideration.

Sensersamente,

Maria S. Duena-Concepcion  
Executive Director, KumisióŃ

BELL TOWER BUILDING

701 West Marine Corps Drive, Suite 200 Hagåtña, Guam 96910  
Telephone: (671) 734-5500 Fax: (671) 734-5501

# Guåhan Sustainable Culture Abstract

4/28/2026

**Project Title:**

GSC's Youth Agricultural Education & Pacific Island Food Heritage Initiative

**Organization Name:**

Guåhan Sustainable Culture

**Contact Information:**

Contact Person: Michelle Crisostomo

Phone Number: +1 671-687-6491

Email Address: michelle@gusustainable.org

**Project Summary:**

GSC's Youth Agricultural Education & Pacific Island Food Heritage Initiative aims to revitalize traditional food systems and provide hands-on agricultural education for low-to-moderate income youth on Guam. The program embraces the cultural diversity of Micronesia, including CHamoru, Chuukese, Pohnpeian, Yapese, Palauan, Marshallese, and other Pacific Islander traditions. The program consists of: 1) field trips to Guåhan Sustainable Culture's (GSC's) Food Resiliency Hub, where students participate in agricultural education, nutrition activities, and hands-on food preparation; 2) summer camps focusing on traditional Pacific Island culinary practices; and 3) an after-school program hosted at village mayors' offices and public housing developments, providing ongoing agricultural and culinary education for low-income families. Through engaging GDOE students (84% of whom qualify for free/reduced lunch) and offering accessible after-school programming in underserved communities, the project addresses food insecurity while creating educational opportunities that serve disadvantaged populations.

**Community Need Addressed:**

This project addresses several critical needs that align with CDBG objectives to benefit low-and-moderate-income individuals: Guam's 39% childhood obesity rate (7% higher than U.S. average), dependency on imported food (90% of Guam's food supply), and disappearing cultural foodways across Micronesian communities. Through providing public services and educational programming in underserved communities, this project meets the CDBG national objective of primarily benefiting low-and-moderate income persons through both Area Benefit (after-school programs at housing developments) and Limited Clientele Benefit (GDOE students).

**Target Population:**

The primary beneficiaries include: 1) elementary students from GDOE schools, where at least 84% qualify as low-to-moderate income; and 2) families residing in public housing developments and low-income neighborhoods served by village mayors' offices. The program

specifically aims to serve Guam's diverse Pacific Islander communities, including CHamoru, Chuukese, Pohnpeian, Yapese, Palauan, and Marshallese families. Additionally, the program will engage high school interns from underrepresented communities, teachers, and cultural practitioners from various Micronesian backgrounds, meeting CDBG requirements that at least 51% of participants are from low-to-moderate income households.

**Project Location:**

Field trips will be conducted at GSC's Food Resiliency Hub in Yona and at partner organizations that include Sagan Kotturan CHamoru, Micronesia Climate Change Alliance, local farms, and other cultural centers representing various Pacific Island traditions. Summer camps will be hosted at GSC's Hub, while after-school programs will be implemented at either village mayors' offices in census tracts where at least 51% of residents are low-to-moderate income, or in public housing developments, ensuring the program directly serves qualified low-income communities through appropriate public facilities.

**Estimated Budget:**

\$205,000, including:

- Transportation costs for student field trips to GSC and partner organizations (\$20,000)
- Educational materials and curriculum development for all three programs (\$35,000)
- Garden supplies for classroom, summer camp, and after-school community gardens (\$15,000)
- Stipends for CHamoru elders, cultural practitioners, and after-school program facilitators (\$10,000)
- Kitchen equipment and supplies, including cooking supplies (\$25,000)
- Equipment for garden and kitchen activities shared between all programs (\$20,000)
- Program staff salaries including field trip coordinators, summer camp instructors, and after-school program leaders (\$55,000)
- Partnership fees for educational services from collaborating organizations and field trip hosting (\$15,000)

**Timeline:**

The project will be implemented from January 1, 2026 to December 31, 2026. Field trips will be conducted from October to May, aligning with GDOE's academic calendar. Summer camps will operate during June-August, and after-school programs will run during the school year as four separate 4-week sessions

**For Additional Information:**

Michelle Crisostomo

President and Co-Founder

Guåhan Sustainable Culture

Phone: (671) 687-6491

Email: [michelle@gusustainable.org](mailto:michelle@gusustainable.org)

[www.gusustainable.org](http://www.gusustainable.org)





LOUISE C. RIVERA  
Mayor  
ALBERT M. TOVES  
Vice Mayor

**Office of the Mayor**  
Municipality of Tamuning-Tumon and Harmon  
#126 Tan Jesus Cristostomo St. Tamuning, Guam 96913  
P.O. Box 10513 Tamuning, Guam 96931  
Telephone Nos.: (671) 646-5211/5646 Facsimile No.: (671) 646-5210  
Email: teamututu2013@gmail.com



April 19, 2025

TO: Katherine Taitano, GHURA Chief Planner

**Abstract for Community Development Block Grant (CDBG) Application  
Public Services Initiative for Homelessness Prevention & LMI Community Support  
Tamuning-Tumon-Harmon Mayor's Office**

The **Tamuning-Tumon-Harmon Public Services Initiative** is designed to **address homelessness and support low- to moderate-income (LMI) residents** through targeted outreach, prevention services, and access to community resources. Funded through the **Community Development Block Grant (CDBG) Public Services Program**, this initiative complies with **federal regulations codified at 24 CFR Part 570** and aligns with **Guam's 2025-2029 Consolidated Plan Priorities** to enhance **housing stability, community wellness, and economic opportunity**.

This program will meet **one of the three CDBG National Objectives**, primarily by **benefiting LMI individuals and families** through **direct intervention, service coordination, and sustainable housing solutions**. It will provide **critical resources to prevent homelessness before displacement occurs**, ensuring that **LMI residents in Tamuning, Tumon, and Harmon** receive the support needed to stabilize their living situations.

**Project Components**

The initiative will provide:

- **Housing stabilization services**, including rental assistance, eviction prevention, and emergency financial support for at-risk households.
- **Outreach programs for unsheltered individuals**, offering case management, connection to shelter facilities, and referrals to supportive services.
- **Health and wellness access**, addressing the needs of homeless and LMI individuals through partnerships with medical and social service providers.
- **Workforce development and economic empowerment resources**, promoting stability and financial independence for LMI populations.

**Alignment with CDBG Project Objectives**

This initiative aligns with **Guam's Consolidated Plan 2025-2029 priorities**, ensuring compliance with **CDBG Public Services funding**:

- **Decent Housing** – Expanding access to **affordable, stable housing**, preventing homelessness, and sustaining long-term housing opportunities.
- **Suitable Living Environment** – Strengthening community-based resources to **serve LMI and special needs populations**, ensuring access to essential services.
- **Economic Opportunity** – Empowering individuals with **access to employment programs, vocational training, and community-based business development**.

Through **collaboration with service providers, local organizations, and stakeholders**, the Mayor's Office will develop a **sustainable prevention model** that **reduces homelessness, strengthens community engagement, and fosters economic self-sufficiency**.

ABSTRACT CDBG Public Services  
Page 1 of 2





LOUISE C. RIVERA  
Mayor  
ALBERT M. TOVES  
Vice-Mayor

***Office of the Mayor***  
**Municipality of Tamuning-Tumon and Harmon**  
#120 Tan Jesus Crisostomo St. Tamuning, Guam 96913  
P.O. Box 10513 Tamuning, Guam 96931  
Telephone No.: (671) 646-5211/8646 Facsimile No.: (671) 646-5210  
Email: teamtatuha2013@gmail.com



Implementation will be guided by measurable performance metrics, including the number of households stabilized, reduction in shelter entry rates, and increased service utilization for LMI populations.



LOUISE C. RIVERA  
Mayor  
ALBERT M. TOVES  
Vice Mayor

**Office of the Mayor**  
**Municipality of Tamuning-Tumon and Harmon**  
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P.O. Box 10513 Tamuning, Guam 96931  
Telephone No.: (671) 646-5211/5646 Facsimile No.: (671) 646-5210  
Email: teamututu2013@gmail.com



April 19, 2025

TO: Katherine Taitano, GHURA Chief Planner

**Abstract for Community Development Block Grant (CDBG) Application**

**Public Facilities and Improvements**

**Tamuning Multipurpose Sports Field Renovation**

**Tamuning-Tumon-Harmon Mayor's Office**

The **Tamuning Multipurpose Sports Field Renovation Project** is a community-focused initiative aimed at **enhancing recreational infrastructure and public facilities** for the **low- to moderate-income (LMI) residents** of Tamuning, Tumon, and Harmon. Funded through the **Community Development Block Grant (CDBG) Public Facilities and Improvements Program**, this project complies with **federal regulations codified at 24 CFR Part 570** and aligns with **Guam's 2025-2029 Consolidated Plan Priorities**.

This renovation project will directly support **CDBG's National Objectives**, specifically by **benefiting LMI individuals and families** through the revitalization of critical community spaces. The improvements will provide **safe, accessible, and well-maintained recreational opportunities**, fostering community engagement while promoting economic stability.

**Project Components**

The renovation will include:

- **Upgrades to the basketball, baseball, and football field areas**, ensuring improved playability and accessibility for local leagues and youth sports.
- **A new skateboard ramp park**, offering an inclusive recreational option for youth and outdoor enthusiasts.
- **A picnic bench area with an awning**, creating shaded gathering spaces for families and residents.
- **Parking lot improvements**, enhancing accessibility and accommodating increased community use.
- **Enclosed vending pavilions with air conditioning**, supporting local entrepreneurs and vendors with dedicated commercial space.
- **Accessible public toilets for both general use and vendors**, ensuring hygiene and comfort for all park visitors.

**Alignment with CDBG Project Objectives**

Abstract for CDBG Public Facilities and Improvements  
Tamuning Multipurpose Sports Field  
Page 1 of 2



LOUISE C. RIVERA  
Mayor  
ALBERT M. TOVES  
Vice Mayor

**Office of the Mayor**  
**Municipality of Tamuning-Tumon and Harmon**  
#126 Tan Jesus Crivostano St. Tamuning, Guam 96913  
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Telephone No.: (671) 646-5211/8646 Facsimile No.: (671) 646-5210  
Email: teamutaha2013@gmail.com



This initiative meets the following **Guam Consolidated Plan 2025-2029** priorities:

- **Suitable Living Environment** - Expanding access to **safe, inclusive, and well-maintained public spaces** that serve LMI and special needs populations.
- **Economic Opportunity** - Providing **structured vending spaces** that support **local businesses**, fostering sustainability and accessibility for economic development.

By **enhancing public infrastructure and fostering economic opportunity**, this project will provide **long-term benefits for LMI residents**, ensuring a **vibrant, accessible, and sustainable community resource**. Performance metrics, including **community utilization rates, business engagement through the vending pavilions, and increased participation in recreational programs**, will guide implementation effectiveness.

Through **collaboration with local organizations, service providers, and stakeholders**, the Tamuning-Tumon-Harmon Mayor's Office will ensure that the revitalized facility serves **as a key hub for community engagement, economic opportunity, and improved recreational access**.

**Measurements and detailed site plans will follow to ensure optimal design and implementation.**



# Guam Housing and Urban Renewal Authority

Notice of Development of 5-year Consolidated Plan  
and Notice of Funds Available (CPD FY25)

DATE/ LOCATION: Wednesday March 19, 2025 Sinajana Mayor's Office Complex

	Print Name	Agency/ Organization/Department/Division	Contact No.	Email Address
1	Robert Infante	SMD / MCOA	810-8172	guammayor@gmail.com
2	Lou Hingye	TSA / LRA	486-6522	louies.hingye@scholar
3	Josie Tunde	TSA	480-2949	josie.tunde@psu-student.org
4	Alicia Gumataotao	HMO	787-1015	aliciagumataotao33@gmail
5	Juan Trinidad	TSA	477-9815	juan.trinidad@scholar
6	Mayor Taitano	TSA / PSU	787-1421	Mayor Taitano
7	Genedine Cerada	Alt Mayor's Office	477-2828	genedine.cerada@mcog.guam.gov
8	Kenneth Roldan	GHURA		
9	NORITA CHARRAUKAS	MANUEL	472-2227	nchorfouros@manuel.org
10	Jernilyn R. Tapasna	Asian-Mexican	472-6388	JTapasna.ASAMM.org
11	Franklin Thompson	MCOA	482-7022	FranklinThompson@mcog.guam.gov
12	Catherine Manlapaz	Matrix Design Group	738-0713	catherine.manlapaz@matrixdesigngroup
13	Jerricho Garcia	GHURA		
14	DAENA MANSAPI	MANUEL	729-4258	executive@manuel.org
15	Senator Perez	Office of Senator Perez	489-2968	Salvina@senatorperez.org
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## LIFESTYLE

## Ice Rink

Continued from Page 14

of them are what we call 'COVID babies' who missed out on key social years," he explained. "Now we're watching them open up, work with people, lead sessions. It's awesome."

Savvanha Taborangao, 13, of Yigo, said she had to go for the rink's opening day on Saturday. She said she found out about it via Instagram and asked her parents to take her.

"It's hard to balance but I'm getting there," she said. "It's quite slippery."

Taborangao, a Star Gazers dancer, said she counted on her balance learned through dance to finish her 30 minutes without a fall. She did admit to holding onto the wall for most of the time, she said.

Isiah Leon Guerrero, 16, led his troop of four other siblings in their half hour of fun. He caught the bang of skating on blades pretty quick, he said, because he also roller blades.

"It's pretty fun," he said.

Asked if his younger siblings would catch up to him, Leon Guerrero said, "Sure," and that they just need to practice.

Miller said his volunteers, who keep the place clean, run the admissions and assist first-timers in

the rink, collected \$300 in admissions for the first part of opening day.

"It's a fun, inexpensive way to enjoy summer," he said. "Everyone should come by and check it out."

The rink will remain inside the Tumon Sands Plaza until Aug. 3,

the last day people can skate.

Weekday hours start at 3 p.m. and the rink closes at 8 p.m. The rink opens at noon on weekends and closes at the same time.

*Pacific Daily News reporter Jago Santo Tomas covers all interesting topics, including sports. Email him at [jeanfor@guampdn.com](mailto:jeanfor@guampdn.com).*



## GHURA

Guam Housing and Urban Renewal Authority  
Auradal Glinma' Yan Rinsuan Sudat Guahan  
117 Bien Venida Avenue, Sinajana, Guam 96910  
Phone: (671) 475-1322 • Fax: (671) 305-7565 • TTY: (671) 475-3701  
Website: [www.ghura.org](http://www.ghura.org)



**Landine A. Leon Guerrero**  
Governor of Guam

**Joseph F. Tancoco**  
U.S. Governor of Guam

### NOTICE TO THE PUBLIC

Available for Public Review  
Guam Consolidated Plan 2025-2029  
And  
Program Year 2025 Annual Action Plan

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability for public review and comment, the Guam Consolidated Plan 2025-2029 (ConPlan) and the Program Year 2025 Annual Action Plan (AAP).

The ConPlan and AAP are mandated by the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development, for the use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Territory of Guam. The Government of Guam is the designated recipient of these HUD grant funds. GHURA administers CDBG, HOME and ESG programs on behalf of the Government of Guam.

The ConPlan 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 AAP announces the use of HUD CDBG, HOME and ESG funds totaling \$5,433,257.49 for the first year of this ConPlan cycle. A detailed list of projects awarded funds is posted on a separate advertisement and is running concurrently with this advertisement.

You may view and download the document via GHURA's website at [www.ghura.org](http://www.ghura.org).

Copies of the ConPlan and AAP will also be available from Monday June 23, 2025 to Friday, August 8, 2025 at the following GHURA locations: the GHURA main office at 117 Bien Venida Avenue, Sinajana, AMP Site 1 at #23 Cole Paquito, Toto Gardens, Toto, AMP site 2 at #10 J.C. Rojas Street, Yona; AMP site 3 at #52 Pagatiao Drive, Agat; AMP Site 4 at #27 Dora Lane, Toto Gardens, Toto; and Guima Trankidat at 145 Pale San Vitores Road, Tumon.

Public Hearings will be held at GHURA's Board of Commissioner's Conference Room located at the Main Office:

- 10:30 a.m. on Wednesday, July 9, 2025
- 10:30 a.m. on Thursday, July 24, 2025

Written comments can be submitted via email at [ips@ghura.org](mailto:ips@ghura.org) or delivered to the GHURA Main Office located at 117 Bien Venida Avenue, Sinajana, no later than 5 p.m., Thursday, August 7, 2025.

For further information, please contact Ms. Katherine Tataro, GHURA Chief Planner, at 671-475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

**Elizabeth F. Napoli**  
Executive Director

THIS AD WAS PAID FOR WITH HUD CPD FUNDS

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone number.



## GHURA

Guam Housing and Urban Renewal Authority  
Auradal Glinma' Yan Rinsuan Sudat Guahan  
117 Bien Venida Avenue Sinajana, Guam 96910  
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Website: [www.ghura.org](http://www.ghura.org)



**Landine A. Leon Guerrero**  
Governor of Guam

**Joseph F. Tancoco**  
U.S. Governor of Guam

### NOTICE TO THE PUBLIC

Use of HUD Community Planning and Development (CPD) Funds  
Proposed Program Year (PY) 2025 Annual Action Plan (Fiscal Year 2026)

Guam Housing and Urban Renewal Authority (GHURA) announces the use of \$5,433,257.49 of Program Year 2025 (PY25) entitlement funds and prior year available funds for Guam from the U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development (CPD) Program. Proposed activities for the \$3,185,755.00 of Community Development Block Grant (CDBG) funds, \$1,983,629.49 of HOME Investment Partnerships Grant (HOME) funds and \$253,873.00 of Emergency Solutions Grant (ESG) funds are detailed below. Actual PY2025 funding amounts were made available to Guam on May 14, 2025.

GHURA selected projects for consideration in the PY25 Annual Action Plan (AAP) from proposals received on or before April 28, 2025 in response to an initial Notice of Funding published on March 4, 2025.

**Guam proposes use of HUD CDBG, HOME, ESG, and HTF Funds totaling \$5,433,257.49.**  
 PF = Public Facilities and Improvements; PS = Public Services; RRC = Rapid Rehousing  
 HP = Homelessness Prevention; SD = Street Outreach  
 HIMS = Homeless Management Information System

Community Development Block Grant	Project Sponsor	Amount
1. CPD Eastern Sub-Station Phase II (Construction)	GHURA/Guam	
	Police Department	\$1,000,000.00
2. CDBG Affordable Rental (HOME Leverage)	GHURA	\$300,000.00
3. CDBG Leverage for HOME AAP Rental	GHURA/Masaco	
	Pacific Islands	\$300,000.00
4. CDBG Leverage for Homebuyer (HOME Leverage)	GHURA	\$500,000.00
5. Housing Counseling	GHURA	\$10,504.00
		\$2,193,894.00
6. Homeless Management Information System	The Salvation Army Guam	\$27,800.00
7. Family Services Center PS 2025	The Salvation Army Guam	\$30,000.00
8. Lighthouse Recovery Center 2025	The Salvation Army Guam	\$170,000.00
9. Opportunity Initiative 2025	Mandu	\$100,000.00
10. Employment/Entrepreneurship Initiative 2025	Mandu	\$427,800.00
11. Administrative Activities	GHURA	\$319,575.50
12. Planning Activities	GHURA	\$319,575.50
<b>CDBG Total</b>		<b>\$3,185,755.00</b>
<b>HOME Investment Partnerships Grant</b>	<b>Project Sponsor</b>	<b>Amount</b>
13. Affordable Housing Initiative 2025 - Homebuyer	GHURA	\$1,048,809.00
14. Tenant Based Rental Assistance 2025	GHURA	\$500,000.00
15. Affordable Housing Initiative 2025 - Rental	GHURA	\$279,709.49
16. Administrative & Planning Activities	GHURA	\$157,121.36
	HOME Entitlement PY 2025	\$1,948,809.00
	HOME Program Income, Prior Years	\$517,847.28
	HOME Program RI, Prior Years	\$319,089.21
<b>HOME TOTAL</b>		<b>\$1,983,629.49</b>
<b>Emergency Solutions Grant</b>	<b>Project Sponsor</b>	<b>Amount</b>
17. Project Akud 2025 (RRH, HP, SD, HIMS)	Mandu	\$122,083.00
18. Family Services Center 2025 (RRH, HP, SD, HIMS)	The Salvation Army Guam	\$122,083.00
	GHURA	\$19,797.00
19. Administrative Activities	GHURA	\$263,963.00
<b>ESG TOTAL</b>		<b>\$263,963.00</b>

Guam's application for the use of CPD funds for this period from October 1, 2025 through September 30, 2026 is submitted to HUD as Guam's PY25 Annual Action Plan (AAP). Guam will request, preaward authorization for funds proposed in this Annual Action Plan for all proposed projects/activities expenditures.

The AAP will be available electronically and on GHURA's website at [www.ghura.org](http://www.ghura.org). If you would like to obtain a copy or require additional information, please contact Chief Planner Katherine E. Tataro at 671-475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

GHURA is inviting the public to comment on the proposed use of funds. A public hearing will be held on Wednesday, July 9, 2025 at 10:30 a.m. and Thursday, July 24, 2025 at 10:30 a.m., both at GHURA's Main Office located at 117 Bien Venida Avenue, Sinajana.

Individuals or organizations wishing to comment on the AAP are encouraged to do so by submitting written comments to GHURA at 117 Bien Venida Ave. in Sinajana with a notation of "PY2025 Comment ATTN: Katherine Tataro." Written comments may also be submitted by email to [katherine@ghura.org](mailto:katherine@ghura.org) or via facsimile at 671-305-7565. All comments must be received no later than Thursday, August 7, 2025.

If you require special accommodations, please contact Deputy Director Fernando B. Esquivel, Section 504 Coordinator at 671-475-1378 or [katherine@ghura.org](mailto:katherine@ghura.org).

(s/ Elizabeth F. Napoli, Executive Director  
THIS AD WAS PAID FOR WITH HUD CPD FUNDS BY GHURA)

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone number.



**GHURA**  
Guam Housing and Urban Renewal Authority  
Attyol Guåm / Yon Rinschen Sude Guåm  
117 Bien Venida Avenue, Sinajana, GU 96911  
Phone: (771) 649-1924 Fax: (771) 649-1924 TTY: (771) 649-1924  
Website: [www.ghura.org](http://www.ghura.org)

**NOTICE TO THE PUBLIC**  
Available for Public Review  
Guam Consolidated Plan 2025-2029  
And  
Program Year 2025 Annual Action Plan

The Guam Housing and Urban Renewal Authority (GHURA) encourages the availability for public review and comment the Guam Consolidated Plan 2025-2029 (ConPlan) and the Program Year 2025 Annual Action Plan (AAP).

The ConPlan and AAP are initiated by the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development for the use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Territory of Guam. The Government of Guam is the designated recipient of these HUD grant funds. GHURA administers CDBG, HOME and ESG programs on behalf of the Government of Guam.

The ConPlan 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 AAP announces the use of HUD CDBG, HOME and ESG funds totaling \$5,433,257.49 for the first year of this ConPlan cycle. A detailed list of projects awarded funds is posted on a separate advertisement and is running concurrently with this advertisement.

You may view and download the document via GHURA's website at [www.ghura.org](http://www.ghura.org).

Copies of the ConPlan and AAP will also be available from Monday, June 23, 2025 to Friday, August 8, 2025 at the following GHURA locations: the GHURA main office at 117 Bien Venida Avenue, Sinajana; AAP Site 1 at #223 Caffe Paqui, Tote Gardens, Tote; AAP Site 2 at #10 J.C. Rojas Street, Yona; AAP Site 3 at #53 Pagaduan Drive, Agat; AAP Site 4 at #71 Deyo Lane, Tote Gardens, Tote; and Guam's consolidated at 145 Pde San Vitores Road, Tumon.

Public Hearings will be held at GHURA's Board of Commissioners' Conference Room located at the Main Office.

- 10:30 a.m. on Wednesday, July 9, 2025
- 10:30 a.m. on Thursday, July 24, 2025

Written comments can be submitted via email at [public@ghura.org](mailto:public@ghura.org) or delivered to the GHURA Main Office located at 117 Bien Venida Avenue, Sinajana, no later than 5 p.m., Thursday, August 7, 2025.

For further information, please contact Ms. Katherine Tuzano, GHURA Chief Planner, at 671-649-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

In Elizabeth E. Ropoli  
Executive Director

For additional comments, please visit GHURA's website.

**AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS**

**5 - HEAVY EQUIPMENT OPERATOR \$18.97 PER HOUR\***  
**WITH 1 YEAR VERIFIABLE WORK EXPERIENCE**  
Operates several types of power construction equipment, such as compressors, pumps, float, demols, cranes, tractors, dump trucks, scrapers, or motor graders, to excavate, move and grade earth. Brings structural and reinforcing steel and pours concrete or other hard surface paving materials. Turns valves to control air and water output of compressor pumps. Adjusts hand wheels and depresses pedals to drive machines and control attachments such as blades, buckets, scrapers, and swing booms. May perform duties operating a dump truck if the worker has obtained a valid Guam Type A & B Commercial Driver's License. Repair and maintain equipment. May operate machinery on sales lot or customer's property to demonstrate sellable construction equipment, and be designated demonstrator of the construction equipment.

**5 - HEAVY EQUIPMENT MECHANIC \$21.77 PER HOUR\***  
**WITH 2 YEARS VERIFIABLE WORK EXPERIENCE**  
Analyzes malfunctions and repairs, and rebuilds and maintains construction equipment such as cranes, power shovels, scrapers, paving machines, motor graders, trench-digging machines, conveyors, bulldozers, pumps, compressors, and pneumatic tools. Operates and inspects machines or equipment to diagnose defects. Disassembles and reassembles equipment using nuts and hand tools. Examines parts for damage or excessive wear. Replaces defective engines and subassemblies such as transmissions, large overhauled equipment to ensure operating efficiency. Welds broken parts and structural members. May direct workers engaged in cleaning parts and assists with assembly and disassembly of equipment.

**Benefits:** Free roundtrip airfare for off-island hire; Lodging @ \$50.00 weekly; Local transportation from employer's designated lodging facility to/from jobsite; Employee/Employee paid Medical Insurance provided.

**Applicants must have:** a high school diploma or GED equivalent. Successful applicant must be able to obtain military base access. Off-island hires must complete both pre-arrival and post-arrival health screenings.

**\*Special wage rate:** Work to be performed on DPM-funded projects and projects covered by Davis Bacon Service Contracts Act, under Executive Order 14126 will be paid no less than the indicated wage rate but may be paid more where special rates apply.

The job offer meets all FFD requirements and policies as temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. residents are highly encouraged to apply. Should you qualify for the job and are not hired, your next appeal with the Department of Labor should independently advise the matter.

The complete job duties may be viewed in person at American Job Center  
414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam  
Or apply online at [www.hireguam.com](http://www.hireguam.com). Enter Keyword : 2025-004

**NEWS**

**Newspaper bundles \$10.00 for each pack of 150 papers**

**NEWS**

Office of the Attorney General  
Douglas E. Mayoral  
Attorney General of Guam  
1005, State Capitol - 1F, 2nd Fl., 2nd Fl.  
Hagatna, Guam 96911-1005  
(771) 649-1924 • (771) 649-1924  
Toll-free: 1-800-451-1924  
Email: [ag@postguam.com](mailto:ag@postguam.com)

**IN THE SUPERIOR COURT OF GUAM**  
**IN THE INTEREST OF:**  
**C.R./DOB: 12/08/2012, and**  
**N.R./DOB: 03/24/2025**  
**Minors,**  
**JUVENILE CASE NO. JP0102-25**  
**Summons**

For JERRY RAYMOND, Natural Mother  
1363 Action Sunset Street (located at an abandoned residence by Shimizu appt, end of parking lot in a gated area) Hagatna, Tote, Unknown

You are hereby summoned to appear (in person) before the HONORABLE LINDA L. INGLES, at the Judiciary of Guam, Superior Court of Guam, 120 West of Bien Drive, Hagatna, Guam, for a court hearing on:

**WEDNESDAY, JULY 16, 2025 at 9:30 P.M.**  
Zoom meeting ID: 715-711-4211/Password: 76924

YOUR PARENTS AND CUSTODIAN DUTIES AND RIGHTS CONCERNING THE CHILD WHO IS THE SUBJECT OF THE JUVENILE CASE NO. JP0102-25 ARE IN THE INTEREST OF THE CHILD. IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS, YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: MAY 28, 2025

CLERK, SUPERIOR COURT OF GUAM  
By: /s/ Alexis D. Ibarra  
Deputy Clerk

**GHURA**  
Guam Housing and Urban Renewal Authority  
Attyol Guåm / Yon Rinschen Sude Guåm  
117 Bien Venida Avenue • Sinajana, Yona, GU 96911  
Phone: (771) 649-1924 • Fax: (771) 649-1924 • TTY: (771) 649-1924  
Website: [www.ghura.org](http://www.ghura.org)

**REQUEST FOR PROPOSAL**  
**RE-SOLICITATION RFP GHURA-25-002**  
**Radon Outreach and Testing**  
Initial & final with HUD funds by GHURA

Guam Housing and Urban Renewal Authority (GHURA) will receive sealed proposals for RE-SOLICITATION RFP GHURA-25-002 Radon Outreach and Testing, until 2:00 p.m. CHST on Thursday, July 31, 2025, at GHURA's main office in Sinajana.

Bid packets are available for view on GHURA's website: <http://ghura.org/doing-business> beginning Wednesday, June 25, 2025. Interested parties must register at GHURA's main office in Sinajana or on GHURA's Website to receive access to a downloadable proposal packet file, and receive notifications of any changes, amendments and/or addendums. To obtain a physical copy of the proposal packet, a non-refundable fee of \$25.00 (in exact cash amount, money order, or company check) is required. Registration schedule is: Monday through Friday, 9:30 a.m. - 4:00 p.m. CHST, with the exception of Guam holidays. A Pre-Proposal Meeting will be held at GHURA's Sinajana main office conference room on Thursday, July 24, 2025, at 9:00 a.m. In addition, a site visit will be conducted by GHURA staff on Monday, July 27, 2025 at 9:00 a.m. (See GHURA's website for site map). The pre-proposal meeting and site visit is non-mandatory, but highly recommended. Any questions regarding the proposal or requirements must be submitted in writing via email to Antonio C. Camacho, Housing Procurement Administrator, at [apc@ghura.org](mailto:apc@ghura.org) no later than Monday, July 14, 2025. Proposal submission closing date and time is Thursday, July 31, 2025 at 2:00 p.m. CHST.

Pursuant to 5 GCA, Chapter 5, § 5212, bid guarantee in the amount of 15% of the total base bid shall accompany each bid. Bid guarantee shall be a bid bond secured by a surety company authorized to do business in Guam and listed in the latest Department of Treasury Circular 520 published in the Federal Register or as permitted by state law, a certified check, bank draft, or U.S. Government Bond at par value. All bid guarantees must be made payable to GHURA. Personal checks will not be accepted. GHURA reserves the right to waive irregularities and to reject any or all bids whole or in part in the best interest of the Territory as provided for in 2 GAC, Div. 4 § 3115(a)(2). In addition, GHURA also has the right to cancel all bids as provided in 5 GCA § 5225 and 2 GAC, Div. 4 § 3115(d).

For all contracts which exceed \$100,000.00, the successful bidder will be required to furnish and pay for a performance and payment bond for 100% of the contract price. GHURA will retain the bid guarantee until the performance bond is received and will release it upon completion. The contractor must not discriminate on the basis of race, color, religion, sex, national origin, age, disability, or genetic information in employment or the provision of services. There is a restriction against contractors employing convicted sex offenders from working at government of Guam venues. (5 GCA § 5253)

GHURA is an equal opportunity employer.  
Dr. Fernando S. Estrella  
Deputy Director

**CLASSIFIED ADVERTISING**  
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Able to work any shift.  
Please email resume to:  
[hr.gni671@gmail.com](mailto:hr.gni671@gmail.com)

**VEHICLE FOR SEAL BID**  
"As Is"

**2017 NISSAN  
FRONTIER KING CAB  
2018 HYUNDAI TUCSON**

Seal bid accepted from 9 AM  
Monday, June 23, 2025 until  
4:30 PM Wednesday, June 25, 2025  
• OFC will be right to refuse any and all bids.  
• Vehicles will be available for inspection and  
appointment only.

Turnover Center: Mon. - Fri. 9AM-5PM  
Customer Care Center: (671) 643-0820

Office of the Attorney General  
**Douglas B. Moylen**  
Attorney General of Guam  
United States District Court Division  
505 S. Veterans Avenue, 10th Fl., Ste. 705  
San Juan, Guam 96910-1053  
(671) 475-2541 • (671) 475-2541 (fax)  
[dgmb@doj.gu](mailto:dgmb@doj.gu)  
Attorneys for the People of Guam

**IN THE SUPERIOR COURT OF GUAM  
IN THE INTEREST OF:**  
G.A.G./DOB: 01/30/2024.

**Minor.  
JUVENILE CASE NO. JP0120-24  
Summons**

To: **Gus Alberto, Father**  
176 Cayetano P. Quiroga St.  
Tafeloh, Guam  
Tel: (671) 988-9875

You are hereby summoned to appear (via zoom) before the **HONORABLE LINDA L. INGLES**, of the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on:

**THURSDAY, JULY 17, 2025 at 3:00 PM.**

Zoom meeting ID: 716-711-9213; Password: 74504.  
"YOUR PARENTAL AND CUSTODIAL DUTIES AND RIGHTS CONCERNING THE CHILD WHO IS THE SUBJECT OF THE ATTACHED PETITION MAY BE TERMINATED BY A JUDICIAL ORDER OF PERMANENT CUSTODY IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS. YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS."

Dated: **JUN 12, 2025.**

CLERK, SUPERIOR COURT OF GUAM  
By: **isthela L.B. McDonald**  
Deputy Clerk

Office of the Attorney General  
**Douglas B. Moylen**  
Attorney General of Guam  
United States District Court Division  
505 S. Veterans Avenue, 10th Fl., Ste. 705  
San Juan, Guam 96910-1053  
(671) 475-2541 • (671) 475-2541 (fax)  
[dgmb@doj.gu](mailto:dgmb@doj.gu)  
Attorneys for the People of Guam

**IN THE SUPERIOR COURT OF GUAM  
IN THE INTEREST OF:**  
G.A.G./DOB: 01/30/2024.

**Minor.  
JUVENILE CASE NO. JP0120-24  
Summons**

To: **Karla Gamble, Mother**  
176 Cayetano P. Quiroga St.  
Tafeloh, Guam  
Tel: (671) 988-9875

You are hereby summoned to appear (via zoom) before the **HONORABLE LINDA L. INGLES**, of the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on:

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Dated: **JUN 12, 2025.**

CLERK, SUPERIOR COURT OF GUAM  
By: **isthela L.B. McDonald**  
Deputy Clerk

**JOB ANNOUNCEMENT**

**STAFF STRUCTURAL ENGINEER:** Bachelor's degree in Civil Engineering (may be foreign equivalent), 48 months of experience as a Structural Engineer. Performs structural engineer design, project and construction management, permitting, and other engineering related duties. May require handling one or multiple projects on behalf of clients. May serve as onsite project representative.

Send resume to:  
**HORSCHNEIDER ENGINEERING CORPORATION**  
Attn: Bill Holschneider  
P.O. Box 10003 Saipan, MP 96950  
Email Address: [bill@holschneider-eng.com](mailto:bill@holschneider-eng.com)

**ISLAND-WIDE  
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Get the most local fresh seafood delivered to your coastership daily.  
Contact us at [islandwide@hlsfish.com](mailto:islandwide@hlsfish.com) or call 671-649-1728

**Guam Cancer Trust Fund  
Council Meeting**

The Guam Cancer Trust Fund Council will hold its monthly meeting online  
on **Thursday, JUNE 26, 2025, at 4:00 p.m.**  
If interested in attending the meeting, please register at [gctf@triton.iug.edu](mailto:gctf@triton.iug.edu)

**AGENDA**

- I. CALL TO ORDER
- II. REPORT FROM THE CHAIR
- III. REPORT FROM GCTF PROGRAM MANAGER
- IV. OLD BUSINESS
- V. NEW BUSINESS
- VI. OPEN DISCUSSION/INFORMATION
- VII. ADJOURNMENT

**GHURA**

Guam Housing and Urban Renewal Authority  
*Atorillas Gubina* • *Yan Rinnaban Sinda Gubaban*  
117 Bien Venida Avenue • Saipan, Guam 96910  
Phone: (671) 477-9851 • Fax: (671) 300-7565 TTY: (671) 472-8701  
Website: [www.ghura.gu](http://www.ghura.gu)

**NOTICE TO THE PUBLIC**

Use of HUD Community Planning and Development (CPD) Funds  
Proposed Program Year (PY) 2025 Annual Action Plan (Fiscal Year 2026)

Guam Housing and Urban Renewal Authority (GHURA) announces that, as of \$5,433,257.49 of Program Year 2025 (PY25) development funds and past year available funds for Guam from the U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development (CPD) Program. Proposed activities for the FY25 HUD Community Development Block Grant (CDBG) funds: \$1,983,539.49 of HUD Investment Partnerships Grant (IPMG) funds and \$263,963.00 of Emergency Solutions Grant (ESG) funds are detailed below. Actual FY2025 funding amounts were made available to Guam in May 14, 2025.

GHURA selected proposals for consideration in the PY25 Annual Action Plan (AAP) from proposals received on or before April 20, 2025 in response to an initial Notice of Funding Opportunity on March 4, 2025.

Guam proposes use of HUD CDBG, HOME, and ESG Funds totaling \$5,433,257.49.

PI - Public Facilities and Improvements; PS - Public Services; RH - Rapid Rehousing; HP - Homelessness Prevention; SO - Street Outreach; HIMS - Homeless Management Information System

Community Development Block Grant	Project Sponsor	Amount
1. CPD Capital Substation Phase II Construction	GHURA/Guam Police Dept.	\$1,400,000.00
2. CDBG Affordable Rental (HIMS - Housing)	GHURA	6,000,000.00
3. CDBG Leverage for HOME ARP Rental	GHURA/WestCare Pacific Island	300,000.00
4. CDBG Leverage for Homebuyer	GHURA	5,000,000.00
5. Housing Counseling	GHURA	\$10,804.70
<b>Public Facilities and Improvements</b>	<b>Sub-Total</b>	<b>\$2,110,804.00</b>
6. Homeless Management Information System 2025	The Salvation Army Guam	\$57,900.00
7. Family Services Center PS 2025	The Salvation Army Guam	\$57,900.00
8. Light House Recovery Center 2025	The Salvation Army Guam	\$70,000.00
9. Opportunity Initiative 2025	Manila	\$140,000.00
10. Employee Empowerment Initiative 2025	Manila	\$100,000.00
<b>Public Services Sub-Total (13,748)</b>		<b>\$437,800.00</b>
1. Administrative Activities	GHURA	\$318,575.50
2. Housing Activities	GHURA	\$318,575.50
<b>CDBG TOTAL</b>		<b>\$3,785,755.00</b>
<b>HOME Investment Partnerships</b>	<b>Grant Project Sponsor</b>	<b>Amount</b>
13. Affordable Housing Initiative 2025 - Homebuyer	GHURA	\$1,046,009.00
14. Rental Based Rental Assistance 2025	GHURA	6,000,000.00
15. Affordable Housing Initiative 2025 - Rental	GHURA	\$275,755.14
16. Administrative & Planning Activities	GHURA	\$157,021.35
<b>HOME Funding PY 2025</b>		<b>\$1,046,009.00</b>
<b>HOME Program Income, Prior Years</b>		<b>\$417,647.28</b>
<b>HOME Program IL, Prior Years</b>		<b>\$319,083.21</b>
<b>HOME TOTAL</b>		<b>\$1,983,539.49</b>
<b>Emergency Solutions Grant</b>	<b>Project Sponsor</b>	<b>Amount</b>
17. Project April 2025 (RH, HP, SO, HIMS)	Manila	\$122,883.00
18. Family Services Center 2025 (RH, HP, SO, HIMS)	The Salvation Army Guam	\$122,883.00
19. Administrative Activities	GHURA	\$19,797.00
	<b>ESG TOTAL</b>	<b>\$263,963.00</b>

Guam's application for the use of CPD funds for the period from October 1, 2025 through September 30, 2026 is submitted to HUD via Guam's PY25 Annual Action Plan (AAP). Guam will request financial allocation for funds proposed in this Annual Action Plan for all proposed projects and activities expenditures. The AAP will be available electronically and an GHURA website [www.ghura.gu](http://www.ghura.gu). If you would like to obtain a copy of the AAP, please contact Chief Planner Katherine L. Taitan at (671) 475-1322 or email at [kath@ghura.gu](mailto:kath@ghura.gu).

GHURA is inviting the public to comment on the proposed use of funds. A public hearing will be held on Wednesday, July 23, 2025 at 10:00 a.m. at the GHURA Main Office located at 117 Bien Venida Avenue, Saipan. Individuals or organizations wishing to comment on the AAP are encouraged to do so by submitting written comments to GHURA at 117 Bien Venida Avenue in Saipan with a deadline of PY2025 Comment (ADH) - Katherine Taitan. Written comments may also be submitted by email to [kath@ghura.gu](mailto:kath@ghura.gu) or via facsimile at (671) 300-7565. All comments must be received no later than Thursday, August 7, 2025.

If you require special accommodations, please contact Deputy Chief Katherine Taitan at (671) 475-1322 or email at [kath@ghura.gu](mailto:kath@ghura.gu).

By Elizabeth Napoli, Executive Director

THIS APPLIES TO THE USE OF HUD CPD FUNDS BY GHURA.

GHURA does not discriminate on the basis of race, color, sex, or disability. The Civil Rights Officer has been designated to handle all complaints. The Equal Housing Lender is licensed under the Equal Housing Lender Act.



**INVITATION FOR BID**  
**SOUTHERN REGION COMMUNITY HEALTH CENTER**  
 The Honorable Lourdes A. Leon Guerrero, Governor of Guam and Honorable Joshua E. Tenorio, Lt. Governor of Guam, through the Director of Department of Public Works (DPW), Vincent P. Arrisola, Announces the solicitation of a sealed bid proposal for:

**Project No. 470-5-1067-F-IMR**

**Bid Security Deposit must accompany bid-18% of total bid amount and may be Cash, Bid Bond, Certified or Cashier's Check made payable to:**  
 Treasurer of Guam

**Non-Refundable Fee: \$25.00 (Twenty-Five Dollars) required as Payment for each Bid Document.**

**Availability of Documents:** - July 8, 2025, CIP 1 Contracts Administration, Ground Floor, Federal Highways Building, DPW, Upper Tumon.

**Pre-Bid Conference:** July 17, 2025, 9:00 a.m., Division of Capital Improvement Projects (CIP) Ground Floor, CIP Conference Room, Upper Tumon. Pre-Bid and Site Visit is Mandatory.

**Bid Submittal:** - July 31, 2025, 2:00 p.m. One (1) original and one (1) copy must be submitted to CIP Division, Ground Floor, Federal Highways Building, Department of Public Works, Upper Tumon.

Department of Public Works reserves the right to reject any or all proposals and to waive any imperfection in the proposals, which in its sole and absolute judgment will serve the Government of Guam interests.

**Dr. VINCENT P. ARRISOLA**  
 DIRECTOR  
 This is a Public Work Contract under the Public Works Act, Chapter 10, Title 33, Guam Code.

**GHURA**  
 Guam Housing and Urban Renewal Authority  
 United Nations' Top Regional Sustainable Goal  
 11 Blue Bonds Avenue, Sinajana, GU 96939  
 (Phone: (671) 475-3333, Fax: (671) 304-7569, TTY: (671) 475-3333, Website: ghura.guam.gov)

**NOTICE TO THE PUBLIC**  
 Available for Public Review  
**Guam Consolidated Plan 2025-2029**  
 And  
**Program Year 2025 Annual Action Plan**

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability for public review and comment, the Guam Consolidated Plan 2025-2029 (ConPlan) and the Program Year 2025 Annual Action Plan (AAP).

The ConPlan and AAP are developed by the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development, for the use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Territory of Guam. The Government of Guam is the designated recipient of these HUD grant funds. GHURA administers CDBG, HOME and ESG programs on behalf of the Government of Guam.

The ConPlan 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 AAP announces the use of HUD CDBG, HOME and ESG funds totaling \$5,433,257.49 for the first year of this ConPlan cycle. A detailed list of projects awarded funds is posted on a separate advertisement and is running concurrently with this advertisement.

You may view and download the document via GHURA's website at [www.ghura.org](http://www.ghura.org).

Copies of the ConPlan and AAP will also be available from Monday June 23, 2025 to Friday, August 8, 2025 at the following GHURA locations: the GHURA main office at 117 Blen Venicio Avenue, Sinajana; AAP Site 1 at 1123 Calle Pasutan, Tolo Gardens, Tolo; AAP Site 2 at U.S.C. Road, Street, Tolo; AAP Site 3 at 153 Pasaguan Drive, Agaña; AAP Site 4 at 1127 Tolo Lane, Tolo Gardens, Tolo; and Guam Transitol at 145 Pale San Vitores Road, Tumon.

Public Hearings will be held at GHURA's Board of Commissioner's Conference Room located at the Main Office:

- 10:30 a.m. on Wednesday, July 9, 2025
- 10:30 a.m. on Thursday, July 24, 2025

Written comments can be submitted via email at [public@ghura.org](mailto:public@ghura.org) or delivered to the GHURA Main Office located at 117 Blen Venicio Avenue, Sinajana, no later than 5 p.m., Thursday, August 7, 2025.

For further information, please contact Ms. Katherine Tisano, GHURA Chief Planner, at 671-475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

**Dr. Elizabeth E. Kapriel**  
 Executive Director  
 This advertisement complies with HUD's rules.

**CLASSIFIED ADVERTISING**  
**ONLY \$16.00 A DAY/PER COLUMN INCH**

Call us at 671.649.1924 or email: [krista@postguam.com](mailto:krista@postguam.com)

**Law Office of Louis J. Yanes**  
 173 Agaña Avenue, Suite 200A  
 Hagatna, Guam 96910  
 (671) 649-2393  
 Fax: (671) 649-2394  
 Email: [lyanes@postguam.com](mailto:lyanes@postguam.com)

**SUPERIOR COURT OF GUAM**  
 IN THE MATTER OF THE ESTATE  
 OF  
**ENRIQUE LAMB SOBREPENA III**  
 Deceased.  
 PROBATE CASE NO. PR0074-25

**NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN by Louis J. Yanes, Administrator of the Estate of ENRIQUE LAMB SOBREPENA III, deceased, to the creditors of said estate to present claims against the said estate or against the decedent, that within sixty (60) calendar days after the first publication of this notice, they either file such claims with necessary vouchers in the office of the Clerk of the Superior Court of Guam, or exhibit them with necessary vouchers to the said Law Office of Louis J. Yanes, MVP Building 857 South Marine Corps Drive, Suite 203, Tumon, Guam 96913 the same being the place for the transaction of the said estate.

Dated this 1<sup>st</sup> day of July 2025.

Law Office of Louis J. Yanes, P.C.  
 Attorney for Petitioner  
 Dr. Louis J. Yanes

**LAW OFFICES OF JACQUES G. BIRONET**  
 A Professional Corporation  
 173 Agaña Avenue, Suite 200A  
 Hagatna, Guam 96910  
 (671) 649-2393  
 Fax: (671) 649-2394  
 Email: [jgironet@postguam.com](mailto:jgironet@postguam.com)

**IN THE SUPERIOR COURT OF GUAM**  
 IN THE MATTER OF THE ESTATE OF  
**CHUCK CHIA CHI WU** and  
**SHU-FONG LAU WU**  
 Deceaseds.  
 By  
**JOHN K. WU and FONG SHENG WU**  
 Petitioners.  
 PROBATE CASE NO. PR0073-25

**NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN by the undersigned John K. Wu and Fong Sheng Wu, Co-Administrators of the Estate of Chuck Chia Chi Wu and Shu-Fong Lau Wu, deceased, to the creditors of, and all persons having claims against the said estate or against said testator, that within sixty (60) days after the first publication of this notice, they either file their claims in the office of the Clerk of the Superior Court of Guam, or provide them with the necessary vouchers to Jacques G. Bironet, in the Law Office of Jacques G. Bironet, P.C., 173 Agaña Avenue, Suite 200A, Hagatna, Guam 96910, the same being the place for the transaction of the said business of Estate.

DATED: June 18, 2025.

By: Dr. John K. Wu, Co-Administrators  
 By: Dr. Fong Sheng Wu, Co-Administrators

**APPLY NOW!!**

<b>33 - CARPENTER WITH 1 YEAR EXPERIENCE</b> Constructs, erects, installs and repairs structures and fixtures of wood, wallboard and plywood, including framework. Uses carpenter's hand tools and power tools conforming to local building codes. Reads blueprints, sketches or building plans to determine type of work required and materials needed. Prepares layout, using rules, framing square, and square. Erects framework for structure and lay subfloor board.	<b>\$18.34 PER HOUR*</b>
<b>32 - CEMENT MASON WITH 1 YEAR EXPERIENCE</b> Smooths and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures using hand tools or power tools including floats, trowels, and screeds. Signals concrete delivery to position truck to facilitate pouring concrete. Spreads concrete into inaccessible section of forms using rake or shovel. Levels concrete to specified depth and workable consistency using hand spread and floats to bring water to surface and produce soft tamping. Lays concrete blocks and mixes cement using shovel or cement mixing machine.	<b>\$17.51 PER HOUR*</b>
<b>18 - ELECTRICIAN WITH 2 YEARS EXPERIENCE</b> Plans layout, installs and prepares wiring, electrical fixtures, apparatus and control equipment. Plans new or modified installations to minimize waste of materials. Provides access for future maintenance and avoids unsightly, hazardous and unreliable wiring consistent with specifications and local electrical codes. Prepares sketches connecting wiring and installs before completion of future walls, ceilings and floorings. Measures, cuts, bends, threads, assembles and installs electrical conduit using tools such as hacksaw, pipe threader, and conduit bender. Pulls wiring through conduit and splices wires by stripping insulation from terminal leads with knife or pliers. Twist or solder wires together and apply tape or terminal caps. Connects wiring to lighting fixtures and power equipment using hand tools. Installs control and distribution apparatus such as switches, relays and circuit breaker panels fastening to place with screw or bolts using hand tools or power tools. Connects power of cable to equipment.	<b>\$21.02 PER HOUR*</b>
<b>14 - REINFORCING METAL WORKER WITH 1 YEAR EXPERIENCE</b> Positions and secures steel bars in concrete forms to reinforce concrete. Determines numbers, sizes, shapes, and locations of reinforcing rods from blueprints, sketches, or oral instructions. Selects and places rods in forms and spacing, and fastens them together using wire and pliers. Cuts bars to required lengths using hacksaw, bar nippers, or acetylene torch.	<b>\$16.98 PER HOUR*</b>

**Verification of qualifications required.**

\*Special Wage Rate: Work to be performed on (DB) funded projects and projects covered by Guam Work Service Contract Act under Executive Order 14326 at a rate per hour less than the equivalent wage rate that may be paid on a wage special rate survey and may require paid holidays and paid rest leave.

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The job offer meets all SDO requirements and includes a temporary placement. The employment associated with this job offer is hereby extended by the Government of Guam to include a variable and temporary period of employment for the purpose of the project. Should you qualify for the job and we not hire you, you may appeal with the Department of Labor who will independently review matter.

**Apply in person at the American Job Center**  
 414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam  
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## LIFESTYLE

# AIA Marianas awards \$3K scholarship to Mariano

Pacific Daily News

The American Institute of Architects Marianas presented a \$3,000 scholarship check to Camillah Joyce R. Mariano, who will be a freshman at the University of Notre Dame's School of Architecture this fall semester.

AIA Marianas presented the scholarship at its 3rd quarter


general membership meeting on July 17 held at the Jamaican Grill Shack in Mangilao.

The AIA Marianas Scholarship is awarded to eligible architectural students enrolled in a National Architectural Accrediting Board accredited university or college that have ties to the Marianas.




COURTESY OF AIA MARIANAS

American Institute of Architects Marianas president and licensing advisor Renato Martinez, scholarship recipient Camillah Joyce R. Mariano and AIA Marianas scholarship chairperson Melet G. Santos at a July 17, 2025 check presentation.



### GHURA

Guam Housing and Urban Renewal Authority  
Mundat Girma, Yan Rnuuban Suddat Guahan  
117 Bien Venida Avenue, Sinajana, Guam 96910  
Phone: (671) 475-1322 • Fax: (671) 300-1555 • TTY: (671) 475-3751  
Website: [www.ghura.org](http://www.ghura.org)



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Josue F. Tinoco**  
Lt. Governor of Guam

## NOTICE TO THE PUBLIC

Available for Public Review  
Guam Consolidated Plan 2025-2029  
And  
Program Year 2025 Annual Action Plan

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability for public review and comment, the Guam Consolidated Plan 2025-2029 (ConPlan) and the Program Year 2025 Annual Action Plan (AAP).

The ConPlan and AAP are mandated by the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development, for the use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Territory of Guam. The Government of Guam is the designated recipient of these HUD grant funds. GHURA administers CDBG, HOME and ESG programs on behalf of the Government of Guam.

The ConPlan 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 AAP announces the use of HUD CDBG, HOME and ESG funds totaling \$5,433,257.49 for the first year of this ConPlan cycle. A detailed list of projects awarded funds is posted on a separate advertisement and is running concurrently with this advertisement.

You may view and download the document via GHURA's website at [www.ghura.org](http://www.ghura.org).

Copies of the ConPlan and AAP will also be available from Monday June 23, 2025 to Friday, August 8, 2025 at the following GHURA locations: the GHURA main office at 117 Bien Venida Avenue, Sinajana; AMP Site 1 at #23 Calle Paquito, Tolo Gardens, Tolo; AMP site 2 at #10 J.C. Rojas Street, Yona; AMP site 3 at #53 Pagachao Drive, Agat; AMP Site 4 at #27 Doni Lane, Tolo Gardens, Tolo; and Gurma Tranquilidat at 145 Pale San Vitores Road, Tumon.

Public Hearings will be held at GHURA's Board of Commissioner's Conference Room located at the Main Office.

- 10:30 a.m. on Wednesday, July 9, 2025
- 10:30 a.m. on Thursday, July 24, 2025

Written comments can be submitted via email at [rpe@ghura.org](mailto:rpe@ghura.org) or delivered to the GHURA Main Office located at 117 Bien Venida Avenue, Sinajana, no later than 5 p.m., Thursday, August 7, 2025.

For further information, please contact Ms. Katherine Taitano, GHURA Chief Planner, at: 671-475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

**Elizabeth F. Napoli**  
Executive Director

THIS AD WAS PAID FOR WITH HUD CPD FUNDS.

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.



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Governor of Guam

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Lt. Governor of Guam

## NOTICE TO THE PUBLIC

Use of HUD Community Planning and Development (CPD) Funds  
Proposed Program Year (PY) 2025 Annual Action Plan (Fiscal Year 2026)

Guam Housing and Urban Renewal Authority (GHURA) announces the use of \$5,433,257.49 of Program Year 2025 (PY25) entitlement funds and prior year available funds for Guam from the U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development (CPD) Program. Proposed activities for the \$3,185,755.00 of Community Development Block Grant (CDBG) funds, \$1,983,539.49 of HOME Investment Partnerships Grant (HOME) funds and \$253,963.00 of Emergency Solutions Grant (ESG) funds are detailed below. Actual PY2025 funding amounts were made available to Guam on May 14, 2025.

GHURA selected projects for consideration in the PY25 Annual Action Plan (AAP) from proposals received on or before April 28, 2025 in response to an initial Notice of Funding published on March 4, 2025.

**Guam proposes use of HUD CDBG, HOME, ESG, and HTF Funds totaling \$5,433,257.49.**  
 PF = Public Facilities and Improvements; PS = Public Services; RR = Rapid Rehousing;  
 HP = Homelessness Prevention; SO = Street Outreach;  
 HMIS = Homeless Management Information System

Community Development Block Grant	Project Sponsor	Amount
1. CPD Eastern Sub-Station Phase II (Construction)	GHURA/Guam Police Department	\$1,000,000.00
2. CDBG Affordable Rental (HOME Leverage)	GHURA	\$300,000.00
3. CDBG Leverage for HOME ARP Rental	GHURA/Western Pacific Islands	\$300,000.00
4. CDBG Leverage for Homebuyer (HOME Leverage)	GHURA	\$10,204.00
5. Housing Counseling	GHURA	\$2,110,804.00
6. Homeless Management Information System	The Salvation Army Guam	\$37,800.00
7. Family Services Center PS 2025	The Salvation Army Guam	\$30,000.00
8. Lighthouse Recovery Center 2025	The Salvation Army Guam	\$170,000.00
9. Opportunity Initiative 2025	Manuku	\$100,000.00
10. Employment Empowerment Initiative 2025	Manuku	\$100,000.00
11. Public Services Sub-Total (13.74%)	GHURA	\$437,800.00
12. Administrative Activities	GHURA	\$318,575.50
<b>CDBG Total</b>		<b>\$3,185,755.00</b>

HOME Investment Partnerships Grant	Project Sponsor	Amount
13. Affordable Housing Initiative 2025 - Homebuyer	GHURA	\$1,046,525.00
14. Tenant Based Rental Assistance 2025	GHURA	\$500,000.00
15. Affordable Housing Initiative 2025 - Rental	GHURA	\$279,705.14
16. Administrative & Planning Activities	GHURA	\$197,021.25
<b>HOME Entitlement PY 2025</b>		<b>\$1,965,300.00</b>
HOME Program Income, Prior Years		\$67,647.32
HOME Program IU, Prior Years		\$39,083.21
<b>HOME TOTAL</b>		<b>\$1,983,539.49</b>

Emergency Solutions Grant	Project Sponsor	Amount
17. Project Akudi 2025 (RRH, HP, SO, HMIS)	Manuku	\$122,083.00
18. Family Services Center 2025 (RRH, HP, SO, HMIS)	The Salvation Army Guam	\$122,083.00
19. Administrative Activities	GHURA	\$19,797.00
<b>ESG TOTAL</b>		<b>\$253,963.00</b>

Guam's application for the use of CPD funds for the period from October 1, 2025 through September 30, 2026 is submitted to HUD as Guam's PY25 Annual Action Plan (AAP). Guam will request program authorization for funds proposed in this Annual Action Plan for all proposed project/activities expenditures.

The AAP will be available electronically and on GHURA's website at [www.ghura.org](http://www.ghura.org). If you would like to obtain a copy or require additional information, please contact Chief Planner Katherine E. Taitano at: 671-475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

GHURA is inviting the public to comment on the proposed use of funds. A public hearing will be held on Wednesday July 9, 2025 at 10:30 a.m. and Thursday, July 24, 2025 at 10:30 a.m., both at GHURA's Main Office located at 117 Bien Venida Avenue, Sinajana.

Individuals or organizations wishing to comment on the AAP are encouraged to do so by submitting written comments to GHURA at 117 Bien Venida Ave. in Sinajana with a notation of "PY2025 Comment ATTN: Katherine Taitano." Written comments may also be submitted by email to [katherine@ghura.org](mailto:katherine@ghura.org) or via facsimile at 671-300-7565. All comments must be received no later than Thursday, August 7, 2025.

If you require special accommodations, please contact Deputy Director Fernando B. Esteves, Section 504 Coordinator at 671-475-1378 or [katherine@ghura.org](mailto:katherine@ghura.org).

/s/ Elizabeth F. Napoli, Executive Director  
THIS AD WAS PAID FOR WITH HUD CPD FUNDS BY GHURA.

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# CLASSIFIEDS

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THE PACIFIC DAILY NEWS

18 Thursday, August 7, 2025



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- Safely operate company vehicles and transport materials to and from job sites.
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- Perform physical labor in a variety of outdoor environments.

### Work Hours:

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EFR Environmental Services is an Equal Opportunity Employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, disability, or protected veteran status.

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- High school diploma or equivalent
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Submit your resume and clearances to: [admin@efrguam.com](mailto:admin@efrguam.com)

### Or apply in person at:

**EFR Environmental Services**  
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**GHURA**  
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 Website: [www.ghura.org](http://www.ghura.org)  
 Lourdes A. Leon Guerrero  
 Governor of Guam  
 Joshua F. Tassaro  
 J. Tassaro of Guam

## NOTICE TO THE PUBLIC

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13. Planning Activities	GHURA	\$318,575.50
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16. Administrative & Planning Activities	GHURA	\$197,021.35
<b>HOME Program Income Prior Years</b>		<b>\$1,046,809.00</b>
<b>HOME Program II, Prior Years</b>		<b>\$617,647.28</b>
<b>HOME TOTAL</b>		<b>\$1,983,539.49</b>

Emergency Solutions Grant	Project Sponsor	Amount
17. Project Akasi 2025 (RRH, HP, SO, HMS)	Manila	\$122,083.00
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/s/ Elizabeth E. Napoli, Executive Director  
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**GUAM POWER AUTHORITY**  
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**John M. Benavente, P.E.**  
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/s/ JOHN M. BENAVENTE, P.E.  
General Manager

## LIFESTYLE

### Stories Rooted in Nature: Forest garden days, hotnu pizza nights

By Elise Demeulenaere  
For Pacific Daily News

This July, my son Ekko invited a few friends over for two weekends, not for a party, but for something better: a workday in our forest garden.

Together, they spent hours removing invasive plants and clearing the area around our hotnu, our outdoor earthen oven, which had become overgrown after Typhoon Mawar.

The aftermath of the storm left us with fallen trees and branches everywhere, and somehow the weeds, vines, and the tangantangan crept up faster than we could manage. We always try to uproot the tangantangan completely, otherwise they will resprout and take over again.

Our hotnu is about 13 years old now. It was built by friends from Alaska who came to help with forest work in Micronesia. We used all natural materials. The base is made of limestone rocks, while the dome is a mix of sand and red earth for the dome. The only fabricated materials are the fire bricks.

A few years later, we cemented the dome because the chickens and mud wasps had started eating away at it. I still remember how the kids helped mix the clay and sand, their feet deep in the red earth.

#### Pizza, s'mores, parents

Over the years, we have hosted many pizza parties baking pizza in the hotnu. After Mawar, though, the area got overgrown. We just had so much yard work to catch up on. But a few weekends ago, we finally got started again. My two sons, Ekko, Bas and their friends cleared the space, rebuilt the fire pit, and made s'mores until late at night. Eventually, parents also joined the next weekend.

After days of hard work, we sat around under a canopy in the yard and shared stories while Tom, my husband, and the kids kept the pizzas coming. We used tangantangan wood for the hotnu. It takes about two hours to get the coals just right, then we push them to the side and bake pizzas. Each pizza takes just two minutes. We made about 15 pizzas that night. It was

so delicious.

#### Garden day roots, growing friendships

When we moved from Belgium to Guåhan 20 years ago, my friend Penny and I started a community garden, which became "Garden Day." Each week for seven years, moms, dads, and children gathered to dig, plant, harvest, share meals, and tell stories.

We made puppets and created our own tales about Guåhan's plants and animals, about taking care of the land, and about how to grow and harvest food together. We didn't just tend the plants, we nurtured a sense of community. Everyone brought something for our sustainable potluck, always in reusable containers. We ate from reusable plates and composted all our food scraps, leaving no trash behind.

Over time, neighbors and friends from across the island joined in, Julianne later joined us with storytelling. It became a place where imagination and care for the island's future could grow side by side.

My daughter's nina, Rhonda, has been part of Garden Day since the very beginning. She lives close to us, and her four children grew up alongside mine in the garden. Her third child, Sam, is one of Luna Isa's best friends. They share a deep love for plants and animals, a bond rooted in years of growing and learning together.

That little community is still around. My oldest son, Bas, and his friend Ska have known each other since they were babies. Ekko, my middle child, grew up alongside his brother Luan and his friend Liam. Their moms Suzanne and Roisin always helped during garden day and are part of our garden stories. And while Luna Isa was off-island during our recent work weekends, her connection to the garden and its people runs deep.

Elise Demeulenaere is the associate director for Natural Resources for the University of Guam Center for Island Sustainability and Sea Grant where she mentors students and leads several forest restoration, endangered species recovery, and ethnobotanical projects. You can reach her at [elise@uog.edu](mailto:elise@uog.edu).



Demeulenaere



**GHURA**  
Guam Housing and Urban Renewal Authority  
Atunlad Gema' Yan Renuelan Sudat Guåhan  
117 Bien Venida Avenue, Sirajana, Guam 96910  
Phone: (671) 674-0351 / Fax: (671) 305-1555 / TTY: (671) 475-3251  
Website: [www.ghura.org](http://www.ghura.org)

Lourdes A. Leon Guerrero  
Chairman of Guam



**Joseph F. Tirona**  
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Program Year 2025 Annual Action Plan

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The ConPlan and AAP are mandated by the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development, for the use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds by the Territory of Guam. The Government of Guam is the designated recipient of these HUD grant funds. GHURA administers CDBG, HOME and ESG programs on behalf of the Government of Guam.

The ConPlan 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 AAP announces the use of HUD CDBG, HOME and ESG funds totaling \$5,430,257.49 for the first year of this ConPlan cycle. A detailed list of projects awarded funds is posted on a separate advertisement and is running concurrently with this advertisement.

You may view and download the document via GHURA's website at [www.ghura.org](http://www.ghura.org).

Copies of the ConPlan and AAP will also be available from Monday, June 23, 2025 to Friday, August 8, 2025 at the following GHURA locations: the GHURA main office at 117 Bien Venida Avenue, Sirajana; AMP Site 1 at #23 Calle Paquito, Tolo Gardens, Tolo; AMP site 2 at #10 J.C. Rojas Street, Yona; AMP site 3 at #53 Pagachao Drive, Agat; AMP Site 4 at #27 Doni Lane, Tolo Gardens, Tolo; and Gurma Traniklatat at 145 Pale San Vitores Road, Tumon.

Public hearings will be held at GHURA's Board of Commissioner's Conference Room located at the Main Office.

- 10:30 a.m. on Wednesday, July 9, 2025
- 10:30 a.m. on Thursday, July 24, 2025

Written comments can be submitted via email at [rpe@ghura.org](mailto:rpe@ghura.org) or delivered to the GHURA Main Office located at 117 Bien Venida Avenue, Sirajana, no later than 5 p.m., Thursday, August 7, 2025.

For further information, please contact Ms. Katherine Taitano, GHURA Chief Planner, at 671-475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

**Elizabeth F. Napoli**  
Executive Director

THIS AD WAS PAID FOR WITH HUD CDBG FUNDS.

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.

**Tam: 2bd, 1ba Apt., Furnished, Gated**  
**Ready to move in - \$1,350/month**  
**Call Ron: 727-8740/649-8746**

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Facility: Guam Mini Storage  
 Address: 280 East Harmon Industrial Park Rd.  
 Termining: GU 96913  
 Date of Sale: Saturday, August 9th, 2025  
 Time: 10:00AM registration begins at 9:00AM

#### Tenant Name / Unit

- Torres, M. / Unit 07046  
 - Rios, B. / Unit F21F42  
 - Dixon, B. / Unit C4  
 - Restutz, J. / Unit C48  
 - Herbert, M. / Unit E25E42

All items will be sold "as is, where is," to the highest bidder. Sale is for cash only. \$100.00 dollar refundable deposit is required. Please bring an I.D. to register and must be 18+ to bid. Bidders must be present within 24 hours after sale.

Right to Withdrawal Facility reserves the right to cancel or withdraw any unit from the sale at any time before or during the auction.

Contact: For more information,  
 call (671) 647-5720 or visit  
[www.guamministorage.net](http://www.guamministorage.net)

**BROOKS CONCEPCION LAW, P.C.**  
 247 Martyr Street, Ste. 101  
 Hagåtña, Guam 96910  
 (671) 475-8888 • (671) 475-5750  
 Address for Administrator

### IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF: ENRIQUE BLAS LIZAMA, Deceased. PROBATE CASE NO. PROB081-25 NOTICE TO CREDITORS

Notice is hereby given by the undersigned, Tano A. Lizama, Administrator of the Estate of Enrique Blas Lizama, deceased, to the creditors of, and all persons having claims against the said estate or against said deceased, that within sixty (60) calendar days after the first publication of this notice, they either file them with necessary vouchers in the office of the Clerk of the Superior Court, Guam, or exhibit them with the necessary vouchers to Tano A. Lizama, Administrator of the Estate of Enrique Blas Lizama, at the law offices of **BROOKS CONCEPCION LAW, P.C.**, at 247 Martyr Street, Ste. 101, Hagåtña, Guam, the same being the place for the transaction of the said estate.

Dated: 05/05/2025

By Tano A. Lizama  
 Administrator for the  
 Estate of Enrique Blas Lizama

### AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

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 Plans, layout, install, maintain & repair electrical wiring, equipment & fixtures based on job specifications & relevant codes. Conducts tests to find issues in wiring components, tests electrical systems for continuity of circuits in electrical wiring, equipment or fixtures using testing devices such as ohmmeters, voltmeters, test lamps, ohmmeters or test lamps, to ensure compatibility & safety of system. Installs or service street lights, television systems or aerial ground systems. Tests a variety of tools or equipment such as power, construction equipment, measuring devices, power tools & testing equipment. Repairs electrical systems, equipment or components to identify hazards, defects or other unsafe conditions and repairs or replaces with codes.

**Benefits:** Beneficiary rate of 14.44% for housing and lodging. \$50.00 per week, not including from employer's designated housing facility within 10 miles; employee rate of 14.44% for housing and lodging.

**\*Special wage rate:** Work to be performed on 100% funded projects and projects covered by Davis-Bacon. Some contracts, July 1st to June 30th, 1978 will be paid no less than the indicated wage rate and may be paid more than the indicated wage rate.

Successful applicant must be able to obtain military base access. Off-limits to military base premises and personnel. No alcohol consumption.

The job offer requires a U.S. passport and a U.S. visa. A U.S. passport is required for all U.S. citizens. U.S. citizens should apply to the Department of Labor, Division of Labor, 1000 G Street, N.W., Washington, D.C. 20530. U.S. citizens should apply to the Department of Labor, Division of Labor, 1000 G Street, N.W., Washington, D.C. 20530.

Apply in person at American Job Center  
 414W, Soledad Avenue, Suite 300 GSC Building, Hagåtña, Guam  
 Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword: 2025-098

**OFFICE OF MICHAEL J. GATEWOOD LLC**  
**MICHAEL J. GATEWOOD**  
 michaelj@gatewoodllc.com  
 1011 Chalan Santa Rosa, Suite 102  
 Hagåtña, GU 96910  
 Tel: (671) 488-8283

#### IN THE SUPERIOR COURT OF GUAM

#### IN THE MATTER OF THE ESTATE OF NATIVIDAD B. GUZMAN, Deceased.

PROBATE CASE NO. PR 0088-25  
**NOTICE TO CREDITORS**

**NOTICE IS HEREBY GIVEN** by Michael J. Gatewood, Administrator of the Estate of NATIVIDAD B. GUZMAN, deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys at record, **OFFICE OF MICHAEL J. GATEWOOD LLC**, 1011 Chalan Santa Rosa, Suite 102, Hagåtña, GU 96910, the same being the place for the transaction of the business of said estate.

DATED: Hagåtña, Guam, July 25, 2025.

By MICHAEL J. GATEWOOD

**OFFICE OF MICHAEL J. GATEWOOD LLC**  
**MICHAEL J. GATEWOOD**  
 michaelj@gatewoodllc.com  
 1011 Chalan Santa Rosa, Suite 102  
 Hagåtña, GU 96910  
 Tel: (671) 488-8283

#### IN THE SUPERIOR COURT OF GUAM

#### IN THE MATTER OF THE ESTATE OF TERESITA CRUZ PAYNE, Deceased.

PROBATE CASE NO. PR 0086-25  
**NOTICE TO CREDITORS**

**NOTICE IS HEREBY GIVEN** by Michael J. Gatewood, Executor of the Estate of TERESITA CRUZ PAYNE, deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Executor or his attorneys at record, **OFFICE OF MICHAEL J. GATEWOOD LLC**, 1011 Chalan Santa Rosa, Suite 102, Hagåtña, GU 96910, the same being the place for the transaction of the business of said estate.

DATED: Hagåtña, Guam, July 25, 2025.

By MICHAEL J. GATEWOOD



## GHURA

Guam Housing and Urban Renewal Authority  
 Atty. General's Office, Yona, Rm. 1000, Santa Rosa  
 (11th Floor) Santa Rosa, Hagåtña, GU 96910  
 Phone: (671) 475-8888 • Fax: (671) 475-5750 • TTY: (671) 475-5750  
 Website: [www.ghura.org](http://www.ghura.org)



### NOTICE TO THE PUBLIC Available for Public Review Guam Consolidated Plan 2025-2029 And Program Year 2025 Annual Action Plan

The Guam Housing and Urban Renewal Authority (GHURA) announces the availability for public review and comment, the Guam Consolidated Plan 2025-2029 (ConPlan) and the Program Year 2025 Annual Action Plan (AAP).

The ConPlan and AAP are mandated by the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development, for the use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Shelter Grants (ESG) funds by the Territory of Guam. The Government of Guam is the designated recipient of these HUD grant funds. GHURA administers CDBG, HOME and ESG programs on behalf of the Government of Guam.

The ConPlan 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 AAP announces the use of HUD CDBG, HOME and ESG funds totaling \$5,433,257.49 for the first year of this ConPlan cycle. A detailed list of projects awarded funds is posted on a separate advertisement and is coming concurrently with this advertisement.

You may view and download the document on GHURA's website at [www.ghura.org](http://www.ghura.org).

Copies of the ConPlan and AAP will also be available from Monday, June 23, 2025 to Friday, August 8, 2025 at the following GHURA locations: the GHURA main office at 117 Bien Venida Avenue, Sinajana; AAP Site 1 at 823 Calle Pupuya, Tom Gardens, Tost; AAP Site 2 at 110 J.C. Rojas Street, Yona; AAP Site 3 at 153 Pagsanjan Drive, Agaña; AAP Site 4 at 127 Jose L. Lora, Tom Gardens, Iot; and Yona (Franklin) at 145 Pde San Vicente Road, Tost.

Public Hearings will be held at GHURA's Board of Commissioners's Conference Room located in the Main Office:

- 10:30 a.m. on Wednesday, July 9, 2025
- 10:30 a.m. on Thursday, July 24, 2025

Written comments can be submitted via email at [public@ghura.org](mailto:public@ghura.org) or delivered to the GHURA Main Office located at 117 Bien Venida Avenue, Sinajana, no later than 5 p.m., Thursday, August 7, 2025.

For further information, please contact Ms. Katherine Tuckson, GHURA Chief Planner, at 671-475-1322 or by email at [katherine@ghura.org](mailto:katherine@ghura.org).

By Elizabeth A. Napoli

Executive Director  
 This advertisement is paid with HUD CDBG funds.



**GUAM  
VISITORS  
BUREAU**  
Guam Visitors Bureau

### NOTICE OF QUARTERLY MEMBERSHIP MEETING

**Thursday, August 14, 2025**

**11:00 AM - 2:00 PM**

**Dusit Thani Guam Resort**

**Ballroom A & B**

#### AGENDA

- Call to Order  
Michelle Marfalan, Membership Committee Chair
- Management Report  
Régine Biscoe Lee, GVB President & CEO
- Reviving Guam Tourism with Purpose  
and Sustainability by Jason Lin
- Introducing GSTC (Global Sustainable Tourism  
Council) & JTB Japan Case Study by Naomi Ojima
- Adjournment

**\$55 per person**

Please RSVP by 5:00 pm, Tuesday, August 12, 2025.  
 Call GVB at 646-5278 or email [membership@guamvisitorsbureau.org](mailto:membership@guamvisitorsbureau.org)

You may join the meeting here:

<https://us02web.zoom.us/j/87546386195?pwd=24aaW0b3BaDS2ISpyOVMa6elC8uE6.1>  
 Meeting ID: 828 7663 0785  
 Passcode: visitguam

All participants attending special seminars and those who are requested to contact GVB at 646-5278 for assistance.

This meeting is sponsored and paid for by the GVB Membership Fund.

GUAM VISITORS BUREAU | SETSIBOON BISTAK GUAM  
 411 Pde San Vicente Road, Agaña, Guam 96910 • Tel: 671-475-1322 • Fax: 671-475-1322  
 Email: [info@guamvisitorsbureau.org](mailto:info@guamvisitorsbureau.org) | Website: [www.visitguam.org](http://www.visitguam.org)



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## NOTICE OF SALE UNDER MORTGAGE

NOTICE is hereby given, pursuant to Section 4952 of the Civil Code of Guam that the Mortgage secured and defined by **ANTHONY SANTOS CRUZ Mortgage to FARMERS HOME ADMINISTRATION, U.S. DEPARTMENT OF AGRICULTURE**, Mortgages, dated June 9, 1994, and filed for record on June 9, 1994, in the Office of the Register, Department of Land Management Territory of Guam, under instrument 510055, will be **FORECLOSED** pursuant to a **POWER OF SALE** contained in the above Mortgage. The property described below will be sold **WITHOUT WARRANTY** of title, as hereinafter described, to the highest bidder at public auction, at the Mayor's Office (Agua, Guam) at 2:00 pm on August 28, 2025, to satisfy the amount due on such mortgage and the costs of sale. Terms of the sale are strictly cash or cash otherwise deemed acceptable by Seller.

The premises that are described in such Mortgage and that will be sold to satisfy the Mortgage are as follows:

LOT NO. 21, BLOCK NO. 3, GUAM HOUSE NO. 705 UGMA, AS SHOWN ON THE MAP DRAWING NO. 1000 RECORDED IN THE DEPARTMENT OF LAND MANAGEMENT, TERRITORY OF GUAM UNDER INSTRUMENT NO. 510055.

Together with all the buildings, improvements, accessories, rights, easements, privileges, and appurtenances to the same belonging or pertaining or held and enjoyed therewith, including the various, minerals, rocks, trees and ports thereof, all personal property, fixtures, chattels, furniture and household goods, and all of the estate, right, title and interest of the Mortgage, including and in equity, interest and profits.

The undersigned is the attorney for the lawful owner of such Mortgage and the above named property. The Mortgage has defaulted in performance of the terms and conditions of the Mortgage and the sum of ONE HUNDRED THIRTY THOUSAND AND FIVE HUNDRED FIFTY ONE DOLLARS AND SEVEN CENTS (\$131,351.51) for principal, accrued interest and subsidy (interest as of September 12, 2024) is owed to the Mortgagee, plus interest from September 12, 2024, to the date of full payment, together with costs of sale and attorney's fees and disbursements.

The undersigned reserves the right to withdraw this Notice at any time and to accept, in its stead, and to rescind the sale from time to time.

(SIGNED) 08-07-2025, 09:00 AM, 2025

BERNARD LAW  
By: **MICHAEL J. BERMAN**  
Attorney for  
Farmers Home Administration,  
U.S. Department of Agriculture

Guam, U.S.A.

City of Tumiting

ON THIS 25th DAY OF JUNE, 2025, before me a Notary Public in and for the Territory of Guam, personally appeared **MICHAEL J. BERMAN**, known to me to be the owner of the above described property, who presented to me a duly executed and acknowledged copy of the above described Mortgage, and he acknowledged to me that he executed the same for the purposes therein recited.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 25th day of June, 2025.

**CHRISTOPHER C.F. ROMAN**  
NOTARY PUBLIC

In and for the Territory of Guam, U.S.A.  
My Commission Expires MAY 15, 2025  
Commission Number SF 23-03087

(SIGNED) 08-07-2025, 09:00 AM, 2025, Tumiting, Guam 96909

little type

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Francis E. Smith  
CCU Chairman

## GUAM POWER AUTHORITY

AUTOMATIC ELECTRICITY GUAM  
P.O. BOX 2917 • HAGAÑA, GUAM U.S.A. 96922-2917  
Telephone No. (671) 448-2045 or (671) 448-2145

## SOLE SOURCE

Public Law 36-70  
56CA § 5214

PO NO.	VENDOR	DESCRIPTION	CONTRACT TERM	AMOUNT
34097	Oracle New Zealand	Oracle Customer Care & Billing (CC&B) Software Maintenance License Fee Renewal	08/31/2025 - 08/30/2026	\$141,761.79

This notice is paid for by the GUAM POWER AUTHORITY REVENUE FUNDS

Public Law 26-12

Sole Source award is posted on the Authority's web site at [http://go.opengovguam.com/bids/awarded\\_sole\\_source/gpa](http://go.opengovguam.com/bids/awarded_sole_source/gpa).

JOHN M. BENAVENTE, P.E.  
General Manager



JOHN M. BENAVENTE, P.E.  
General Manager



Guam Housing and Urban Renewal Authority  
Ateneo de Manila • Yon Riondelan Shulder Gashan  
117 Dien Venzela Avenue • Sinajana, Guam 96910  
Phone: (671) 477-9851 • Fax: (671) 495-2662 • TTY: (671) 472-3201  
Website: [www.guamhura.org](http://www.guamhura.org)



## GHURA

NOTICE TO THE PUBLIC  
Use of HUD Community Planning and Development (CPD) Funds  
Proposed Program Year (PY) 2025 Annual Action Plan (Fiscal Year 2026)

Guam Housing and Urban Renewal Authority (GHURA) announces the use of \$5,432,257.49 of Program Year 2025 (FY2025) entitlement funds and prior year advance funds for Guam from the U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development (CPD) Program. Proposed activities for the \$3,185,250.00 of Community Development Block Grant (CDBG) funds, \$1,182,539.49 of HOME Investment Partnerships Grant (HOME) funds and \$23,963.00 of emergency Southern Guam (Hwy) funds are detailed below. Actual FY2025 funding amounts were made available to Guam on May 14, 2025.

GHURA solicited proposals for consideration in the FY25 Annual Action Plan (AAP) from proposals received on or before April 28, 2025 in response to our initial Notice of Funding published on March 4, 2025.

Guam proposes use of HUD CDBG, HOME, and ESG Funds totaling \$5,432,257.49.

CPD = Public Facilities and Improvements, PS = Public Services, BR = Rural Redevelopment, HP = Homelessness Prevention, SG = Southern Guam, HHS = Homeless Management Information System

Community Development Block Grant	Project Sponsor	Amount
1. CPD Eastern Sub-Station Phase I (Construction)	GU/OW/Guam Police Dept.	\$1,200,000.00
2. CDBG Affordable Rental (3-UNIT) Leasing	GU/OW	\$100,000.00
3. CDBG Leasing for HOME APF Rental	GU/OW/West Coast Pacific Islands	\$300,000.00
4. CDBG Leasing for Homebuyer	GU/OW	\$200,000.00
5. Housing Counseling	GU/OW	\$10,000.00
6. Public Facilities and Improvements	Subtotal	\$2,110,000.00
7. Homeless Management Information System (HHS)	The Salvation Army Guam	\$37,000.00
8. Family Services Center PS 2025	The Salvation Army Guam	\$30,000.00
9. Light House Recovery Center 2025	The Salvation Army Guam	\$170,000.00
10. Opportunity Initiative 2025	Months	\$100,000.00
11. Employee Employment Initiative 2025	Months	\$100,000.00
12. Public Services Sub Total (11.74%)	GU/OW	\$437,000.00
13. Administrative Activities	GU/OW	\$218,575.50
14. Planning Activities	GU/OW	\$218,575.50
15. CDBG TOTAL		\$3,185,250.00
HOME Investment Partnerships	Grant Project Sponsor	Amount
16. Affordable Housing Initiative 2025 (Homebuyer)	GU/OW	\$1,245,000.00
17. Affordable Rental Assistance 2025	GU/OW	\$100,000.00
18. Affordable Housing Initiative 2025 (Rental)	GU/OW	\$277,709.49
19. Administrative & Planning Activities	GU/OW	\$15,700.00
20. HOME Entitlement FY 2025		\$1,055,000.00
21. HOME Program Income, Prior Years		\$617,647.28
22. HOME Program ID, Prior Years		\$219,083.71
23. HOME TOTAL		\$2,633,539.49
Emergency Solutions Grant	Project Sponsor	Amount
24. Project PAF 2025 (RRH, HP, SG, HHS)	Months	\$125,000.00
25. Family Services Center 2025 (RRH, HP, SG, HHS)	The Salvation Army Guam	\$122,000.00
26. Administrative Activities	GU/OW	\$17,700.00
27. Administrative Activities	TSG TOTAL	\$263,963.00

Guam's application for the use of CPD funds for the period from October 1, 2025 through September 30, 2026 is submitted by HUD to Guam's FY25 Annual Action Plan (AAP). Guam will have a period of 30 days to review and comment on the proposed use of funds. Any comments or questions regarding the proposed use of funds should be submitted to the HUD Office of Community Development (OCD) at [HUD.OCD@hhs.gov](mailto:HUD.OCD@hhs.gov). The AAP will be available electronically and on GU/OW website at [www.guamhura.org](http://www.guamhura.org). If you would like to obtain a copy or require additional information, please contact CPD Project Officer at E. Talamo at (671) 475-1522 or via email at [etalamo@guamhura.org](mailto:etalamo@guamhura.org).

GHURA is inviting the public to comment on the proposed use of funds. A public hearing will be held on Wednesday, July 9, 2025 at 10:00 am and Thursday, July 24, 2025 at 10:00 am, both at GHURA Main Office located at 117 Dien Venzela Avenue, Sinajana.

Individuals or organizations wishing to comment on the AAP can do so by submitting written comments to GHURA at 117 Dien Venzela Avenue, Sinajana, or by e-mailing comments to [ghura@guamhura.org](mailto:ghura@guamhura.org). Written comments may also be submitted by email to [etalamo@guamhura.org](mailto:etalamo@guamhura.org) or via text to (671) 330-7565. All comments must be received no later than Thursday, August 7, 2025.

If you require special accommodations, please contact Deputy Director Fernando D. Casanova, Section 33A, Guadalupeville at (671) 475-1370 or [etalamo@guamhura.org](mailto:etalamo@guamhura.org).

By: **Elizabeth Nigoli, Executive Director**

THIS AD WAS PAID FOR WITH HUD CPD FUNDS BY GHURA

GHURA does not discriminate on the basis of race, color, sex, or ethnicity in its programs and activities.  
The HUD Office of Community Development (OCD) is an Equal Opportunity Office.  
The Coordinator for Accessibility at the above address and telephone number.



**Grantee SF-424's and Certification(s)**



## 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, (12 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-L.L.L., "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. 1701-1) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

8/4/2025  
Date

Governor of Guam  
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.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
* 3. Date Received: 09/01/2025		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
4. Applicant Identifier: <input type="text"/>		5. Federal Agency Identifier: <input type="text"/>
6. Federal Award Identifier: <input type="text"/>		7. State Application Identifier: <input type="text"/>
State Use Only: 8. Date Received by State: <input type="text"/>		
9. APPLICANT INFORMATION:		
a. Legal Name: Government of Ohio		
b. Employer/Owner Identification Number (EIN/OWN): 33-0001279		c. UFI: 335031519000
d. Address:		
* Street1: 107 Bush Avenue Street2: City: Sandusky County/Parish: State: OH: OHIO Province: Country: USA: UNITED STATES Zip: Postal Code: 44870-3643		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
1. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. First Name: Timothy Middle Name: J. Last Name: Murphy Suffix: Title: Executive Director Organizational Affiliation: Ohio Bureau of Criminal Investigation Telephone Number: 1-614-442-1200 Fax Number: 1-614-442-7575 E-mail: timothy.murphy@ohio.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="P: U.S. Territory or Possession"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Assistance Listing Number: <input type="text" value="14.213"/>	
Assistance Listing Title: <input type="text" value="Community Development Block Grant/Entitlement Grants"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/>	
<div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Grant CDBG funds will be used to address the needs of low/mod income populations and special needs populations through the construction of facilities and the provision of services."/>	
Attach supporting documents as specified in agency instructions: <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <u>State</u>	* b. Program/Project: <u>BL-28</u>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel/Save/Print"/>	
17. Proposed Project:	
* a. Start Date: <u>12/01/2025</u>	* b. End Date: <u>06/30/2026</u>
18. Estimated Funding (\$):	
* a. Federal:	<u>3,105,729.00</u>
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other:	
* f. Program Income:	
* g. TOTAL:	<u>3,105,729.00</u>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <u>06/23/2025</u> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? If "Yes," provide explanation in attachment(s). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel/Save/Print"/>	
21. *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 18, Section 1001). <input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances (or set of instructions where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
First Name:	<u>Donna</u>
Middle Name:	<u>P.</u>
Last Name:	<u>Donna P. [Signature]</u>
Suffix:	
* Title: <u>Governor of Guam</u>	
* Telephone Number: <u>1-571-372-9302</u>	Fax Number: <u></u>
* Email: <u>governor@guam.gov</u>	
* Signature of Authorized Representative:	* Date Signed: <u>8-4-25</u>

### 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) 2025, 2026, and 2027 [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:

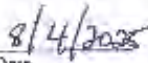
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility 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 C.F.R. Part 35, Subparts A, B, J, K and R.

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

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
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

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0044  
Expiration Date: 09/30/2021

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, will provide the following assurances and certifications. The Responsible Civil Rights Official has completed this form for use for purposes of general compliance with 24 CFR §§ 1.5, 1.115, 2.50, and 1.46.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those either has and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurance(s) contained in this form may result in the disbursement of assistance in violation of 24 CFR §§ 1.8, 3.2, 5.4.57, or 1.49.29.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant has entered the name and title of the Authorized Representative, name of organization and the date of signature:

\*Authorized Representative Name:

James A. Lenn (written)

\*Title: President of CHAM

\*Applicant/Recipient Organization:

Chambers of Commerce

I. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and monitor the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2001(c)), and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR the applicant is a Federally recognized Indian tribe or is a tribal governmental entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. 5512(f)(1)(A)), and implementing regulations at 24 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-61) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance, except if the grant program authorizes or limits participation to those stated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-36), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification, and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and disposal requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 48 CFR part 24 and, as applicable, Section 174(n) of the Housing and Community Development Act of 1974 (42 U.S.C. 5301(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment of expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an official or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or the extension, renewal, amendment or modification, if funds other than Federal appropriated funds have been paid or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form 1-1, Disclosure Form for Report Lobbying. I certify that I shall require all subgrantees at all times (including subgrantees and contractors) to similarly certify and disclose accordingly. Federally recognized Indian tribes and tribal designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribes' sovereign power and excluded from coverage by the David Amendment, but State-recognized Indian tribes and Tribes established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §§ 3729, 3802; 24 CFR § 24.10(b)(1)(ii)).

\* Signature

James A. Lenn

\* Date: 09/04/2021

9/4/2021

Form HUD-424-B (07/2020)



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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, 9, 451 7<sup>th</sup> St. SW, Room 4178, Washington, DC 20410-5000. Do not send completed HUD #24-B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in this grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. § 552).

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Form HUD 424-B (1/27/2023)

### 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 this 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 (0346-2042), 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. §§4722-4752) 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. §300, Subpart F).
5. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title V 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. §§1681-1687, and 1685-1688), 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. §§290d-3 and 290cc-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 Federal 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.
5. 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) (no Cope and Act) (40 U.S.C. §276a 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 173(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§1401 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 105 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. 95-348 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.) containing 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 	TITLE GOVERNOR OF GUAM
APPLICANT ORGANIZATION GOVERNMENT OF GUAM	DATE SUBMITTED 8/4/24

Standard Form 424B (Rev. 7-97) Back

# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0038  
Expiration Date: 02/28/2029

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 this 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 (2048-0042), 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:

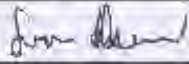

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give 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 interest in the title of real property in accordance with 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 nondiscrimination 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. §§4726-4762) 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 1655-1586), 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. 92-295), 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. §§260 dd-3 and 260 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.

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Standard Form 424D (Rev. 7-87)  
Prescribed by OMB Circular A-102

- (1) 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.
- (2) 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.
- (3) 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 16 U.S.C. §374), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-335) regarding labor standards for Federally-assisted construction subagreements.
- (4) Will comply with flood insurance purchase requirements of Section 100(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires participants in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insured a construction and acquisition is \$10,000 or more.
- (5) 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 11985; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 451 et seq.); (f) conformity of Federal actions with State (Clean Air) Implementation Plans under Section 175(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).
- (6) 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.
- (7) Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1960, as amended (16 U.S.C. §4701; EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§462a-1 et seq.).
- (8) 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."
- (9) Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
- (10) Will comply with the requirements of Section 105(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	TITLE
	
APPLICANT ORGANIZATION	DATE SUBMITTED
Department of State	8/14/24

GE 424D (Rev. 7-97) Back

Application for Federal Assistance SF-424			
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
<b>* 3. Date Received:</b> 09/09/2023		<b>* 4. Applicant Identification:</b> _____	
<b>5a. Federal Entity Identifier:</b> _____		<b>5b. Federal Award Identifier:</b> _____	
<b>State Use Only:</b> <b>6. Date Received by State:</b> _____ <b>7. State Application Identifier:</b> _____			
<b>B. APPLICANT INFORMATION:</b>			
<b>* a. Legal Name:</b> Government of Guam			
<b>* b. Employer/ taxpayer Identification Number (EIN/TIN):</b> 56-0591275		<b>* c. UEI:</b> 835221115900	
<b>d. Address:</b>			
* Street 1:	111 Pasa Pasa Ave		
* Street 2:			
* City:	Pasa Pasa		
* County/Parish:			
* State:	Guam		
* Province:			
* Country:	USA: UNITED STATES		
* Zip + Postal Code:	96910-3400		
<b>e. Organizational Unit:</b>			
<b>Department Name:</b> _____		<b>Division Name:</b> _____	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>			
Prefix:	Mr.	* First Name:	William
Middle Name:			
* Last Name:	MacColl		
Suffix:			
<b>* Title:</b> Executive Director			
<b>Organizational Address:</b> Guam Housing & Urban Renewal Authority			
<b>* Telephone Number:</b> 671-475-1378		<b>Fax Number:</b> 1-671-502-1262	
<b>* Email:</b> wmaccoll@ghura.org			

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="P: U.S. Territory or Possession"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Assistance Listing Number: <input type="text" value="14.229"/>	
Assistance Listing Title: <input type="text" value="HOPE - Homebased Partnership Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="HOPE HOME activities include a first time homebuyer program; affordable rental units; tenant based rental assistance; and administrative activities."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	



Application for Federal Assistance SF-424	
16. Congressional District Of:	
* a. Applicant: <u>Wash</u>	* b. Program/Project: <u>CL-18</u>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <u>10/01/2025</u>	* b. End Date: <u>05/29/2026</u>
18. Estimated Funding (\$):	
* a. Federal:	1,040,000.00
* b. Apportionment:	0.00
* c. State:	0.00
* d. Local:	0.00
* e. Other:	0.00
* f. Program Income:	0.00
* g. TOTAL:	1,040,000.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <u>06/23/2025</u> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review <input type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? If "Yes," provide explanation in attachment. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *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 18, Section 1001). <input checked="" type="checkbox"/> I AGREE <small>** The list of certifications and assurances, or an Internet site where you may obtain it is listed in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <u></u>	* First Name: <u>Louise</u>
Middle Name: <u>A.</u>	
Last Name: <u>Johnson</u>	
Suffix: <u></u>	<i>Louise Johnson</i>
* Title: <u>Director of Grant</u>	
* Telephone Number: <u>1-601-252-5000</u>	Fax Number: <u></u>
* Email: <u>grants@wv.gov</u>	
* Signature of Authorized Representative: <i>Louise Johnson</i>	* Date Signed: <u>8/4/25</u>




**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 (when necessary) to provide affordable housing.

  
\_\_\_\_\_  
Signature of Authorized Official

8/4/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor of Guam

\_\_\_\_\_  
Title

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OME Number 2501-0041  
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**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual must provide the following assurances and certifications. The Responsible Civil Rights Official has supplied this form for use for purposes of general compliance with 24 CFR §§ 1.4, 1.115, 1.430, and 1.46.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with 24 CFR §§ 1.430 and 1.46.25 and will specify the form on which such assurances must be made. Failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance of 24 CFR §§ 1.4, 1.115, 1.430, and 1.46.25.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

I, as the duly representative of the Applicant, certify that the Applicant (I) herein below the Name and title of the Authorized Representative Name of Organization and the date of signature:

\*Authorized Representative Name:

James A. Taylor, Jr.

\*Title: Governor of Guam

\*Applicant/Recipient Organization:

Government of Guam

1. Has the legal authority to apply for Federal assistance; has the institutional managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and operate the program as described in the application and the governing body has duly authorized the submission of the application including these assurances and certifications, and designated me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000e) and implementing regulations at 24 CFR part 1, which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance. If the applicant is a Federally recognized Indian tribe or is tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 790c) as amended, and implementing regulations at 24 CFR part 1, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 32 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-67) as amended, and implementing regulations at 24 CFR part 145 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or allows participation by designated populations, then the applicant will comply with the nondiscrimination requirements with the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 8001-809) as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except for applicant which is an Indian tribe or is instrumentally which is excluded by statute from coverage does not make this certification, and further except if the grant program authorizes or allows participation by designated populations, then the applicant

will comply with the nondiscrimination requirements with the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 1.105(a) and 1.105 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. 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) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment of or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant by (a) extension, renewal, amendment or modification; if more than Federal appropriated funds have been paid or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-115, Disclosure Form to Report Lobbying, I certify that I shall require all subgrantees and all others including sub-grants and contracts, to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHES) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHES established under State law are not excluded from the statute's coverage.

If we, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct, WARNINGS: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 21 U.S.C. § 272b, 3802; 24 CFR §§ 1.430(b)(1)(iii)).

Signature:

*James A. Taylor, Jr.*

Date: (mm/dd/yyyy):

8-4-25

Form HUD 424-B (1/27/2023)

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7<sup>th</sup> St. SW, Room 417E, Washington, DC 20410-5000. Do not send completed HUD 424-B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and verifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance on its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. § 552).

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Form HUD-424-B (1/27/2023)

# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-1093  
Expiration Date: 07/25/2025

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 this 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:

- 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.
- 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.
- 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 interest in the title of real property in accordance with 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 nondiscrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- 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.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- 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.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) 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).
- 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.
- 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 1855-1888), 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. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§522 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290cd-3 and 290ee-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.

Previous Edition: Jeeble

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Standard Form 424D (Rev. 7-07)  
Prescribed by OMB Circular A-102

1. Will comply, or has already complied, with the requirements of Titles I and II 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 United-Act (5 U.S.C. §§ 501-508 and 524-7328) 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. § 374), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-332) regarding labor standards for federally assisted construction agreements.
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) institutional and 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 175(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 105(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

*[Handwritten Signature]*

APPLICANT ORGANIZATION

Government of Utah

TITLE

Commissioner of State

DATE SUBMITTED

8/14/24

SI-424D (Rev. 7-97) Back

### 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 this 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.**

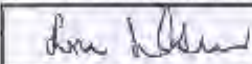
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

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. §§4726-4783) 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 VII 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. §§1581, 1582, and 1585-1586), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §754) 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. 92-260), 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. §§290a-3 and 290a-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. §§275a to 275a-7), the Copeland Act (42 U.S.C. §276a 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 require 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 any 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 11980; (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 175(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 securing compliance with Section 106 of the National Historic Preservation Act of 1960, 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 F.L. 95-348 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. §§4901 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 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7102) 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	TITLE
	Secretary of State
APPLICANT ORGANIZATION	DATE SUBMITTED
Government of Guam	8/4/24

Standard Form 424B (Rev. 7-97) B&W

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
* 3. Data Received: <input type="checkbox"/>		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
4. Applicant Identifier: <input type="text"/>		
5a. Federal Entry Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>		* c. UF: <input type="text"/>
d. Address:		
* Street1: <input type="text"/>		
Street2: <input type="text"/>		
* City: <input type="text"/>		
County/Parish: <input type="text"/>		
* State: <input type="text"/>		
Province: <input type="text"/>		
* Country: <input type="text"/>		
* Zip/Postal Code: <input type="text"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and Contact Information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>		
* First Name: <input type="text"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation:		
<input type="text"/>		
* Telephone Number: <input type="text"/>		Fax Number: <input type="text"/>
* Email: <input type="text"/>		



Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="U.S. Territorial or Possession"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Assistance Listing Number: <input type="text" value="14.131"/>	
Assistance Listing Title: <input type="text" value="Emergency Solutions Grant Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Grant 320 activities include (1) Family Services Center, (2) Project Akali, and (3) Administrative Costs."/>	
Attach supporting documents as specified in agency instructions: <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="Evan"/>	* b. Program/Project: <input type="text" value="CC-28"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Reset Selection"/>
17. Proposed Project	
* a. Start Date: <input type="text" value="12/01/2025"/>	* b. End Date: <input type="text" value="9/30/2025"/>
18. Estimated Funding (\$).	
* a. Federal	<input type="text" value="220,950.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="220,950.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value="06/25/2025"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Reset Attachment"/> </div>	
21. "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 18, Section 1001). <input checked="" type="checkbox"/> I AGREE	
** The list of certifications and assurances, or an alternate list where you may claim this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Printed Name: <input type="text"/>	* Title Name: <input type="text" value="Owner"/>
Middle Name: <input type="text"/>	
* Tax Number: <input type="text" value="1234 567890"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Owner of Land"/>	
* Telephone Number: <input type="text" value="1 470 477-0330"/>	* Fax Number: <input type="text"/>
* Email: <input type="text" value="evan@evan.com"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="8/4/24"/>

## 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.

  
\_\_\_\_\_  
Signature of Authorized Official

8/4/2028  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor of Guam

\_\_\_\_\_  
Title

**Applicant and Recipient:  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

ONE HUNTER 2501-0244  
Exp. 09/30/2021

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 8.115, 8.53, and 14B.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.11, 9.57, or 14B.26.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that I am  
applicant (Please check the name and title of the Authorized  
Representative, name of Organization and the date of signature)

\*Authorized Representative Name:

Leonard A. Leon, Governor

\*Title: Governor of Guam

\*Applicant/Recipient Organization:

Government of Guam

I, as the legal authority to apply for Federal assistance, has  
the institutional, managerial and financial capability (including  
funds) to pay the non-Federal share of program costs to plan,  
manage and complete the project(s) as described in the  
application and the governing body has duly authorized the  
submission of the application, including these assurances and  
certifications, and authorized me as the official representative of  
the application to act in connection with the application and to  
provide any additional information as may be required.

2. Will administer the grant in compliance with Title V of the  
Civil Rights Act of 1964 (42 U.S.C. 2601(c)) and implementing  
regulations (24 CFR part 1) which provide that no person in the  
United States shall, on the grounds of race, color or national  
origin, be excluded from participation in, be denied the benefits  
of, or otherwise be subjected to discrimination under any program  
or activity that receives Federal financial assistance OR if the  
applicant is a Federally recognized Indian tribe or a tribally  
designated housing entity, is subject to the Indian Civil Rights  
Act (25 U.S.C. 1301-1399);

3. Will administer the grant in compliance with Section 504 of  
the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and  
implementing regulations at 24 CFR part 8, the American  
Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing  
regulations at 24 CFR part 135 or 38, as applicable, and the Age  
Discrimination Act of 1975 (42 U.S.C. 6101-67); as amended  
and implementing regulations at 24 CFR part 145 which together  
provide that no person in the United States shall, on the grounds  
of disability or age, be excluded from participation in, be denied  
the benefits of, or otherwise be subjected to discrimination under  
any program or activity that receives Federal financial  
assistance; except if the grant program authorized or permits  
participation by designated populations, then the applicant will  
comply with the nondiscrimination requirements with the  
designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-13),  
as amended, and the implementing regulations at 24 CFR part  
100 which prohibit discrimination in housing on the basis of  
race, color, religion, sex, disability, familial status, or national  
origin and will affirmatively affirm fair housing practices and  
applicant which is an Indian tribe or a tribal entity which is  
excluded by statute from coverage does not make this  
certification, and further except if the grant program authorizes or  
permits participation by designated populations, then the applicant

will comply with the nondiscrimination requirements with the  
designated population.

5. Will comply with all applicable Federal nondiscrimination  
requirements, including those listed at 24 CFR §§ 136(a) and  
5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and  
inclusion (DEI) mandates, policies, programs, or activities that  
violate any applicable Federal anti-discrimination laws.

7. 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)  
and implementing regulations at 42 CFR part 24 and, as  
applicable, Section 104(d) of the Housing and Community  
Development Act of 1974 (42 U.S.C. 5504(d)) and implementing  
regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the  
National Environmental Policy Act (42 U.S.C. 4321 et seq.) and  
related Federal authorities prior to the commitment or  
expansion of funds for property.

9. That no Federal appropriated funds have been paid, or will  
be paid, by or on behalf of the applicant, to any person for  
influencing or attempting to influence an officer or employee of  
any agency, a Member of Congress, and officer or employee of  
Congress, or an employee of a Member of Congress, in  
connection with the spending of this Federal grant or its  
extension, renewal, amendment or modification. If funds other  
than Federal appropriated funds, have or will be paid for  
influencing or attempting to influence the persons listed above, I  
shall complete and submit Standard Form LLL, Disclosive Form  
on Honor Lobbying. I certify that I shall require all subawards or  
all tiers (including sub-grants and contracts) to similarly certify  
and disclose accordingly. Federally recognized Indian Tribes and  
tribally designated housing entities (TDHEs) established by  
Federally recognized Indian tribes as a result of the exercise of  
the tribe's sovereign power are excluded from coverage by the  
Byrd Amendment. But State-recognized Indian tribes and TDHEs  
established under State law are not excluded from the statute's  
coverage.

(We, the undersigned, certify under penalty of perjury that  
the information provided above is true, accurate, and  
correct. WARNING: Anyone who knowingly submits a false  
claim or makes a false statement is subject to criminal  
and/or civil penalties, including confinement for up to 5  
years, fines, and civil and administrative penalties. (18  
U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §§ 3225, 3502;  
24 CFR § 20.10(b)(1)(III)).

\*Signature:

*Leonard A. Leon*

\*Date (mm/dd/yyyy):

8-4-25

Form HUD 424-B (1/27/2023)

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R-451 7th St SW, Room 4175, Washington, DC 20410-2000. Do not send completed HUD-424-B forms to this address. This agency may not conduct or sponsor and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its partners. This information is required to obtain the benefit sought in this grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. 552).

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Form HUD-424-B (10/27/2023)

### 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 this 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 (0346-0040), 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.**

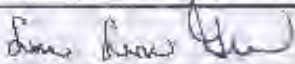
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

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

- 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.
- 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.
- 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.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- 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 "G" 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).
- 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 1685-1688), 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 handicap; (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) §§522 and 527 of the Public Health Service Act of 1944 (42 U.S.C. §§290dd-3 and 290dd-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 statutes, under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statutes which may apply to the application.
- Will comply, or has already complied, with the requirements of Titles I and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-546) 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.
- Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) 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. §§27-333), 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 Prevention Act of 1973 (P.L. 93-254) 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) inclusion 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 11800; (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. §§1701 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. §470i, 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 the 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 	TITLE Governor of Utah
APPLICANT ORGANIZATION STATEMENT OF WORK	DATE SUBMITTED 8/4/24

Standard Form 424B (Rev. 7/97) Back



# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Reprint Date: 12/20/2025

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 this 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 capacity (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, in whole or in part, 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 interest in the title of real property in accordance with 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 nondiscrimination 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. §§4728-4753) 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. §§4601 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 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. §§1651-1653 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. 91-615), as amended relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1972 (42 U.S.C. §§290dd-3 and 290dd-5), 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.

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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) with or 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 acquiring 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 7324-7326) 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-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) notification 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 11980; (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. §§1601 et seq.); (f) conformity of Federal actions to State (Clean Air Act) implementation Plans under Section 176(j) of the Clean Air Act of 1965, 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 1972, as amended (P.L. 92-205).
16. Will comply with the Wild and Scenic Rivers Act of 1965 (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 105(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) Producing 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



TITLE

Assistant Director

APPLICANT ORGANIZATION

Greenwood County, SC, Inc.

DATE SUBMITTED

8/14/24

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### **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 - Alternate/Local Data Sources

1	<b>Data Source Name</b> U.S. Census Bureau, 2010 Guam Census
	<b>List the name of the organization or individual who originated the data set.</b> GHURA worked closely with the Guam Bureau of Statistics and Plans to obtain the data set for the 2010 Decennial Census for Guam.
	<b>Provide a brief summary of the data set.</b> The data set was the 2010 Decennial Census for Guam using the Public Use Microdata Sample (PUMS). The U.S. Census Bureau provides Guam with a 10% Census data. Files are weighed against the 10 to obtain the results sought.
	<b>What was the purpose for developing this data set?</b> Because there is no default information obtained through the American Community Survey like most jurisdictions, Guam had to obtain statistical information through the use of PUMS by running the CSPro application to run the file.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The data collected was through the 2010 Decennial Census which was conducted on April 1, 2010.
	<b>Briefly describe the methodology for the data collection.</b> Guam utilized the CSPro to run the application using the PUMS data which was obtained through the 2010 Decennial Census for Guam. The U.S. Census Bureau provided Guam with a 10% Census data which files are weighed against to obtain the information sought.
	<b>Describe the total population from which the sample was taken.</b> As per the U.S. Census Bureau, there were approximately 159,358 persons on Guam on April 1, 2010.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> According to the U.S. Census Bureau, 42,026 households were surveyed. Of that total, 81% are family households and 19% are non-family households. Fifty-three percent of the households surveyed had individuals who were below the age of 18. Nineteen percent had individuals who were 65 years of age and over. The average household size was 3.67; the average family size was 4.07.
2	<b>Data Source Name</b> GHURA Management Information System

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>GHURA maintains information of its residents and tenants through its Management Information System (MIS).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>GHURA maintains information containing the number of vouchers utilized, units that are accessible, income, length of stay, number of elderly or disabled families, ethnic and racial background, homeless at admission (only for HUD VASH), and DV victims. GHURA does not maintain information on HIV/AIDS program participants.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose for obtaining the information for this Plan was to correct the default information that was obtained from the PIC.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The MIS maintains a comprehensive coverage of program participant data that is required by HUD. The data collection covers all program participants of the Section 8 and Public Housing program.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data provided was current at time of publication of this Plan for public comment/review.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The MIS continues to maintain the data. It is an ongoing database for so long as Guam continues to implement its Section 8 and Public Housing Programs.</p>
3	<p><b>Data Source Name</b></p> <p>Rent Data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Rent Data Org</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Fair Market Rent is determined each fiscal year by the HUD and is used to set payment standards for federal housing assistance programs. Fair Market Rent is the <i>40th-percentile of typical rentals</i> in a given region.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The Fair Market Rent rate established by Department of Housing and Urban Development (HUD) to be used as a basis for paying federal housing assistance programs like the Housing Choice Voucher Program (often called "Section 8") 24 CFR Part 888. Fair Market Rent is determined by conducting a nationwide survey each year. FMR prices are gross rent prices which means they include utilities.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Fair Market Rent is the rent amount, including utilities (except telephone), to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2025</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>FMR data is produced annually and is the basis for the adoption of the various program rent rates.</p>
4	<p><b>Data Source Name</b></p> <p>Total Units Needed by HUD Income Classifications</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>SMS Reaserch &amp; Marketing Services, Inc.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>GUAM Housing Study and Needs Assessment, January 2020</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Needs Assesment</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2019 and prior with projections through 2025</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p></p> <p><b>Describe the total population from which the sample was taken.</b></p> <p></p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p></p>
5	<p><b>Data Source Name</b></p> <p>2020 Decennial Census</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The U.S. Census Bureau, the Government of Guam.</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>The 2020 Census of Guam collected detailed demographic, social, economic, and housing characteristics using a long-form questionnaire.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Census totals help determine the amount of funding that Guam may receive from the federal government for the next decade. Detailed population information is used for emergency response in times of disaster. Census data helps the government and non-government, and local businesses to plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The count was conducted in April 2020.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The 2020 Census of Guam collected detailed demographic, social, economic, and housing characteristics using a long-form questionnaire.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The decennial census is a count of the entire island, not samples.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The data collected was done so on age, race and ethnicity, household type, relationship, population in group quarters, whether the residence is owned or rented (tenure), vacancy status and other social, economic, housing and demographic characteristics. In addition, data are available in island-specific geographies, including municipalities and census-designated places.</p>
6	<p><b>Data Source Name</b></p> <p>2025 Decennial Census</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>



	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Survey Data Set '2025 Decennial Census' is incorrect, entered in error. Guam is unable to delete the data set.</p>