

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

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

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>
A.1	<p> <b>PHA Name:</b> <u>Guam Housing and Urban Renewal Authority</u>      <b>PHA Code:</b> <u>GQ001</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA   <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>750</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,668</u> <b>Total Combined Units/Vouchers</b> <u>3,331</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p>           The Annual PHA Plan and Capital Fund Program (CFP) Five-Year Action Plans were made available to the public for review and comment. Due to COVID-19 pandemic and the Government of Guam's social distancing requirements, the Plans were made available electronically on GHURA's website at <a href="http://www.ghura.org">www.ghura.org</a>. To obtain a hard copy or require additional information, please contact Ms. Philly San Nicolas, Property Site Manager, at 475-1402 or email at <a href="mailto:phillysn@ghura.org">phillysn@ghura.org</a>. You may also request a hard copy by contacting any of the four AMP sites, Guma Trankilidat, or the Section 8 Family Self Sufficiency (FSS) Coordinators. Please call the respective offices to request an appointment to arrange the date and time for pickup. The contact information is as follows:         </p> <p>           GHURA Main Office: (671) 475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910            AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910            AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915            AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915            AMP4: (671) 475-1395, 27 Doni Lane, Toto Gardens, Toto, Guam 96910         </p>

Guma Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913  
 Section 8 FSS Coordinators: (671) 475-1333 or (671) 475-1339

A Resident Advisory Board meeting was held on February 17, 2022, at 5:30 p.m. to discuss the FY2023 PHA Annual Plan and the proposed Capital Fund Program Five-Year Action Plan for 2022-2026. Resident Board representatives were provided with an agenda and a synopsis of proposed projects for each AMP per year in the CFP Five-Year Action Plan.

Comments from the Public are important to us. GHURA advertised two public comment periods for the Capital Fund Program (CFP) Five-Year Action Plan 2022-2026 and for the FY2023 PHA Annual Plan.

- The public comment period for the CFP Five-Year Action Plan was held from March 22, 2022 to May 6, 2022. The Public Hearing was held at 10:00 a.m., May 6, 2022 via ZOOM. There were no public attendants, except for the Property Site Managers for AMPs 1, 3, and 4. Items discussed were related to the proposed projects for each development. The final date for submission of public comments was May 6, 2022, by 5:00 p.m.
- The public comment period for the FY2023 PHA Plan was held from April 8, 2022 to May 24, 2022. The Public Hearing was held at 10:00 a.m., May 24, 2022 via ZOOM. There were no public attendants, except for the Property Site Managers for AMPs 2, 3, 4, and Acting Deputy Director. Items discussed were related to the PHA Plan and proposed activities for each Property Site Manager and their developments. The final date for submission of public comments was May 24, 2022, 5:00 p.m.
- There were no comments, questions, concerns sent to GHURA via mail at 117 Bien Venida Avenue, Sinajana, Guam 96910, fax number (671) 300-7565, TTY/TDD number (671) 472-3701 or emailed to [phillysn@ghura.org](mailto:phillysn@ghura.org).

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

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

**B. Annual Plan Elements**

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

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

Y N

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

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

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

The Admissions and Continued Occupancy Policy (ACOP) 2021 updated the 2020 ACOP. It was advertised for public comment. The Board of Commissioners reviewed and approved the updates on November 26, 2021. Revisions/updates to the ACOP affected Chapters 2, 3 and 14; revisions and updates conformed to HUD's rules and regulations and PHA Policy. A final copy of the updated ACOP is posted on GHURA's website at [www.ghura.org](http://www.ghura.org).

Rent Determination

Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standards Schedule are updated annually based on the applicable Fair Market Rent (FMR). The FY2022 Fair Market Rent and Flat Rent Schedule for the Public Housing Program was effective August 6, 2021.

Operation and Management

***Section 8 Housing Choice Voucher Program***

As a result of COVID-19 restrictions imposed by the Government of Guam, the Section 8 HCV Program adopted several HUD-approved waivers necessary to protect Section 8 staffs, applicants and participants from the spread of the virus. These waivers include re-determining family income, performing income verifications, contract extensions for FSS, HQS inspections through self-certifications, alternatives for family briefings, voucher extensions, moratorium for evictions for non-payment of rent, pro-long absences from the unit, extended youth participation under the Family Unification Program, reporting of HUD form 50058, and the submission of SEMAP.

The pandemic has caused the Agency to adopt the waivers due to closed operations to the public. Clients were seen only by appointments in rooms separated by glass dividers. Contracts and the necessary paperwork were mailed to and from the participants. A drop box was installed at the front of the Main Office building to receive documents from recipients who were unable to submit documents electronically. Staff worked in two alternating shifts throughout the week. During the initial phase of the pandemic, the Agency was closed to the public from March 2020 to April 2020, then opened for operations in May. A second surge of the virus prompted the Agency to shut down operations again during the last week in August 2020 and throughout the month of September 2020.

The pandemic has caused the lag in receiving referrals and the processing of vouchers under the Mainstream and VASH Programs. Referring agencies were similarly affected by the government shutdown, causing a delay in referrals and the submission of necessary documents to proceed with the processing of assistance. GHURA management continues to reach out to referring partners and potential clients to submit referrals and applications to effectively lease all vouchers.

***Public Housing Program***

Similar to the Section 8 HCV Program, the Public Housing Program also adopted several HUD-approved waivers necessary to protect the Public Housing staff and clients from the spread of the virus. These waivers include Delayed Annual Examinations, Income Verification Requirements, Interim Examinations, EIV Monitoring, Family Self-Sufficiency Contract Extension, Opening and Closing of Wait List, Income Verification, Eligibility Determination, Fiscal Closeout of Capital Grant Funds and Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds, Adoption of Tenant Selection Policies, Community Service and Self-Sufficiency Requirement, Over-Income Families, Review and Revision of Utility Allowance, Tenant Notifications for Changes to Project Rules and Regulations, Public Housing Agency Annual Self-Inspections, Annual Choice of Rent, and the retention of prior year Public Housing Assessment System (PHAS) score.

Clients were seen by appointments only in rooms separated by glass dividers and all staff and clients were requested to wear masks. The documents and the necessary paperwork were either (1) mailed to and from the participants or (2) dropped off at their units. Residents dropped off required documents in Drop Boxes located

at the designated AMP sites; Residents could also submit documents electronically. As Section 8 HCV mentioned earlier, during the initial phase of the pandemic, the GHURA was closed to the public from March 2020 to April 2020, then opened for operations in May. A second surge of the virus prompted the Agency to shut down operations again during the last week in August 2020. However, the Property Site Managers requested the Asset Manager for the AMP Site Base to return to work operating with limited services, such as processing documents, addressing emergency work order requests, and conducting consumable inventory.

On November 19, 2021, HUD released “Guidance on Navigating CARES Act Waiver Expiration”. This guidance provided insight as waivers were to be concluded by December 31, 2021. Additionally, other waivers have unique dates, such as the period of availability, which are dependent on the GHURA’s fiscal year end date or based on a specific action or activity.

Each AMP Site Base purchased Personal Protective Equipment (PPE) for staff and Public Housing residents utilizing COVID relief funds which expired December 31, 2021. PPEs included commercial/household disinfectant spray guns, protective masks and gloves, alcohol, disinfectant sprays and wipes, to name a few. Residents received these items during the holiday season just as Guam continued to experience increased COVID numbers as a result of the Omicron variant.

**Grievance Procedures**

The ACOP has been updated for GHURA to provide remote grievance hearings and provide technical assistance prior to and during the hearing if needed. Should the family or individual witnesses experience any barriers preventing them from fully accessing the remote grievance hearing, GHURA will assist with resolving the issues or allowing the family to participate in an in-person grievance hearing as appropriate (refer to ACOP chapter 14).

**Pet Policy**

The ACOP has been updated to include the FHEO 2020-01 guidance and tool. Additional guidance provides PHAs and other housing providers a set of best practices for addressing requests for assistance animals. In Public Housing the PHA evaluates a request for a service animal under the ADA and Fair Housing Act. PHAs should also refer to Department of Justice (DOJ) Joint Statement on Reasonable Accommodations under the Fair Housing Act.

**Significant Amendment/Modification**

See Exhibit A

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Included as Exhibit B is the Deconcentration Policy (ACOP 3/1/17), there are no changes.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| Y                        | N                                   |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Mixed Finance Modernization or Development.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demolition and/or Disposition.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project-Based Vouchers.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

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

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

#### Units with Approved Vacancies for Modernization

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1). GHURA also continues to request for HUD's approval for the modernization of units that are in need of major renovation work. The Capital Fund Program (CFP) funds are used to address these vacant units under modernization. Units identified for modernization require the units to become or remain vacant to accomplish the necessary improvements; modernization may require up to eight months for completion. Major factors in which GHURA considers placing units under modernization and upgrade: the age of the unit, deterioration of the sewer waste and water lines, and antiquated electrical system, to name a few.

Most units are over 40 years old and the sewer lines that were originally installed are galvanized pipes that have since and continue to severely corrode; the electrical systems are obsolete, and parts are no longer being sold to perform the necessary maintenance of the system.

#### Other Capital Grant Programs

GHURA will consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA's Public Housing units are between 30 and 60 years old. GHURA considers the age of the units and Guam's weather conditions as factors for units requiring renovation and/or modernization work. With the limited CFP funds and the projected renovations and modernization work to the Public Housing units and sites, other funding opportunities need to be researched for GHURA to provide decent, safe, sanitary homes for our residents.

**Lead Based Paint.** A re-testing for the presence of Lead-Based Paint (LBP) was completed in November 2018 on 145 Public Housing units at AMP 1 (Agana Heights, Mongmong and Sinajana), AMP 2 (Yona), and AMP 4 (Toto). Out of the 145 units, a total of 67 units tested positive for lead. GHURA identified funding under the Capital Fund Program (CFP) to address the abatement of the units affected. If the lead-positive unit becomes vacant and requires modernization, the LBP abatement may be included in the scope of work. GHURA will issue a Request for Proposal (RFP) to obtain services for an LBP Abatement Consultant. This consultant will also be required to prepare the Scope of Work and conduct a quality review of the work performed by the contractor in removing the LBP from designated areas.

GHURA continues to provide notices to the residents at occupancy of the presence of LBP on the affected units. A report of any individuals testing positive for lead poisoning will be provided to HUD.

**Use of Operating Reserves.** GHURA reviews the possibility of using operating reserves to address project-specific activities in order to maintain the efficient management operations of Public Housing units. Projects being considered are:

- Installation of overhead lighting in the elderly unit bedrooms as the unit becomes vacant.
- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites.
- Removal and repair of existing fence and/or installation of new fencing at the AMPs sites.
- Installation of bollards to prevent soil erosion and unauthorized resident parking on grass.
- Installation of lighting at fence line for security purposes.

	<ul style="list-style-type: none"> <li>• Installation of boundary signage where there are no fences to deter residents from trespassing on private properties that border PHA sites.</li> <li>• Purchase and installation of security cameras with security monitoring services.</li> <li>• Pest control/termite treatment in units.</li> <li>• Removal of large trees or branches that compromises the unit’s integrity or at-risk of falling debris during storms.</li> <li>• Support of resident programs.</li> <li>• Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).</li> </ul> <p><b>Wait List.</b>  AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) wait list remains closed since September 28, 2018.  AMP 2 (Yona, Talofoto, Inarajan) wait list for all bedroom sizes opened since October 4, 2021.  AMP 3 (Agat, Merizo, Umatac) wait list for all bedroom sizes opened April 1, 2022.  AMP 4 (Toto, Dededo) wait list for all bedroom sizes opened April 1, 2022.</p> <p>The Section 8 HCV Program wait list was opened for one week only from July 10-14, 2020. At least 1800 pre-applications were selected randomly through an electronic lottery system and will remain on this wait list until July 2022 or when the list is exhausted, whichever comes first.</p> <p>The wait list for the Section 8 Project-Based Rental Assistance (PBRA) Program vouchers for elderly families was exhausted as of February 2021. The wait list reopened from March 1 to 31, 2021. The Veterans Affairs Supportive Housing (VASH) Program, Mainstream, Non-Elderly Disabled (NED), and Family Unification Program (FUP) wait lists will remain open indefinitely to establish lists for each program.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b>  Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2021 are as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Finding No. 2021-001</b> (General Ledger and Schedule of Expenditures of Federal Awards) <ul style="list-style-type: none"> <li>• <b>Cause:</b> GHURA did not effectively perform monitoring controls over the SEFA.</li> <li>• <b>Planned Correction Action:</b> The Authority will continue to address reconciliation and preparation of the SEFA according to the Uniform Guidance requirements. Responsible personnel will be trained on updated Uniform Guidance requirements for the SEFA. The SEFA will be reconciled to the General Ledger via the Trial Balance with appropriate adjustments made so that the SEFA reconciles to the Operating Expenses for the fiscal year. The SEFA footnotes will contain the required information.</li> <li>• <b>Anticipated Date of Completion:</b> Ongoing effort and as training is made available</li> </ul> </li> </ol>

2. **Finding No. 2021-002** (CDBG –Entitlement Grants Cluster Program Income)
  - **Cause:** GHURA did not effectively implement monitoring controls over compliance with applicable program income requirements. Also, GHURA is in the process of trying to reconcile reported amounts with the underlying support of the recently deceased General Accounting Supervisor who had prepared the IDIS reports.
  - **Planned Correction Action:** The recording, use, and reconciliation of the CDBG Program Income is complex in nature. The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S Housing and Urban Development (HUD), by the recommendations from HUD’s technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the Integrated Disbursement and Information System (IDIS).
  - **Anticipated Date of Completion:** Ongoing effort and as training is made available
  
3. **Finding No. 2021-003** (CDBG – Entitlement Grants Cluster Program Income Reporting)
  - **Cause:** GHURA did not effectively implement monitoring controls over compliance with reporting requirements. Also, GHURA is in the process of trying to reconcile reported amounts with the underlying support of the recently deceased General Accounting Supervisor who had prepared the IDIS reports.
  - **Planned Correction Action:** Responsible accounting and planning personnel will be trained on updated Uniform Guidance requirement as well as training on IDIS reporting.
  - **Anticipated Date of Completion:** Ongoing effort and as training is made available
  
4. **Finding No.2021-004** (Housing Voucher Cluster Reporting)
  - **Cause:** GHURA’s submission of the audited FY 2019 financial information was rejected by HUD. HUD requested resubmission of corrected financial data no later than 06/29/2021. As of our fieldwork date on April 2, 2022, HUD has not yet approved either the audited FY 2019 financial information or the unaudited FY 2020 financial information. Therefore, GHURA is unable to input the unaudited FY 2021 financial information in the FASS-PH for submission to HUD and for testing.
  - **Planned Correction Action:** Responsible accounting personnel will coordinate and prioritize with HUD to resolve the submission of its audited Fiscal Year 2019 and 2020 financial information so that the Authority’s Fiscal Year 2021 financial information can be submitted as required in the Financial Assessment Sub-System (FASS-PH).
  - **Anticipated Date of Completion:** Ongoing effort with HUD
  
5. **Finding No.2021-005** (CARES Act Funding Reporting)
  - **Cause:** GHURA’s submission of the audited FY 2019 financial information was rejected by HUD. HUD requested resubmission of corrected financial data no later than 06/29/2021. As of our fieldwork date on April 2, 2022, HUD has not yet approved either the audited FY 2019 financial information or the unaudited FY 2020 financial information. Therefore, GHURA is unable to input the unaudited FY 2021 financial information in the FASS-PH for submission to HUD and for testing.
  - **Planned Correction Action:** Responsible accounting personnel will coordinate and prioritize with HUD to resolve the submission of its audited Fiscal Year 2019, 2020, and 2021 financial information as required in the Financial Assessment Sub-System (FASS-PH) so that the Authority can meet the reporting requirement for its CARES Act Funding.
  - **Anticipated Date of Completion:** Ongoing effort with HUD

GHURA continues to work with HUD to resolve FY2021’s audit findings through its Corrective Action Plan for all Findings listed above. The full FY2021 Audit Report and additional information regarding the Audit may be reviewed at the Office of Public Accountability’s website at [www.opaguam.org](http://www.opaguam.org).



With the exception of Audit Finding #2017-01, all Corrective Actions have been completed for the FY2020 Audit Findings, as listed in the FY2021 Single Audit Report. Audit Finding #2017-01 is still considered unresolved. Correction Action Plan – grants are undergoing reconciliation and anticipated to be audited as part of the FY2022 Single Audit process.

**Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs

***Section 8 Housing Choice Voucher (HCV) Program: Emergency Housing Voucher Program***

GHURA was awarded 87 vouchers for the Emergency Housing Voucher Program on July 1, 2021 through September 30, 2023 to address the continued impact of the COVID-19 pandemic. The purpose of the Emergency Housing Voucher Program is to assist individuals and families who are experiencing homelessness; at-risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having at-risk of housing instability. Currently, GHURA has leased 70 vouchers.

***Project-Based Elderly Program***

Guam has 112 Project-based Elderly Program vouchers which are 99% leased up. The Section 8 Project-Based Voucher Program is a rental housing assistance program for elderly families. Unlike the Section 8 tenant-based program, the Project-Based subsidy is attached to specific units; the assistance does not move with the family. Under this program, there are 112 units that are subsidized at the Summer Town Estates in Dededo.

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

Guam currently receives a total of 66 VASH vouchers with 48 leased up. Guam will continue to apply for additional funding to help our homeless veterans and their families afford decent, safe, and sanitary housing.

***Mainstream***

Guam was awarded 11 Mainstream Housing Program vouchers in 2018 and additional 4 in August 2020; 14 vouchers are leased up. These vouchers assist non-elderly persons between the ages of 18-61 with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. Currently, 100% leased.

***Non-Elderly Disabled (NED)***

Guam currently has 175 NED vouchers with 151 leased. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

***Family Unification Program (FUP)***

FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement (1) of the family's child or children, in out-of-home care; and (2) of the delay in discharge of child or children, to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Guam has 130 FUP vouchers, which are currently 100% leased.

A big contributing factor to the delay of leasing vouchers is due to COVID-19 restrictions and government shutdown, from March 2020 to May 2020 and August 2020 to September 2020. Although the shutdown has been lifted, Guam is still under restrictive orders, which caused delays in obtaining necessary documents from outside agencies, limited access to utility companies, impeded the ability of families to actively search for a unit, and caused landlords the inability and/or refusal to show units.



### ***Multi-family Program***

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

### ***Increasing Availability of Affordable Housing (Other Programs)***

Guam continues to meet the priorities set forth in the 5-Year Consolidated Plan to increase the availability of affordable housing. As of 2022, Guam's participation in the Low-Income Housing Tax Credit (LIHTC) program has completed 1,170 affordable LIHTC rental units.

Summer Breeze I will also begin construction of its 64 LIHTC rental-unit project in Barrigada marking it the second LIHTC project to be located in the central region of Guam. In addition, Summer Vista I, a project by the same developer as Summer Breeze I, is anticipated to receive an allocation in 2022 which will allow for construction of approximately 96 LIHTC rental units in Dededo near GRMC with anticipated construction to begin in the latter part of 2022 or early 2023. Guam is also looking to continue the LIHTC Qualified Allocation Plan (QAP) process to generate more private development of affordable housing in 2023.

### ***Section 108***

The Government of Guam applied for a Loan Guarantee under Section 108 of the Housing and Community Development Act of 1974. The Section 108 program is a financing tool that allows communities and states to expand the size of their CDBG programs. It allows communities to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods. Additionally, the program is intended to support projects which principally benefit Low to Moderate Income (LMI) people in Guam.

GHURA, working on behalf of the Government of Guam, is the Designated Public Agency (DPA). The DPA simultaneously acts as borrower of the 108 loan funds from HUD and lender of 108 loan funds in this case lending to an organization (the 'third party borrower') proposing an activity that will fulfill a need within our community and that will serve an eligible LMI population. For this first Section 108 Loan, Guam will lend funds to construct a public facility, the iLearn Academy Charter School (IACS) project. Construction of the IACS project began in 2021 and is anticipated for completion in the latter part of 2022. Efforts are being made to complete the construction deadline in anticipation of the new school year 2022-2023.

### ***Housing Study***

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

The Consultant completed their assessment in January 2020. The analyzed information produced "a description of current housing conditions in Guam (population, economic, housing policy, permitting procedures), and housing issues including homelessness, housing for the elderly, housing for disabled persons, and housing production; a housing demand analysis, and a comprehensive review of issues facing housing advocates and developers in 2019." The full report can be found on GHURA's website at [www.ghura.org](http://www.ghura.org).

### ***Analysis of Impediments to Fair Housing (AI)***

GHURA contracted SMS Research & Marketing Services, Inc. (SMS) to conduct an Analysis of Impediments to Fair Housing (AI) for the island of Guam, which was completed April 2020. The AI is an assessment of laws, ordinances, statues, and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing. The development of this AI is part of the consolidated planning process required for all entitlement communities, including Guam, that receive housing and community development funds from the U.S. Department of Housing and Urban Development (HUD). The AI is also a

tool that is used to address community needs and assist with the determination of project/activity location, availability and accessibility for housing and community development purposes. SMS drafted an assessment that specifically addresses Guam's barriers and impediments to fair housing choice and provided strategies and plans to eliminate or mitigate those barriers. The full report can be found on GHURA's website at [www.ghura.org](http://www.ghura.org).

**Occupancy Levels (HCV/S8, PH, Guma Trankilidat)**

The following tables are intended to provide a snapshot of GHURA's available units under the HCV, Public Housing, and Guma Trankilidat programs by occupancy level, racial analysis, and wait list status as of April 30, 2022:

<b>Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat</b>						
Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2668	158	163	195	234	49
Available	2448	152	154	171	219	48
Percentage	92%	96%	94%	88%	94%	98%
<b>Wait List (No. of applicants, by income)</b>						
	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total	
HCV/S8	1315	77	46	3	1441	
AMP1	284	58	22	7	371	
AMP2	331	66	14	9	420	
AMP3	131	20	4	1	156	
AMP4	160	31	17	5	213	
GT	50	8	4	0	62	
<b>Wait List (No. of applicants by bedroom size)</b>						
	1	2	3	4	5	6
AMP1	119	171	41	37	3	0
AMP2	48	166	149	43	10	4
AMP3	28	47	46	25	10	0
AMP4	30	52	85	22	24	0



# GHURA

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

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

**Guma Trankilidat Office - 145 Guma Trankilidat Tumon, GU 96913**  
**Tel: (671) 646-6301 \* Fax: (671) 646-0313**



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

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 33	Hispanic: 1	Singles: 44
Male Head of Household: 15	Non-Hispanic: 47	Couples: 4
Unknown Gender: 0		Families: 0

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 5	0 Bedroom: 0	Total HAP: \$0.00
Black: 1	1 Bedroom: 48	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 0	Total Tenant Rent: \$8,871.00
Asian: 31	3 Bedroom: 0	Average Tenant Rent: \$184.81
Native Hawaiian/Other Pacific Island: 11	4 Bedroom: 0	Total Annual Income: \$548,038.00
	5 Bedroom: 0	Average Annual Income: \$11,417.46
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 0	Rent \$0 to \$100: 17	Handicapped: 0
Age 25-54: 3	Rent \$101 to \$200: 13	Disabled: 22
Age 55-74: 21	Rent \$201 to \$300: 11	Elderly (62+): 44
Age 75+: 24	Rent \$301 to \$400: 4	

**48 Total Tenants**

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**GHURA**  
 Guam Housing and Urban Renewal Authority  
 Aturidat Ginima Yan Rinueban Siudat Guahan  
 117 Bien Venida Avenue \* Sinajana, GU 96910  
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**Certification Listing - Tenant Statistic Report**

**REPORT TOTALS**

<b>Gender Breakdown:</b>	<b>Ethnicity Breakdown:</b>	<b>Family Size Breakdown:</b>
Female Head of Household 1938	Hispanic 11	Singles 329
Male Head of Household 510	Non-Hispanic 2437	Couples 347
Unknown Gender 0		Families 1772

<b>Race Breakdown:</b>	<b>Bedroom Size Breakdown:</b>	<b>Rent Calculation Breakdown:</b>
White 41	0 Bedroom 8	Total HAP \$3,115,772.00
Black 6	1 Bedroom 308	Average HAP \$1,272.78
American Indian/Native Alaskan 0	2 Bedroom 666	Total Tenant Rent \$403,178.00
Asian 212	3 Bedroom 976	Average Tenant Rent \$164.70
Native Hawaiian/Oth Pacific Island 2243	4 Bedroom 385	Total Annual Income \$54,461,769.00
Homeless at New Admission 5	5 Bedroom 95	Average Annual Income \$22,247.45
	6 Bedroom 9	

<b>Head of Household Age Breakdown:</b>	<b>Tenant Rent Breakdown:</b>	<b>Handicapped/Disabled or Elderly Breakdown:</b>
Age 18 - 24 78	Rent \$0 to \$100 1400	Handicapped 10
Age 25-54 1774	Rent \$101 to \$200 297	Disabled 337
Age 55-74 517	Rent \$201 to \$300 217	Elderly (62+) 350
Age 75+ 79	Rent \$301 to \$400 157	

**2448 Total Tenants**

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# GHURA

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

117 Bien Venida Avenue, Sinajana, GU 96910

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

AMP #1 Central Site Base #23 Paquito Street, Toto Gardens

Tel: (671) 477-9851 \* AMP 1 (671) 477-9823/475-1365 \* Fax: (671) 472-1565



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 120	Hispanic: 0	Singles: 18
Male Head of Household: 32	Non-Hispanic: 152	Couples: 16
Unknown Gender: 0		Families: 118

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 3	0 Bedroom: 0	Total HAP: \$0.00
Black: 1	1 Bedroom: 13	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 44	Total Tenant Rent: \$10,742.00
Asian: 9	3 Bedroom: 69	Average Tenant Rent: \$70.67
Native Hawaiian/Oth Pacific Island: 142	4 Bedroom: 24	Total Annual Income: \$2,146,242.00
Homeless at New Admission: 0	5 Bedroom: 2	Average Annual Income: \$14,120.01
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 7	Rent \$0 to \$100: 16	Handicapped: 2
Age 25-54: 111	Rent \$101 to \$200: 15	Disabled: 13
Age 55-74: 30	Rent \$201 to \$300: 12	Elderly (62+): 17
Age 75+: 4	Rent \$301 to \$400: 9	

**152 Total Tenants**

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# GHURA

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima Yan Rinueban Siudad Guahan

117 Bien Venida Avenue, Sinajana, GU 96910

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

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



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 119	Hispanic: 1	Singles: 8
Male Head of Household: 35	Non-Hispanic: 153	Couples: 12
Unknown Gender: 0		Families: 134

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 2	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 8	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 36	Total Tenant Rent: \$12,276.00
Asian: 14	3 Bedroom: 76	Average Tenant Rent: \$79.71
Native Hawaiian/Oth Pacific Island: 148	4 Bedroom: 25	Total Annual Income: \$3,545,751.00
Homeless at New Admission: 0	5 Bedroom: 8	Average Annual Income: \$23,024.36
	6 Bedroom: 1	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 11	Rent \$0 to \$100: 17	Handicapped: 2
Age 25-54: 124	Rent \$101 to \$200: 17	Disabled: 18
Age 55-74: 19	Rent \$201 to \$300: 15	Elderly (62+): 10
Age 75+: 0	Rent \$301 to \$400: 12	

**154 Total Tenants**

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# GHURA

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima, Yan Rinueban Siudad Guahan

117 Bien Venida Avenue, Sinajana, GU 96910

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

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



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 130	Hispanic: 0	Singles: 31
Male Head of Household: 41	Non-Hispanic: 171	Couples: 19
Unknown Gender: 0		Families: 121

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 5	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 38	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 32	Total Tenant Rent: \$18,171.00
Asian: 20	3 Bedroom: 40	Average Tenant Rent: \$106.26
Native Hawaiian/Oth Pacific Island: 158	4 Bedroom: 30	Total Annual Income: \$3,755,055.00
Homeless at New Admission: 0	5 Bedroom: 31	Average Annual Income: \$21,959.39
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 8	Rent \$0 to \$100: 34	Handicapped: 2
Age 25-54: 115	Rent \$101 to \$200: 15	Disabled: 27
Age 55-74: 38	Rent \$201 to \$300: 14	Elderly (62+): 36
Age 75+: 10	Rent \$301 to \$400: 15	

**171 Total Tenants**

Date: 04/04/22 08:47:17

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# GHURA

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima Yan Rinueban Siudad Guahan

117 Bien Venida Avenue, Sinajana, GU 96910

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

AMP #4 Northern Site Base #27 Doni Lane Toto Gardens

Tel: (671) 477-9851 \* AMP #4: (671) 475-1326 \* Fax: (671) 477-1841



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 164	Hispanic: 0	Singles: 28
Male Head of Household: 55	Non-Hispanic: 219	Couples: 23
Unknown Gender: 0		Families: 168

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 4	0 Bedroom: 0	Total HAP: \$0.00
Black: 1	1 Bedroom: 38	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 23	Total Tenant Rent: \$46,444.00
Asian: 51	3 Bedroom: 97	Average Tenant Rent: \$212.07
Native Hawaiian/Oth Pacific Island: 178	4 Bedroom: 45	Total Annual Income: \$5,365,752.00
Homeless at New Admission: 1	5 Bedroom: 16	Average Annual Income: \$24,501.15
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 2	Rent \$0 to \$100: 29	Handicapped: 1
Age 25-54: 159	Rent \$101 to \$200: 34	Disabled: 19
Age 55-74: 44	Rent \$201 to \$300: 36	Elderly (62+): 42
Age 75+: 14	Rent \$301 to \$400: 19	

**219 Total Tenants**

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**Improve Community Quality of Life and Economic Vitality**

Prepare and distribute a quarterly Newsletter to Public Housing residents.

Provide space for use by non-profit organizations in order to provide programs to our residents.

Website – apply online and ability to check placement on waitlist online.

Excellence in the Administration of Programs

- Continue to ensure equal opportunity and affirmatively further fair housing for all applicants and program participants.
- Continue to promote and uphold equal opportunity and affirmatively furthering fair housing laws.
- Continue to be regularly trained on fair housing law.
- Provide quality service to customers and clients through open communication, supporting of resident council and sponsoring resident activities.
- Attract, retain and develop Qualified Staff
  - Offer career opportunities and benefits that successfully compete with other employers. A salary survey is completed periodically to ensure salaries are competitive with similar positions elsewhere.
  - Foster workplace environment where employees feel supported and encouraged to pursue professional development. Professional development opportunities are encouraged.
  - Management strives to make sure staff has the skills and tools needed to do their jobs effectively.

***Safety***

All four AMP sites continue to work closely with each of its village mayoral offices to actively engage its residents in the participation of the Neighborhood Watch Program (NWP). The NWP helps residents deter crime in the villages but also encourages recruitment and community involvement. Overall, the NWP has led law enforcement to identification and arrests of individuals committing petty thefts, burglary, assault and other more serious crimes.

Due to local government COVID restrictions, many NWP monthly meetings have not convened since the pandemic. Volunteers however, continue to do daily patrols throughout the villages on island with neighborhood watch chats engaging the community often contributing to solving crimes.

**COVID-19 Response**

***Safety***

Guam’s Governor, Lourdes A. Leon Guerrero signed Executive Order No. 2022-02 relative to extending the Public Health Emergency an additional thirty (30) days. The public health emergency is now scheduled to expire on March 2, 2022. The emergence of the Omicron variant is linked with triple digit highs on daily new cases. Government operations remain normal with continued safety protocols.

GHURA remains open for normal operations with limited indoor capacity adhering to strict safety protocols to include temperature and hand sanitizing stations at designated entries. Drop box service for the main office and all AMP sites continue to reduce traffic in the lobby areas.

Other safety protocols for staff include notices to residents regarding the recent announcement of HUD REAC inspections to begin Monday, March 7, 2022. Since UPCS inspections began January 2021, residents have been encouraged to disclose COVID safety concerns GHURA. At risk units were placed aside until health clearances could be provided before staff enter for unit inspections. Prior to entry, residents were asked to prepare their units by opening up all windows and turning off all ac units for adequate ventilation. Household members could either exit the unit while repairs were made or remain

in the bedroom assuring safe distancing and wearing of protective equipment such as masks and/or gloves which may be provided by GHURA.

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

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

GHURA maintains its commitment to supporting the delivery of a wide variety of information, assistance, and opportunity for all participating FSS families, continuously exploring ways in which to expand and enhance the services it provides.

Consistent with Guam's extended Public Health Emergency and its practices, Family Self-Sufficiency (FSS) Program Coordinators continue to seek out and execute innovative approaches to ensure continuity of critical services to FSS participants. Coordinators apply best practices for remote service delivery utilizing platforms such as virtual enrollments, virtual one-to-ones, virtual service workshops, virtual group discussions, email, and phone banks to maintain contact with participants, thereby sustaining participant interest and motivation as they focus on their goals. In line with nurturing interest and motivation, FSS continues to issue quarterly e-newsletters, which cover an array of information. Highlights include escrow statistics, calendar of events, maintaining healthy homes, preparing for inspections, and other topics of interest. Of particular interest to FSS participants is the success stories section. These highpoints inspire members to strive for progress, and achieve their goals.

FSS Program Coordinators supported a total of 180 program participants, and their families in the past year, despite pandemic related challenges. This number includes 139 Housing Choice Voucher (HCV) Program participants, and 41 Public Housing Program participants. Of these, 46 have opted for Homeownership/Prepare for Homeownership as a final goal. In line with this, and as a HUD approved housing counseling agency, there has been an expansion of services to include improving financial literacy, sharing strategies for increasing homeownership opportunities, and increasing awareness of available resources.

As we trek onward to ensure FSS families are provided with resources essential to their progress, FSS Program Coordinators continue to pursue new and innovative service offerings. As such, we will soon be expanding and improving upon our financial coaching program by connecting participants to self-paced, on-demand financial education resources aimed at supplementing remote coaching. These free financial education resources will provide hands-on, easy to understand information utilizing engaging videos, articles and other resources to provide practical money management information on budgeting, saving, and (re)building credit.

We remain committed to supporting the delivery of a wide variety of information, assistance, and opportunity to both participating and potential FSS families, and continue to pursue ways to expand the services we provide.

#### ***Section 3***

GHURA's Staff continues to educate the contractors on the Section 3 regulations and to mandate the compliance of these regulations with each construction contract. A/E continues to work with Section 3 residents as well to link them with contractors for employment. As of July 2020, construction contractors were able to hire one Section 3 residents as Laborer for part time work. The construction contracts are for a short duration and can only provide for part time work. Most residents want full time work. The agency continues to work with the contractors to hire residents and to train them to be skilled laborers. GHURA continues to follow up on the possibility of creating a Youth build program for the island of Guam.

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

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

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

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

Deconcentration of Poverty and Income-Mixing - The average income at all AMP sites is below the established income range (EIR); and there are no concentrated poverty areas.

### ***Housing Counseling***

GHURA became a full-fledged HUD approved housing counseling agency on 6/19/2020. The Housing Counseling program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 HCV and Public Housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase counseling, budgeting, homeownership and tenancy, fair housing, avoidance of mortgage default and eviction and basic rental education. The service is free of charge.

GHURA has aided approximately 31 clients in housing counseling services over the last 24 months. With both the one-to-one counseling and education pieces for housing clients, the agency anticipates an increased volume of clients. With the anticipated increase and long-term strategic planning, GHURA seeks to certify three additional personnel to become housing counseling certified (both for homeownership and renting) by the end of 2021. Expansion of services will also include online and web-based seminars to ensure accessibility to clients in need or interested in progressing toward self-suitability.

### ***Outreach Program***

GHURA continues to partner with several agencies and non-profit organization to bring outreach and education to families residing in Public Housing. As a result of COVID-19 pandemic and the recent confirmation of the omicron variant on island, Guam has experienced record high numbers of new infections with daily triple digit numbers. Despite these setbacks, programs continue utilizing other media platforms to connect with families.

Mane'lu (formerly Big Brother Big Sisters of Guam) is a local non-profit organization whose mission is to provide education and empowerment to children and families through mentoring. Mane'lu has been providing outreach activities to include work force development, sports and recreational activities such as hikes and visit to various program partners. Please refer below to highlighted events that have taken place this few months throughout the AMP sites:

**Historical site visits** for youths to explore the War in the Pacific visitor center. Throughout the museum, participants were able to complete assignments and play scavenger games & learn about the

different WWII artifacts. Youths were able to receive their certificates as official Reef Rangers of War in the Pacific National Historical Park.

- May 2021- youths from the sites were able to tour the T. Stell Newman museum with a movie and tour of Apaca and Ga'an point.
- In honor of Memorial Day- Youth participants were able to set up a display and tour the Asan Beach Park.
- Piti Guns
- Fonte Plateau
- Asan Ridge

**Out planting activities** include our youth assisting in expanding their endangered butterfly habitat. They participated in planting seedlings that endangered butterfly species on island could thrive on. Other species of plants and animals unique to the island were observed.

- Earth Month-Ritidian Wildlife Refuge Out planting
- Ritidian Wildlife Refuge and Community tour

**Other activities included:**

- Reef rangers in July 2021
- Summer Program
- Underwater World educational tour of marine life animals
- Workforce Development workshop
- Skills to Pay Bills-Mastering your soft skills, Money Smart-Financial
- Literacy classes & Resume writing- 16-week course
- Pickle Ball Association training for Mane'lu staff

**Upcoming activities:**

- I'TAsi- Participants will have the opportunity to learn first-hand knowledge about the rich marine life of Guam by snorkeling with trained National Park Service staff members. They'll learn threats to our ocean resources such as coral reef bleaching, ocean acidification, sedimentation and other environmental issues impacting the rivers and oceans.
- Workforce Development Internship with DOCOMO and Youth Conservations internship with the National Park Service
- Out planting at Ritidian for the local Fanihi population
- Pickle Ball outdoor activities at all AMP sites

In summary, Manel'u has continued to provide on-going community outreach and youth activities for our families in public housing. Upcoming activities are forthcoming and planned through the summer. It is hoped that more community partners will begin providing in-person accessibility to our children and families.

**Violence Against Women Act (VAWA)**

The last updated revision to the Housing Choice Voucher (HCV) Admin. Policy was on September 27, 2018, and the Public Housing Admissions and Continued Occupancy Policy (ACOP) on August 31, 2017. Both policies incorporated the latest VAWA update. GHURA will continue to include any approved changes in the Admin Policy and ACOP, changes are reviewed by the public and approved by the Board of Commissioners prior to implementation.

The 2017 ACOP has been updated and labeled 2020 ACOP. It is out for public comment review and anticipated to be approved by the Board of Commissioners before July 2021. Changes under VAWA include a preference for victims of domestic violence, dating violence, sexual assault, or stalking.

	<p><u>Other</u>  <b>Utility Allowance (UA).</b> The Utility Allowance study, through Notice PIH 2021-14 (HA), REV-3; page 36 provides for the delay in updating the utility allowance schedule which ends on December 31, 2021. This waiver was adopted by GHURA.</p> <p><b>Challenged Elements.</b> There have not been any Challenged Elements of the Annual PHA Plan brought to the Authority's attention. The Fiscal Year Beginning October 1, 2021 PHA Annual Plan for the Public Housing and Section 8 Programs and the Capital Fund Program Five Year Action Plan 2021-2025 was advertised for public comment for the period from March 19, 2021 through May 6, 2021. The Public Meeting was held on May 6, 2021.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Meeting Minutes (Exhibit C).</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b>  <a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y   N   N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>C.</b>	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><u>CFP Five Year Action Plan 2021-2025</u> CFP Five Year Action Plan (Form HUD50075.2) report year 2021 – 2025 has been entered into EPIC on-line data system and approved by HUD electronically in EPIC on 3/23/2021.</p> <p><u>CFP Five Year Action Plan 2020-2024 (Significant Amendment)</u> The Drainage Correction project at the AMP4 Toto Site was identified in the CFP Five Year Action Plan 2020-2024 and scheduled for year 2024. The projected cost estimate was \$203,000. The drainage issue has become a hazard to the Toto Public Housing community and to the surrounding private homeowners. A heavy downpour of rain has caused the neighbors’ property to flood, it has also caused flooding at Toto Public Housing enticing the Public Housing kids to use the flooding as a water slide and play area. Due to safety concerns, we are proposing to address this project sooner and to increase the budgeted amount.</p> <p>The A/E Division had planned to address the drainage correction by constructing a percolation chamber. However, after further review it was determined the proposed project description would not meet the updated EPA requirements and that the existing ponding basin is too small to accommodate the Public Housing area. The upgraded design and new scope of work increased the cost estimate substantially to \$1.3M. The substantial increase has triggered a Significant Amendment/Modification process requirement in order to move forward with this project. The definition of a Significant Amendment/Modification is when “Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan)”. Although the funding will be split between two grants, GQ08P001501-20 and the GQ08P001501-21, the estimated cost of the project exceeds 25% of the GQ08P001501-20 grant. The revised CFP Five Year Action Plan 2020-2024 has been entered into EPIC and can be found on GHURA’s web site at <a href="http://www.ghura.org">www.ghura.org</a>.</p>