

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

GuamHousingandUrbanRenewalAuthority

AnnualPHAPlan

forfiscalyear2003



**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Guam Housing and Urban Renewal Authority

PHANumber: GQ001

PHAFiscalYearBeginning:(mm/yyyy) October 1, 2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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RequiredAttachments:

- AdmissionsPolicyforDeconcentration
- FY2003CapitalFundProgramAnnualStatement:
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)

OptionalAttachments:

- PHAMangementOrganizationalChart
- FY2000CapitalFundProgram5 -YearActionPlan
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
X	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
X	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedorisaddressing thoseimpedimentsinareasonablefashioninviewofthe resourcesavailable,andworkedorisworkingwithlocal jurisdictionstoimplementanyofthejurisdictions' initiatives toaffirmativelyfurtherfairhousingthatrequirethePHA's	5YearandAnnualPlans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	involvement.	
X	Consolidated Plan for the jurisdiction/in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income ≤ 30% of AMI	See 1.	5	5	5	2	4	2
Income > 30% but ≤ 50% of AMI	See 1.	5	5	5	2	4	2
Income > 50% but < 80% of AMI	See 1.	5	5	5	2	4	2
Elderly	See 1.	5	5	5	2	4	2
Families with Disabilities	See 1.	5	5	5	2	4	2
Race/Ethnicity	See 1.	2	2	5	2	4	2
Race/Ethnicity	See 1.	2	2	5	2	4	2
Race/Ethnicity	See 1.	2	2	5	2	4	2
Race/Ethnicity	See 1.	5	5	5	2	4	2

- **The Guam Consolidated Plan states, "The 1996 Housing Needs assessment for Guam estimated that the total number of households on Guam is expected to increase by 3 percent annually. Growth rates for the different age groups as follows:**

<u>Age Group</u>	<u>Growth Rate</u>
62+	6.4%
○	3.7%
30-44w/kids	3.4%
15-44w/kids	2.6%
15-29w/kids	-.3%

The fastest growing segment is the elderly population age 62 years and over, followed by households' age 45 to 61. The study estimated that there were 42,864 households in 1998 on Guam. Approximately 3,272 households are experiencing overcrowding problems; 7,914 households experiencing inadequacy problems and 15,251 households experiencing affordability problems. The study estimated that Guam will have to build 3,669 units to accommodate the increase in households, 3,302 households will have to move to more adequately sized units, and 8,615 units will have to be renovated." (Guam consolidated Plan, FY 2000, page 10).

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **FY2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: **1998 GHURA Housing Needs Assessment**
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	434		
Extremely low income <= 30% AMI	370	.85	
Very low income (> 30% but <= 50% AMI)	47	.11	
Low income (> 50% but < 80% AMI)	17	.04	
Families with children	367	.85	
Elderly families	17	.04	

Housing Needs of Families on the Waiting List			
Families with Disabilities	11	.03	
Race/ethnicity	White2	.005	
Race/ethnicity	Black0	0	
Race/ethnicity	Alaskan26	.06	
Race/ethnicity	Hispanic0	0	
Race/ethnicity	Non-Hispanic432	.99	
Race/ethnicity	Other405	.93	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	64	.15	
2BR	110	.25	
3BR	115	.26	
4BR	79	.18	
5BR	44	.10	
5+BR	7	.02	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 2 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	983		
Extremely low income <= 30% AMI	821	.83	
Very low income (>30% but <=50% AMI)	149	.15	
Low income (>50% but <80% AMI)	13	.01	
Families with children	864	.88	
Elderly families	24	.02	
Families with Disabilities	17	.02	
Race/ethnicity	White 7	.007	
Race/ethnicity	Black 2	.002	
Race/ethnicity	Alaskan 0	0	
Race/ethnicity	Asian 32	.03	
Race/ethnicity	Hispanic 8	.008	
Race/ethnicity	Non-Hispanic 975	.99	
Race/ethnicity	Pacific Islander 942	.96	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	201	.20	
2BR	303	.31	
3BR	283	.29	
4BR	138	.14	
5BR	44	.04	
5+BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 2 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

- **Exception to the closed waiting list are only permitted for Families applying for assistance under the Family Unification Program (FUP) and the Section 8 Mainstream Housing Voucher Program .**

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAreourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselexecutionofsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthe community
- EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,733,769.00	
b) Public Housing Capital Fund	1,636,002.00	
c) HOPEVI Revitalization	N/A	
d) HOPEVI Demolition	NA	
e) Annual Contributions for Section 8 Tenant-Based Assistance	21,877,083.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	184,000.00	
g) Resident Opportunity and Self-Sufficiency Grants	\$250,000.00	
h) Community Development Block Grant	2,761,000.00	CDBG will be used to acquire, construct, rehabilitate facilities, provide micro-enterprise assistance and fund public service activities for low/moderate income families.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME	1,501,000.00	Funding will be used toward various home ownership projects; rehabilitation of existing homes to ensure that low/moderate income home-owners have safe, decent and sanitary housing.
Other Federal Grants (list below: Emergency Shelter Grant	118,000.00	Funding will be used to provide non-profit organizations to assist in Emergency Shelter Projects.
Guma Trankilidat	428,064.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	85,000.00	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	30,573,918.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe):

GHURA has a two-step verification process. Once an applicant successfully passes the first pre-screening step, he/she undergoes final eligibility determination. Once the applicant's final eligibility is confirmed,

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe):

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below):

To achieve deconcentration goals.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA -resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Anytime family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
 - **Flat rent**

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - **Southern developments (GHURA: 28, 83, 99, 100)**

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - **Central and northern developments (GHURA: 26, 35, 48, 250)**

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below):
Previous and current landlord information to include rental payment practices.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- PHA main administrative office
- Other (list below):
Via airmail or telephone

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than a time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)

- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”inthe boxrepresentingyour secondpriority,andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

1 DateandTime

FormerFederalpreferences

- 2 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 3 Victimsofdomesticviolence
Substandardhousing
Homelessness
Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentstholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwiththeequalpreferencestatus,howare applicantsselected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstholiveand/orworkinthe jurisdiction”(selectone)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below):
 - **Code of Federal Regulations (CFR)**
 - **HUD Notices**

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below):
 - **Referrals from non -profit organizations and other government agencies**
 - **Advertisements, flyers, posters, community bulletins, etc.**
 - **Radio and television announcements.**

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincome basedrentinpublichousing .Income -basedrentsaresetatthehigherof30% ofadjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(lessHUDmandatorydeductionsandexclusions).(If selected,skiptosub -component(2))

---or---

ThePHAemploysdiscretionarypoliciesfordeterminingincome -basedrent(If selected,continuetquestionb.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

For household heads
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing using _____
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below):

- **Fair Market Rent/Payment Standard**

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies _____ .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	750	12-15 per month
Section 8 Vouchers (Emergency vouchers)	1,979 536	10 per month 5 per month
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/ Vouchers (list individually)	Mainstream – 75 Family Unification Program – 133	1-2 per month 2-3 per month
Public Housing Drug Elimination Program (PHDEP)	750	8 per month
Other Federal Programs (list individually)		
Family Self -sufficiency Program		
Resident Opportunity and Self -sufficiency Program		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- **Most recent board -approved budget for the Public Housing Program;**
 - **Public Housing Admissions and (continued) Occupancy Policy, which includes the Tenant Selection and Assignment Plan.**
 - **Public Housing Deco ncentration and Income Mixing documentation;**
 - **Public Housing rent determination policies, including the methodology for setting public housing flat rents.**
 - **Scheduled off flat rents offered each public housing development.**
- Section 8 Management: (list below)
- **Section 8 Administrative Plan**

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant based assistance program in addition to federal requirements found at 24CFR982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **GUAM**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CF P optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year? If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	

- a. Actual or projected start date of activity:
 b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required?	(If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current	

status)

- Conversion Plan in development
- Conversion Plans submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD - approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing**

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA -established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH A main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Resident opportunities and Supportive Services Program	250	Waiting list Individual Development Plan	Resident Initiatives Office,	Public Housing
On-the-Job Training (O -J-T)	200	FSS waiting list	Government of Guam agencies; Private Companies/firms	Both
Section 3 Program	500	Specific Criteria	Resident Initiative Office	Both

WorkforceInvestmentAct	2000	Waiting list/Specific Criteria	ResidentInitiative Office/One-Stop CareerCenter	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (Start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	116
Section 8	152 (as of FY 2002)	146

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskipcomponent15.HighPerformingandsmallPHAs thatare participatinginPHDEPandaresubmittingaPHDEPPlanwiththisPHAPlanmayskip tosub componentD. -

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

(selectallthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describe below)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describebelow)

1. Whichdevelopmentsaremostaffected?(listbelow)

- **TotoGardens(GHURA250)**
- **Pagachao,Agat(GHURA99)**
- **Yona(GHURA100)**

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

1. Which developments are most affected? (list below)

- **All developments**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

1. Which developments are most affected? (list below)

- **All GHURA developments**

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY20 00 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFRPart9 03.79(n)]

- **See attachment #5 “Information on Pet Policy”**

15. Civil Rights Certifications

[24CFRPart903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFRPart903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? **4**
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached as Attachment (Filename)

Provided below:

RESIDENT ADVISORY COUNCIL

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima "Yan Rinueban Suidat Guahan

June 5, 2003

RESIDENT ANNUAL PLAN RECOMMENDATIONS FOR 2003 - 2004

We the Resident Advisory Council have only had the opportunity to attend a few resident associations meetings to acquire some of the residents' input and recommendations for this year's annual planning. The Associations whom have submitted recommendations are as follows:

INARAJAN:

- Putting shelves in storage closet
- Repairs of cabinets under sinks
- Caulking of windows to eliminate leaks
- Fire escape for two -story units (safety)

TALOFOFO:

- Drainage in restrooms
- Fencing to reduce outside activity between units (safety)
- Street lights need to be operational (safety)
- Upgrade kitchen cabinets with roller doors
- Upgrade electrical and plumbing

TOTO GARDENS:

- Upgrade and child -proof window screens to open only from inside (safety)
- Lights for our common areas to eliminate late night activities (safety)
- Fencing of hazardous areas, at least four (4) feet height (safety):
 - Behind units with back slope to storm drainage
 - The whole curbside along the bus stop area (ASAP)

- Upgrading our recreational facilities

We are looking forward to making next year's plans more informative by getting the rest of the associations involved.

Thank You
William Cepeda
President, RAC

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below):

- Several unit improvements recommended by the RAC have been included in the Capital improvement plan for FY2003 – 2004 and will be addressed in the next grant cycles. These improvements include adding shelves to storage closets, replacing or upgrading kitchen cabinets, and upgrading electrical and plumbing systems.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

- Any head of household receiving PHA assistance
- Any adult recipient of PH Assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - **Goals of the authority will continue to implement managerial and operational strategies to increase public housing occupancy rates and Section 8 lease rates.**
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- **The Authority administers both low income housing and community planning and development programs. As such, internal divisions work closely together to meet the needs stated in the housing plan as far as resources and land use needs permit.**

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT #1: Resident Membership of the PHA Governing Board:

The Resident Advisory Council (RAC) unanimously recommended Ms. Mary Ann Reyes as their choice to represent them as a member of GHURA's Board of Commissioners. Their recommendation was submitted to newly elected Governor Felix P. Camacho who then appointed Ms. Reyes on February 28, 2003. Ms. Reyes' appointment received legislative confirmation on April 17, 2003. As a member of GHURA's Board of Commissioners, Ms. Reyes has full voting rights.

**ATTACHMENT#2:MembershipResidentAdvisoryCouncil
(RAC):**

RACMEMBER	ADDRESS	OFFICE	METHODOF SELECTION
WilliamP.Cepeda	P.O.Box3117, Hagatna,Guam 96932	President	ResidentElection: March15,2003
JohnC.Santos	T2PaleDuenas Street,Talofoyo, Guam96915	VicePresident	ResidentElection: March15,2003
EvelynF.Taimanglo	P.O.Box17126 Inarajan,Guam 96917	Secretary	ResidentElection: March15,2003
DorlindaR.Arriola	10ASanMiguel Street,Talofoyo, Guam96915	Treasurer	ResidentElection: March15,2003
AngelineT.C.Concepcion	#21PaleDuenas Street,Talofoyo, Guam96915	LiaisonOfficer	ResidentElection: March15,2003
**FloraJaneCharfarous	P.O.Box8282, Agat,Guam96928	Section8 Representative	Appointedby GHURA's ExecutiveDirector 5/2002

****Note:**Due to the lack of interest among Section 8 participants to elect a member or members to form a Resident Advisory Board, Ms. Taling Taitano, GHURA's former Executive Director, appointed Ms. Flora Jane Charfauros to represent Section 8 families on May 2002. Ms. Charfauros' term is for three years or until she is deemed no longer eligible to serve. Ms. Charfauros recently replaced Ms. Pearl Jean Mendiola, the former RAC representative. Ms. Mendiola is no longer a Section 8 participant.

ATTCHMENT#3:Section8HomeownershipCapacityStatement:

In line with President Bush's priority to promote homeownership, the Guam Housing and Urban Renewal Authority Community Development Division is currently developing program policies and procedures for the implementation of its Section 8 Homeownership Program. GHURA expects to begin implementation of the Section 8 Homeownership Program in fiscal year 2004.

ATTACHMENT#4:DescriptionofImplementationofCommunity Services:

InresponsetonoticePIH2003 -17(HA)issuedJune20,2003,GHURAhassre -instatedits CommunityServiceProgram.ThePublicHousingstaffshave begunnotifyingfamiliesabout there -instatementoftheProgramandhaveplanstobeginenforcementonorbeforethestart ofthefiscalyear.

TheCommunityServiceProgramwillapplytoallable -bodiedadultresidentslivinginpublic housingwhoareconsiderednon -exempt.Participantswillberequiredtocontributea minimumofeighthoursofcommunityserviceeachmonth.ResidentAssociationofficersare thedesignatedindividualsresponsibleforcertifyingCommunityServiceparticipations.The typesofcommunityservicecontributionsconsideredacceptableinclude:making improvementstotheindividuals'community(i.e.,cuttinggrass,assistingwithresident associationactivities,developingandimplementingactivitiesthatwoulddirectlybenefit youthorelderlymembersinthecommunity,activelyservicingasaresidentofficer,making minorrepairsorcleanuptounits/development,on -the-jobtraining,etc.)

Tenantsexemptedfromthecommunityservicerequirementswillincludethose:

- Age62 yearsorolder
- Thosecertifiedashavingadisability(asdefinedunder216(i)or1614ofthe SocialSecurityAct(42U.S.C.416(i)(1))
- Currentlyengagedinworkactivitiesdefinedinsection407oftheSocial SecurityAct(42U.S.C.607(d)):
 - Unsubsidizedemployment
 - Subsidizedprivate -sectoremployment
 - Subsidizedpublic -sectoremployment
 - Workexperience
 - On-the-jobtraining
 - Jobsearchandjobreadinessassistance
 - Othercommunityserviceprograms
 - Vocationaleducationtraining(nottoexceed12monthswith respect toanyindividuals)
 - Job-skillstrainingdirectlyrelatedtoemployment
 - Educationdirectlyrelatedtoemploymentincaseofarecipientwho hasnotreceivedahighschooldiplomaoracertificateofhighschool equivalency
 - Satisfactoryattendanceatsecondaryschoolorinacourseofstudy leadingtoacertificateofgeneralequivalenceinthecaseofa recipientwhohasnotcompletedhighschool.
 - Theprovisionofchildcareservicestoanindividualwhois participatinginacommunityserviceprogram .

TheimplementationoftheCommunityServiceProgramisincoordinationwithGHURA's FamilySelf -sufficiencyProgramandtheTemporaryAssistancetoNeedyFamilies(TANF) Agency.

ATTACHMENT #5: Information on Pet Policy

GHURA implemented its policy on March 31, 2000. Both elderly and non-elderly families are permitted to keep common household pets in their dwelling units, provided families meet the following terms and conditions:

- The tenant has met the terms of their dwelling lease and applicable local laws governing common pets;
- The type and size of pet meet the specified definition of a common pet (cat, dog, bird, small fish or turtle);
- Pets must be registered with GHURA prior to bringing the pet into the premises and updated annually;
- Pets are properly inoculated, spayed and neutered;
- Residents who keep dogs and cats must pay a refundable security deposit of \$250.00 prior to bringing the pet to the premises;
- Only one pet is permitted per dwelling unit (for fish and turtles, only one aquarium is permitted);
- Cats and dogs must be leashed and appropriately and effectively restrained at all times when outside the unit;
- Tenants who own pets are responsible to provide their pet with adequate care and nutrition for their pets.

Residents who violate the pet policy may be grounds for removal of the pet or termination of tenancy in Public Housing.

ATTACHMENT#6:STATEMENTOFPROGRESSINMEETING THE5 -YEARPLANMISSIONANDGOALS:

PromotingAdequateandAffordableHousing:

- Morethan97percentofGHURA'sPublicHousing Unitsareoccupied.TheLIPHstaffshavediligentlyworkedhardinmovingfamiliesintovacantunits.
- UndertheSection8HousingChoiceVoucherProgram,GHURAhaseasedupallofits authorizednumberofvouchersandareworkingtowardleasingupadditionalvouchers receivedthrougharecentrequestforemergencydisasterassistance.
- TheContractbankingservicesandcouponbillingsareworkingwellwiththePublic Housingresidents.Theconvenienceofthisprocesshasbeenhighlycomplimentedby residentsduringregularResidentAssociationMeetings.
- NewResidentAdvisoryCouncil(RAC)membersareinplaceafterarecentelectionheld atdifferentersites.AgroupfromthelocalCommunitycollegecoordinatedtheelection processandalsotabulatedtheresults.
- GHURAcontinuestomarketPublicHousingunitsastheybecomeavailableviaflyersto villageMayorsandnewsprintmedia.
- Theestablishmentsofthefoursite -baseofficeshavemadeaccesstohousingstaffmore convenientforPublicHousingResidents .ThepresenceofGHURAstaffsatthevarious siteshasbeenavaluableresourcefortheresidents.
- Theconstructionsofthe40homesinAstumboDededohavebeencompleted.Sixteenof thefortyunitshavealreadybeensoldtolow -incomefamiliesandtheremainingtwenty - fourwillbesoldwithinyear.Twounitsoftheremainingtwenty -fourareset -asidefor familiesintheverylow -incomelevel.Aaffordableloanprogramwillbeprovidedby HabitatforHumanitySweat -equityProgram.
- TheSection8AdministrativePlanandthePublicHousingAdmissionsandContinued OccupancyPlanhaverecentlybeenrevised.GHURA'sBoardofCommissionersadopted therevisionsonAugust28,2002.
- GHURAisdevelopingprogramoliciesandprocedurestoimplementtheSection8 Homeownershipprogramonorbeforefiscalyear2004.
- GHURAcontinuestoseekadditionalSection8voucherstoaccommodatefamiliesonour longwaitinglist.Mostofthoseonthewaitinglistfamilieswhomweredisplacedbythe devastatingTyphoonPongsona.,whichhittheislandinDecember2002.
- Aggressiveoutreachservicesarebeingconductedtoeducatetheislandcommunity regardinghousingissues;
- Acomprehensivehousingmarketstudyiscurrentlybeingconductedforthepurposeof evaluatingtheavailabilityofaffordablehousingonislandandoptionstopursueother avenues toincreaseaffordablehousingandpromoteprivatehomeownership.
- GHURAconductsannualutilitystudies toensureapplicableratesarebeingaccurately appliedtosection8and publichousingtenantrents.

ProvidingEconomicOpportunity:

- GHURAhassimpledvariouseducationandtrainingopportunitiesforPublic HousingresidentsthroughtheResidentOpportunityandSupportiveServicesGrant Program;

- The Authority's Family Self-Sufficiency (FSS) Program continues to grow. The increase of graduates from the program and the amount of escrow funds are indicative of the success of the program;
- GHURA continues to partner with the island's One Stop Career Center (established under the Workforce Investment Act). Staff members are made available to respond to applicants' needs and flyers and other informational brochures are also available at the center.
- GHURA continues to submit requests for additional economic opportunities related grants.
- Family Self-Sufficiency participants are gaining valuable work experience as On-the-Job Trainees. GHURA has managed to hire several FSS participants as permanent employees as a result of their hard work and dedication;
- GHURA continues to market economic and educational opportunities during resident meetings, presentations and outreach programs in the local community.

Providing Suitable Living Environment Free from Discrimination:

- GHURA is aggressively involved in mass media newsprint and visual advertisements regarding fair housing issues;
- GHURA continues to print the required procedures in reporting fair housing violations in all forms, letters, advertisements, etc.;
- Fair Housing issues are discussed during resident meetings, local outreach opportunities and gatherings.



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

HAName		Grant Type and Number		Federal FY of Grant	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Capital Fund Program Grant No.	GQ08P00150100	2000	
		Replacement Housing Factor Grant No.	N/A		
//Original Annual Statement//Reserve for Disasters/Emergencies//Revised Annual Statement/Revision No._3_				Full Obligation: 9/2002	
/X/Performance and Evaluation Report for Period Ending_March 31, 2003_/Final Performance and Evaluation Report				Full Expenditure: 9/2004	
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements-Soft Costs	\$48,730.00	\$49,260.37	\$49,260.37	\$ 49,260.37
	1408 Management Improvements-Hard Costs	\$17,610.00	\$17,610.00	\$17,610.00	\$12,010.00
4	1410 Administration	\$143,669.00	\$143,138.63	\$143,138.63	\$141,909.98
5	1411 Audit	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$51,746.00	\$51,746.00	\$51,746.00	\$51,560.36
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$125,348.00	\$124,348.00	\$124,348.00	\$124,348.00
10	1460 Dwelling Structures	\$1,339,002.00	\$1,341,292.00	\$1,341,292.00	\$1,146,480.85
11	1465.1 Dwelling Equipment--Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$26,874.00	\$25,584.00	\$25,584.00	\$25,574.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-18)	\$1,754,979.00	\$1,754,979.00	\$1,754,979.00	\$1,553,143.56
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of Line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security-Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security-Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

AnnualStatement/PerformanceandEvaluationReport
 CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
 PartII:SupportingPages

HAName		GrantTypeandNumber						FederalFYofGrant	
GUAMHOUSINGANDURBANRENEWALAUTHORITY		CFPGrantNo.		GQ08P00150100		2000			
		RHFGGrantNo.		N/A					
Dev. No./Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Dev. Acct. No.	Qty	TotalEstimatedCost		TotalActualCost		StatusofProposed Work	
				Original rev#1	Revised	Funds Obligated	Funds Expended		
Management Improvements	1.StaffProfessionalDevelopment	1408	1	\$0.00	\$0.00	\$0.00	\$ -		
	2.ResidentCoordination(RIC)50%	1408	1	\$20,975.20	\$20,975.20	\$20,975.20	\$ 20,975.20	FY2003completed.	
	3.ResidentCoordination(PC1)50%	1408	1	\$14,024.80	\$14,024.80	\$14,024.80	\$ 14,024.80	FY2003completed.	
	4.MODsalaries/benefits	1408	1	\$0.00	\$530.37	\$530.37	\$ 530.37	addnewworkitemfrom#1410	
	4.ResidentInitiativesPrograms	1408	1	\$13,730.00	\$13,730.00	\$0.00	\$ -	Completed.	
	TransPacificDevelopment+ShellGuam					\$13,730.00	\$ 13,730.00	#22747/22834/22800	
	5.SoftwareCosts	1408	1	\$17,610.00				68%completed.	
	InternationalMgmt,PO#02-660,7/25/02				\$17,610.00	\$17,610.00	\$ 12,010.00	#22650/22884	
	CFPAccountNo.1408			\$66,340.00	\$66,870.37	\$66,870.37	\$61,270.37		
Administration	1.SALARIES								
	MODCoordinator(100%)	1410.1	1	\$40,910.36	\$40,379.99	\$40,379.99	\$ 40,379.99	moved\$530.37to#1408	
	PlannerII(100%)	1410.1	1	\$34,579.86	\$34,579.86	\$34,579.86	\$ 34,579.86		
	AdministrativeAssistant(100%)	1410.1	1	\$14,587.83	\$14,587.83	\$14,587.83	\$ 14,587.83		
	2.BENEFITS(15%)	1410.9	3	\$38,187.75	\$38,187.75	\$38,187.75	\$ 38,187.75		
	3.CostAllocationPlan	1410.1	1	\$7,407.00	\$7,407.00	\$7,407.00	\$ 7,407.00	Completed.	
	4.Legal	1410.4	1	\$516.02	\$516.02	\$516.02	\$ 516.02	#22656/23087	
	5.Travel/RegFees	1410.10	1	\$4,864.06	\$4,864.06	\$4,864.06	\$ 4,864.06	#21968/22111/22563/22564/22631/	
	6.MembershipDues/Fees(MOD)	1410.14	3	\$0.00	\$0.00	\$0.00	\$ -	deleteworkitem.	
	7.Phone/Fax/Beeper	1410.16	1	\$1,500.00	\$1,500.00	\$1,500.00	\$ 564.08	#22623/22723/22714/22801/22793/22794/22809/22897.	
	8.Advertising/Supplies/Auto	1410.19	1	\$1,116.12	\$1,116.12	\$1,116.12	\$ 823.39	#22907/23075/23108/23194	
	CFPAccount#1410:			\$143,669.00	\$143,138.63	\$143,138.63	\$141,909.98	#22900/22903/23070/23093	
Audit	CGPAuditCost	1411	1	\$2,000.00	\$2,000.00	\$2,000.00	\$ 2,000.00	#22292	
	J.ScottMagliari								
	CFPAccount#1411:			\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00		

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

HAName		GrantTypeandNumber		FederalFYofGrant				
GUAMHOUSINGANDURBANRENEWALAUTHORITY		CFPGrantNo. GQ08P00150100 RHFGrantNo. N/A		FFY2000				
Dev. No./Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Dev. Acct. No.	Qty	TotalEstimatedCost		TotalActualCost		StatusofProposed Work
				Original rev#1	Revised	Funds Obligated	Funds Expended	
PHA-WIDE (in-house)	FEESANDCOSTS FMEManager(25%) EngineerII(25%) WageCompliance(50%) Inspector(100%) PlannerIII(25%) SundryCosts:PrintingofSpecs CFPAccount#1430:	1430.19	1	\$2,470.37	\$2,470.37	\$2,470.37	\$ 2,470.37	#22566/22569/22696/22687/22718/23108/23194/23186
				\$3,321.07	\$3,321.07	\$3,321.07	\$ 3,321.07	
				\$6,778.28	\$6,778.28	\$6,778.28	\$ 6,778.28	
				\$24,796.61	\$24,796.61	\$24,796.61	\$ 24,796.61	
				\$12,605.95	\$12,605.95	\$12,605.95	\$ 12,605.95	
				\$1,773.72	\$1,773.72	\$1,773.72	\$ 1,588.08	
				\$51,746.00	\$51,746.00	\$51,746.00	\$51,560.36	
PHA-WIDE ClotheslinePosts TalofofoSewerline Sinajana/Talofofo Guardrails	SITEIMPROVEMENTS DEMDCConstruction(3/20/02): BarrettPlumbingPO02-383(3/22/02)+CO#1 MegaUnited,PO#02- CGPAccount#1450:	1450	1	\$125,348.00	\$124,348.00	\$89,980.00	\$ 89,980.00	move\$1000to#1460 #22289/22389/22460
						\$19,880.00	\$ 19,880.00	#22430/22459
						\$14,488.00	\$ 14,488.00	#22962
				\$125,348.00	\$124,348.00	\$124,348.00	\$124,348.00	
PHA-WIDE server MODlaptop MODprinter scanner MOD/MIScomputer MODCDRW	NON-DWELLINGEQUIPMENT Computerland,PO#02-349,3/13/02 GTSICorp,PO#02-521,5/21/02 Compubiz,PO#02-621,7/17/02 Computer2000,PO#02-665,7/25/02 GTSICorp,PO#02-768,9/10/02 GTSICorp,PO#02- CGPAccount#1475:	1475	1	\$26,874.00	\$25,584.00	\$15,347.00	\$ 15,347.00	move\$1290to#1460 #22792
						\$2,661.00	\$ 2,661.00	#22716
						\$799.00	\$ 799.00	#22711
						\$3,984.00	\$ 3,984.00	#22791
						\$2,500.00	\$ 2,500.00	#22895
						\$293.00	\$ 283.00	#22804;needtodraw\$10more
				\$26,874.00	\$25,584.00	\$25,584.00	\$25,574.00	

Part II: Supporting Pages

HA Name		Grant Type and Number				Federal FY of Grant					
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFPG Grant No. GQ08P00150100		RHF Grant No. N/A		FFY 2000					
Dev. No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Proposed Work			
				Original rev#1	Revised	Funds Obligated	Funds Expended				
GHURA250	DWELLING STRUCTURES PLUMBING Keum Yang Corp. (\$887,767.88)	1460	250	\$691,806.00	\$694,096.00	\$694,096.00	\$ 499,284.85	\$193,671.88 to be covered under CFPG Q-50101. #22899/22984/23067			
GHURA82	DEHUMIDIFIER Mega United; (4/20/02)	1460	82	\$46,888.00	\$46,888.00	\$46,888.00	\$ 46,888.00	#22527			
PHA-WIDE	Vacancy Reduction Program Keum Yang Corp. (3/28/02)	1460	50	\$384,810.00	\$384,810.00	\$384,810.00	\$ 384,810.00	#22290/22384/22463/22610/22795			
CGP Account #1460:				\$1,123,504.00	\$1,125,794.00	\$1,125,794.00	\$930,982.85				
PHA-WIDE	Unit Turnaround-Disaster Related Master Painters, PO#02-631 GNK Enterprises, PO#02-632 KJ Construction, PO#02-633 ITI Power Savers, PO#02-634 QL International, PO#02-635 Evergreen Const, PO#02-636 Baz Construction, PO#02-637 SMD Construction, PO#02-638 ITI Power Savers, PO#02-655 Baz Construction, PO#02-656 Master Painters, PO#02-657 Evergreen Const, PO#02-658 QL International, PO#02-659 Mega United, PO#02-682 Master Painters, PO#02-796 Mega United, PO#02-794 SMD Construction, PO#02-795	1460	60	\$215,498.00	\$215,498.00	\$13,300.00 \$ 13,300.00 \$12,395.00 \$ 12,395.00 \$7,200.00 \$ 7,200.00 \$13,575.00 \$ 13,575.00 \$9,850.00 \$ 9,850.00 \$10,150.00 \$ 10,150.00 \$13,100.00 \$ 13,100.00 \$10,000.00 \$ 10,000.00 \$41,978.00 \$ 41,978.00 \$3,400.00 \$ 3,400.00 \$2,682.00 \$ 2,682.00 \$3,570.00 \$ 3,570.00 \$11,000.00 \$ 11,000.00 \$13,040.00 \$ 13,040.00 \$24,452.00 \$ 24,452.00 \$22,456.00 \$ 22,456.00 \$3,350.00 \$ 3,350.00	\$215,498.00	\$215,498.00	\$215,498.00	\$215,498.00	Add item due to Typhoon Chata'an. #22612 #22525 #22526 #22606 #22721 #22602 #22524 #22528 #22606 #22598 #22612 #22602 #22721 #22613 #22796 #22797 #22799
CGP Account #1460:				\$215,498.00	\$215,498.00	\$215,498.00	\$215,498.00				

AnnualStatement/PerformanceandEvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartIII:ImplementationSchedule

HAName			GrantTypeandNumber			FederalFYofGrant	
GUAMHOUSINGANDURBANRENEWALAUTHORITY			CFPGrantNo.: GQ08P00150100 RHFGrantNo. N/A			2000	
Development Number/Name HAWide Activities	AllFundsObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			Reasonsfor RevisedTarget Dates
	Original	Revised	Actual	Original	Revised	Actual	
Site Improvements	30-Sep-02	30-Sep-02		30-Sep-03	30-Sep-04		Basedongrantrevision#3,noextensionisrequired.
MgmtImprove	30-Sep-02	30-Sep-02		30-Sep-03	30-Sep-04		Basedongrantrevision#3,noextensionisrequired.
Dwelling Structures	30-Sep-02	30-Sep-02		30-Sep-03	30-Sep-04		Basedongrantrevision#3,noextensionisrequired.

AnnualStatement/PerformanceandEvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartI:Summary

HAName GUAMHOUSINGANDURBANRENEWALAUTHORITY	GrantTypeandNumber		FederalFYofGrant FFY2001
	CFPGrantNo.	GQ08P00150101	
	RHFGrantNo.	N/A	

//OriginalAnnualStatement//ReserveforDisasters/Emergencies/X/RevisedAnnualStatement/RevisionNo._1_

FullObligation:9/2003

/X/PerformanceandEvaluationReportforPeriodEnding_March31,2003_//FinalPerformanceandEvaluationReport

FullExpenditure:9/2005

LINE NO.	SUMMARYBYDEVELOPMENTACCOUNT	TOTALESTIMATEDCOST(2)		TOTALACTUALCOST(2)	
		ORIGINAL	REVISED	OBLIGATED	EXPENDED
1	TotalNon-CFPFunds	\$0	\$0	\$0.00	\$0.00
2	1406Operations	\$10,000	\$10,000	\$10,000.00	\$0.00
3	1408ManagementImprovements(SoftCosts)	\$0	\$0	\$0.00	\$0.00
	ManagementImprovements(HardCosts)	\$0	\$0	\$0.00	\$0.00
4	1410Administration	\$163,002	\$163,002	\$163,002.00	\$8,290.56
5	1411Audit	\$1,000	\$1,500	\$1,500.00	\$0.00
6	1415LiquidatedDamages	\$0	\$0	\$0.00	\$0.00
7	1430FeesandCosts	\$68,729	\$68,729	\$68,729.00	\$15,440.61
8	1440SiteAcquisition	\$0	\$0	\$0.00	\$0.00
9	1450SiteImprovement	\$0	\$0	\$0.00	\$0.00
10	1460DwellingStructures	\$1,393,271	\$1,306,468	\$312,033.88	\$115,612.00
11	1465.1DwellingEquipment--Nonexpendable	\$0	\$0	\$0.00	\$0.00
12	1470NondwellingStructures	\$0	\$0	\$0.00	\$0.00
13	1475NondwellingEquipment	\$0	\$86,303	\$70,406.00	\$36,689.00
14	1485Demolition	\$0	\$0	\$0.00	\$0.00
15	1490ReplacementReserve	\$0	\$0	\$0.00	\$0.00
16	1492MovingtoWorkDemonstration	\$0	\$0	\$0.00	\$0.00
17	1495.1RelocationCosts	\$0	\$0	\$0.00	\$0.00
18	1499DevelopmentActivities	\$0	\$0	\$0.00	\$0.00
19	1502Contingency	\$0	\$0	\$0.00	\$0.00
20	AMOUNTOFANNUALGRANT(sumoflines2-19)	\$1,636,002	\$1,636,002	\$625,670.88	\$176,032.17
21	Amountofline20RelatedtoLBPActivities	\$0.00	\$0	\$0.00	\$0.00
22	Amountofline20RelatedtoSection504Compliance	\$0.00	\$0	\$0.00	\$0.00
23	Amountofline20RelatedtoSecurity-SoftCosts	\$0.00	\$0	\$0.00	\$0.00
24	Amountofline20RelatedtoSecurity-HardCosts	\$0.00	\$0	\$0.00	\$0.00
25	Amountofline20RelatedtoEnergyConservationMeasures	\$0.00	\$0	\$0.00	\$0.00
26	CollateralizationExpensesorDebtService	\$0.00	\$0	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No.	GQ08P00150101			FFY 2001
				RHF Grant No.	N/A			
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	Operations	1406		\$ 10,000	\$ 10,000.00	\$10,000.00	\$0.00	
PHA-WIDE	1. Salaries (non-technical)	1410.1						
	MOD Coordinator (100%)		1	\$ 59,919	\$ 59,919.00	\$59,919.00	\$3,709.76	ppe 3/31/03
	Planner II (100%)		1	\$ 48,626	\$ 48,626.00	\$48,626.00	\$2,856.00	ppe 3/31/03
	Administrative/Fiscal Staff			\$ 5,000	\$ 5,000.00	\$5,000.00	\$0.00	
	2. Benefits (20%)	1410.90	3	\$ 39,000	\$ 39,000.00	\$39,000.00	\$1,724.80	ppe 3/31/03
	3. Travel/Mileage/Reg Fees	1410.10	1	\$ 6,982	\$ 6,982.00	\$6,982.00	\$0.00	
	4. Printing/Advertising	1410.19		\$ 1,700	\$ 1,700.00	\$1,700.00	\$0.00	
	5. Phone/Fax/Beeper	1410.16		\$ 1,000	\$ 1,000.00	\$1,000.00	\$0.00	
	6. Supplies	1410.19		\$ 500	\$ 500.00	\$500.00	\$0.00	
	7. Legal	1410.40		\$ 275	\$ 275.00	\$275.00	\$0.00	
	CFP ACCOUNT NO. 1410:			\$ 163,002	\$ 163,002.00	\$163,002.00	\$8,290.56	
AUDIT COSTS	Audit Costs	1411	1	\$ 1,000	\$ 1,500.00			
	J. Scott Magliari & Company					\$1,500.00	\$0.00	FY2002 audit for CGP 710 & CFP 711.
FEES AND COSTS	Sundry Costs	1430	1	\$ 3,099	\$ 3,099.00	\$3,099.00	\$8.40	ck#23146/
	FME Manager	1430.1		\$ 5,100	\$ 5,100.00	\$5,100.00	\$603.30	ppe 3/31/03
	Engineer II	1430.1		\$ 10,000	\$ 10,000.00	\$10,000.00	\$4,690.63	ppe 3/31/03
	Wage Compliance Officer	1430.1		\$ 10,000	\$ 10,000.00	\$10,000.00	\$1,535.59	ppe 3/31/03
	Inspector	1430.1		\$ 40,530	\$ 40,530.00	\$40,530.00	\$8,602.69	ppe 3/31/03
	CFP ACCOUNT NO. 1430:			\$ 68,729	\$ 68,729.00	\$68,729.00	\$15,440.61	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No.		GQ08P00150101		FFY2001
				RHF Grant No.		N/A		
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
GHURA 250 GHURA 100 GHURA 48/35	DWELLING STRUCTURES Plumbing/Floor Drains Keum Yang Corp. (\$887,767.88) Plumbing Plumbing/Renovation	1460	250	\$ 835,695	\$ 193,671.88	\$193,671.88	\$0.00	
		1460	100	\$ 361,095	\$ -			
		1460	83	\$ 196,481	\$ 994,434.12			
				\$ 1,393,271	\$ 1,188,106.00	\$193,671.88	\$0.00	
PHA-WIDE	Disaster Related - Renovation Mega United Corp. (PO#03-845:\$14,560.00) Baz Const. (PO#03-979:\$24,500.00) Mega United Corp. (PO#03-980:\$4,288) DEMD Const (PO#03-981:\$13,150.00) QL International (PO#03-982:\$28,350.00) RYK Corp. (PO#03-983:\$14,500.00) CY Development (PO#03-1004:\$8,800.00) Mega United Corp. (PO#03-1003:\$12,344.00) QL International (PO#03-1032:\$2,750.00)	1460	60	\$0.00	\$ 118,362.00	\$9,680.00	\$9,680.00	ck# 22962
						\$24,500.00	\$24,500.00	ck# 23073
						\$4,288.00	\$4,288.00	ck# 23016
						\$13,150.00	\$13,150.00	ck# 23015
						\$28,350.00	\$28,350.00	ck# 23054
						\$14,500.00	\$14,500.00	ck# 23042
						\$8,800.00	\$8,800.00	ck# 23089
						\$12,344.00	\$12,344.00	ck# 23078
						\$2,750.00	\$0.00	
			CFP ACCOUNT NO. 1460:			\$0.00	\$ 118,362.00	\$118,362.00
PHA-WIDE	NON-DWELLING EQUIPMENT Generator (Disaster-Related) Morricco Equipment (PO#03-1006:\$36,539) Orion Const (PO#03-1042/1122/1143:\$31,997) Vehicle for MOD-related projects/programs Bid out on review	1475	1	\$0.00	\$ 70,406.00	\$38,409.00	\$36,539.00	ck# 23134
						\$31,997.00	\$150.00	ck# 23231
						\$ 15,897.00		
							\$0.00	\$0.00
	CFP ACCOUNT NO. 1475:			\$0.00	\$ 86,303.00	\$70,406.00	\$36,689.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

HA Name			Grant Type and Number			Federal FY of Grant	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY			CFP Grant No.: GQ01P00150101 RHF Grant No. N/A			FFY2001	
Development Number/Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		Funds would be used to immediately renovate vacant units in order to house families that were left homeless due to typhoon that hit the island in July and December, 2002. This was discussed with Ms. Shirley A. Thomas of HUDS.F.
Administration	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		
Audit	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		
Fees and Costs	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		
GHURA 250	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		
GHURA 100	30-Sep-03	N/A		30-Sep-05	N/A		
GHURA 48	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		
PHA-WIDE	30-Sep-03	30-Sep-03		30-Sep-05	30-Sep-05		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number		Federal FY of Grant	FFY2002
	CFP Grant No.	GQ08P00150102		
	RHF Grant No.	N/A		

//OriginalAnnualStatement//ReserveforDisasters/Emergencies//RevisedAnnualStatement/RevisionNo._1_

ObligationEnd:6/30/04

/X/PerformanceandEvaluationReportforPeriodEnding_March31,2003_//FinalPerformanceandEvaluationReport

ExpendedEnd:6/30/06

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	\$0	\$0	\$0.00	\$0.00
2	1406 Operations	\$10,000	\$25,000	10,000.00	0.00
3	1408 Management Improvements (Soft Costs)	\$37,000	\$22,000	6,525.00	0.00
	Management Improvements (Hard Costs)	\$0	\$0	\$0.00	\$0.00
4	1410 Administration	\$150,800	\$150,800	\$59,250.00	\$0.00
5	1411 Audit	\$750	\$750	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$62,500	\$75,000	\$0.00	\$0.00
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00
9	1450 Site Improvement	\$0	\$300,000	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,254,449	\$941,949	\$0.00	\$0.00
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0	\$0	\$0.00	\$0.00
14	1485 Demolition	\$0	\$0	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0	\$0	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0	\$0	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0	\$0	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$1,515,499	\$1,515,499	\$75,775.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0	\$0.00	\$0.00

AnnualStatement/PerformanceandEvaluationReport
 CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
 PartII:SupportingPages

HAName				GrantTypeandNumber				FederalFYofGrant
GUAMHOUSINGANDURBANRENEWALAUTHORITY				CFPGrantNo.	GQ08P00150102			FFY2002
				RHFGrantNo.	N/A			
Development No./Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Dev. Acct. No.	Qty	TotalEstimatedCost		TotalActualCost		
				Original	Revised	Obligated	Expended	
PHA-WIDE	OPERATIONS	1406		\$ 10,000	\$ 25,000	10,000.00		add\$15,000tocovercostsof MODDivision'smovetoanother location.
PHA-WIDE	MANAGEMENTIMPROVEMENTS Research&Planning	1408	1	\$ 37,000	\$ 22,000	6,525.00		move\$15,000toOperations
PHA-WIDE	ADMINISTRATION 1.Salaries(non-technical) MODCoordinator(100%) PlannerII(100%) 2.Benefits(25%) 3.Administrative/FiscalStaff(sal/ben) 4.Travel/Perdiem/RegFees 6.Phone/Fax/Beeper 5.Printing/Advertising 7.Sundry/Supplies 8.Legal	1410.1 1410.9 1410.10 1410.16 1410.19 1410.19 1410.4	1 3 1	\$ 50,000 \$ 38,500 \$ 30,000 \$ 15,000 \$ 10,000 \$ 2,800 \$ 2,500 \$ 1,500 \$ 500	\$ 50,000 \$ 38,500 \$ 30,000 \$ 15,000 \$ 10,000 \$ 2,800 \$ 2,500 \$ 1,500 \$ 500	25,000.00 19,250.00 15,000.00		move\$250toAuditCosts
	CFPACCOUNTNO.1410:			\$ 150,800	\$ 150,800	59,250.00	0.00	
PHA-WIDE	AUDITCOSTS	1411	1	\$ 750	\$ 750			
	CFPACCOUNTNO.1411:			\$ 750	\$ 750	0.00	0.00	

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

HAName				GrantTypeandNumber				FederalFYofGrant
GUAMHOUSINGANDURBANRENEWALAUTHORITY				CFPGrantNo.	GQ08P00150102			FFY2002
				RHFGrantNo.	N/A			
Development No./Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Dev. Acct. No.	Qty	TotalEstimatedCost		TotalActualCost		
				Original	Revised	Obligated	Expended	
PHA-WIDE	FEESANDCOSTS							
	In-houseA/EServices	1430.1		\$ 52,500	\$ -			Add\$12,500toincreasecost. TotalamounttobeusedforA/E designservices.Willrequestas partofdisastergrantapplication.
	In-houseA/Esundryexpenses			\$ 10,000	\$ -			
	A/EDesignServices(disaster-related)	1430.19		\$ -	\$ 75,000			
CFPACCOUNTNO.1430:			\$ 62,500	\$ 75,000	0.00	0.00		
PHA-WIDE	SITEIMPROVEMENTS							Newworkitem.Add\$300,000for drainagecorrectionproject.Willre- questaspartofdisastergrant application.
		1450		\$ -	\$ 300,000			
	CFPACCOUNTNO.1450:			\$ -	\$ 300,000	0.00	0.00	
GHURA250 GHURA35/48 PHA-WIDE	DWELLINGSTRUCTURES							FundswouldbeusedforGHURA 35/48renoproject&disaster-related projects.Willrequestsomework itemsaspartofdisasterapplication. Moved\$300,000fordrainagecor- rectionprojectand\$12,500toFees andCosts.
	InteriorPainting,Dehumidifiers,Electrical,	1460	245	\$ 294,000				
	Lighting/Fixtures(energyeff),Kitchen,	1460		\$ 123,725				
	Bathroom	1460		\$ 133,652				
	CompleteRenovation	1460		\$ 348,375	\$ 941,948			
Disaster-RelatedDamages	1460		\$ 354,697	\$ 1				
CFPACCOUNTNO.1460:				\$ 1,254,449	\$ 941,949	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

HA Name				Grant Type and Number			Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No.: GQ01P00150102 RHF Grant No. N/A			FFY 2002
Development Number/Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Mgmt Improvements	30-Jun-04			30-Jun-06			
Administration	30-Jun-04			30-Jun-06			
Audit	30-Jun-04			30-Jun-06			
Fees and Costs	30-Jun-04			30-Jun-06			
GHURA 250	30-Jun-04			30-Jun-06			

AnnualStatement

CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber:GQ08P00150103

FFYofGrantApproval:10/1/2003

/X/OriginalAnnualStatement

LINENO.	SUMMARYBYDEVELOPMENTACCOUNT	TOTALESTIMATEDCOST
1	TotalNon-CFPFunds	\$0
2	1406Operations	\$10,000
3	1408ManagementImprovements	\$35,956
4	1410Administration	\$118,130
5	1411Audit	\$750
6	1415LiquidatedDamages	\$0
7	1430FeesandCosts	\$62,500
8	1440SiteAcquisition	\$0
9	1450SiteImprovement	\$0
10	1460DwellingStructures	\$963,140
11	1465.1DwellingEquipment--Nonexpendable	\$0
12	1470NondwellingStructures	\$0
13	1475NondwellingEquipment	\$0
14	1485Demolition	\$0
15	1490ReplacementReserve	\$0
16	1492MovingtoWorkDemonstration	\$0
17	1495.1RelocationCosts	\$0
18	1498modUsedforDevelopment	\$0
19	1502Contingency	\$0
20	AMOUNTOFANNUALGRANT(sumoflines2-19)	\$1,190,476
21	Amountofline20RelatedtoLBPActivities	\$0.00
22	Amountofline20RelatedtoSection504Compliance	\$0.00
23	Amountofline20RelatedtoSecurity	\$0.00
24	Amountofline20RelatedtoEnergyConservationMeasures	\$0.00

Annual Statement
 Capital Fund Program (CFP) Part II: Supporting Table

Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost
PHA-WIDE	Operations	1406	\$ 10,000
PHA-WIDE	Management Improvements	1408	
	Research, Planning		\$ 25,956
	Energy Conservation Audit/Measures		\$ 10,000
	CFP ACCOUNT NO. 1408:		\$ 35,956
PHA-WIDE	Administration	1410.1	
	1a. MOD Coordinator (75%)		\$ 38,761
	1b. Planner II (100%)		\$ 38,454
	2. Benefits (30%)	1410.9	\$ 23,165
	3. Administrative/Fiscal Staff (sal/ben)		\$ 6,582
	4. Travel/Per diem/Reg Fees	1410.10	\$ 7,500
	6. Phone/Fax/Beeper	1410.16	\$ 1,500
	5. Printing/Advertising	1410.19	\$ 1,168
	7. Sundry/Supplies	1410.19	\$ 500
	8. Legal	1410.4	\$ 500
	CFP ACCOUNT NO. 1410:		\$ 118,130
PHA-WIDE	Audit Costs	1411	\$ 750
PHA-WIDE	Fees and Costs	1430	
	In-house A/E Services	1430.1	\$ 52,500
	In-house A/E sundry expenses	1430.19	\$ 10,000
	CFP ACCOUNT NO. 1430:		\$ 62,500
PHA-WIDE	Dwelling Structures	1460	
	Vacancy Reduction		\$ 50,000
GHURA83/28/82	Dehumidifier		\$40,000
GHURA83/28/82	Lighting & Fixtures		\$27,750
GHURA83/28/82	Kitchen		\$210,640
GHURA83/28/82	Bathroom		\$332,040
GHURA83/28/82	Interior Painting		\$302,710
	CFP ACCOUNT NO. 1460:		\$ 963,140

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HAWide Activities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
MgmtImprovements	30-Sep-05	30-Sep-07
Administration	30-Sep-05	30-Sep-07
Audit	30-Sep-05	30-Sep-07
FeesandCosts	30-Sep-05	30-Sep-07
PHA-WIDE/ GHURA83/28/82	30-Sep-05	30-Sep-07

5-Year Action Plan for Capital Fund

Optional 5-Year Action Plan Tables			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
GQ10P001001	GHURA 250: Sinajana, Agana Heights, Mongmong, Toto	9	3.6%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Dehumidifier		\$ 49,500	FY 2005 (2nd year of 5-year)
Kitchen		\$ 24,750	FY 2005 (2nd year of 5-year)
Interior Painting		\$ 349,945	FY 2005 (2nd year of 5-year)
Waterblasting/Roof Coating		\$ 470,448	FY 2005 (2nd year of 5-year)
Floor Tiles		\$ 30,200	FY 2005 (2nd year of 5-year)
A/C Brackets		\$ 25,000	FY 2005 (2nd year of 5-year)
Total estimated cost over next 5 years		\$ 949,843	

5-Year Action Plan for Capital Fund

Optional 5-Year Action Plan Tables			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
GQ10P001002	GHURA 100: Yona	2	2.0%
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
Dehumidifier	\$ 49,500	FY 2007 (4th year of 5-year)	
Lighting & Fixtures	\$ 24,750	FY 2007 (4th year of 5-year)	
Kitchen	\$ 349,945	FY 2007 (4th year of 5-year)	
Bathroom	\$ 425,648	FY 2007 (4th year of 5-year)	
Interior Painting	\$ 25,000	FY 2007 (4th year of 5-year)	
Waterblasting/Roof Coating	\$ 25,000	FY 2007 (4th year of 5-year)	
Floor Tiles	\$ 25,000	FY 2007 (4th year of 5-year)	
A/C brackets	\$ 25,000	FY 2007 (4th year of 5-year)	
Total estimated cost over next 5 years	\$ 949,843		

5-Year Action Plan for Capital Fund

Optional 5-Year Action Plan Tables			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
GQ10P001004	GHURA 99: Agat	1	1.2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Dehumidifier		\$ 49,500	FY 2008 (5th year of 5-year)
Lighting & Fixtures		\$ 24,750	FY 2008 (5th year of 5-year)
Kitchen		\$ 336,996	FY 2008 (5th year of 5-year)
Bathroom		\$ 370,448	FY 2008 (5th year of 5-year)
Interior Painting		\$ 93,149	FY 2008 (5th year of 5-year)
Waterblasting/Roof Coating		\$ 25,000	FY 2008 (5th year of 5-year)
Floor Tiles		\$ 25,000	FY 2008 (5th year of 5-year)
A/C Brackets		\$ 25,000	FY 2008 (5th year of 5-year)
Total estimated cost over next 5 years		\$ 949,843	

5-Year Action Plan for Capital Fund

Optional 5-Year Action Plan Tables			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
GQ10P001005	GHURA 82: Agat, Dededo, Merizo, Talofofo	1	1.2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Lighting & Fixtures		\$ 24,750	FY 2008 (5th year of 5-year)
Kitchen		\$ 336,996	FY 2008 (5th year of 5-year)
Bathroom		\$ 370,448	FY 2008 (5th year of 5-year)
Interior Painting		\$ 142,649	FY 2008 (5th year of 5-year)
Waterblasting/Roof Coating		\$ 25,000	FY 2008 (5th year of 5-year)
Floor Tiles		\$ 25,000	FY 2008 (5th year of 5-year)
A/C brackets		\$ 25,000	FY 2008 (5th year of 5-year)
Total estimated cost over next 5 years		\$ 949,843	

5-Year Action Plan for Capital Fund

Optional 5-Year Action Plan Tables			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
GQ10P001009	GHURA 26: Asan	-	0.0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Dehumidifier		\$ 49,500	FY 2006 (3rd year of 5-year)
Lighting & Fixtures		\$ 24,750	FY 2006 (3rd year of 5-year)
Kitchen		\$ 336,996	FY 2006 (3rd year of 5-year)
Bathroom		\$ 370,448	FY 2006 (3rd year of 5-year)
Interior Painting		\$ 43,149	FY 2006 (3rd year of 5-year)
Waterblasting/Roof Coating		\$ 25,000	FY 2006 (3rd year of 5-year)
Floor Tiles		\$ 25,000	FY 2006 (3rd year of 5-year)
Fire Exits		\$ 25,000	FY 2006 (3rd year of 5-year)
Ceiling Fans		\$ 25,000	FY 2006 (3rd year of 5-year)
A/C brackets		\$ 25,000	FY 2006 (3rd year of 5-year)
Total estimated cost over next 5 years		\$ 949,843	

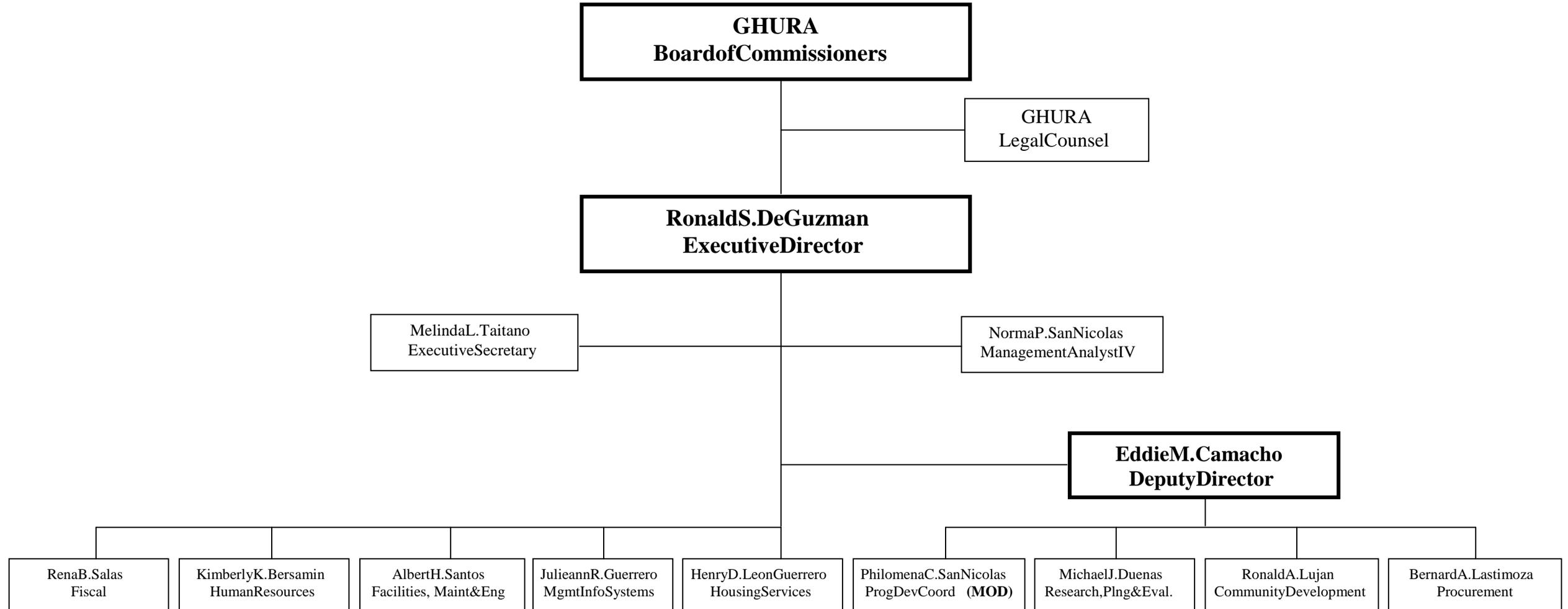
5-Year Action Plan for Capital Fund

Optional 5-Year Action Plan Tables			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
GQ08P001001	PHA-WIDE	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Energy Conservation Audit/Measures		\$ 10,000	at any given time of 5-year
Vacancy Reduction		\$ 50,000	at any given time of 5-year
Upgrade Financial Management		\$ 1	at any given time of 5-year
Upgrade Computer Software/Hardware		\$ 1	at any given time of 5-year
Management Operations		\$ 1	at any given time of 5-year
Administration		\$ 118,130	2nd through 5th years
Fees and Costs		\$ 62,500	2nd through 5th years
Total estimated cost over next 5 years		\$ 240,633	

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudat Guahan

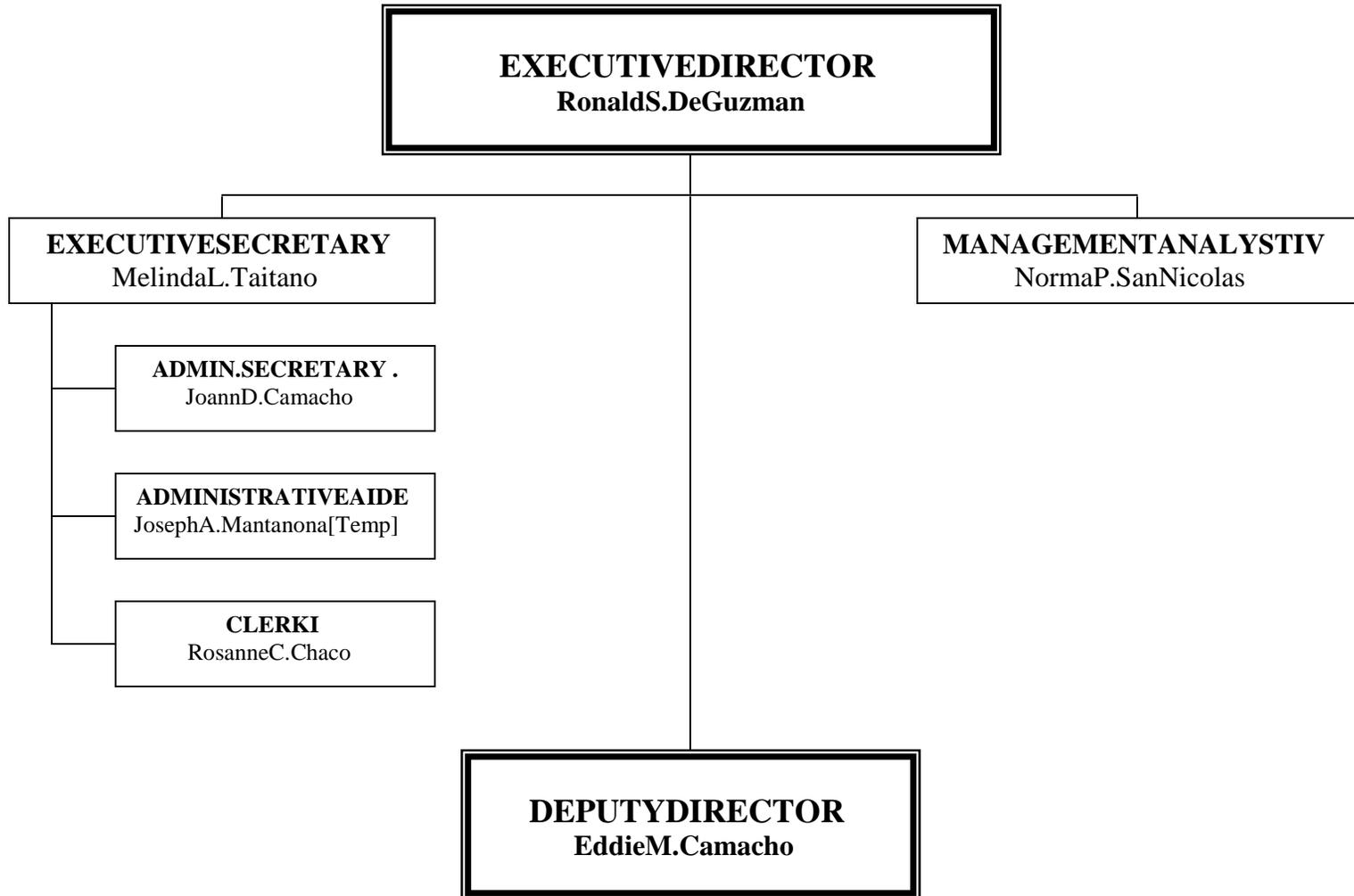
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ADMINISTRATION/MANAGEMENT



GUAMHOUSING&URBANRENEWALAUTHORITY
Administration/Executive

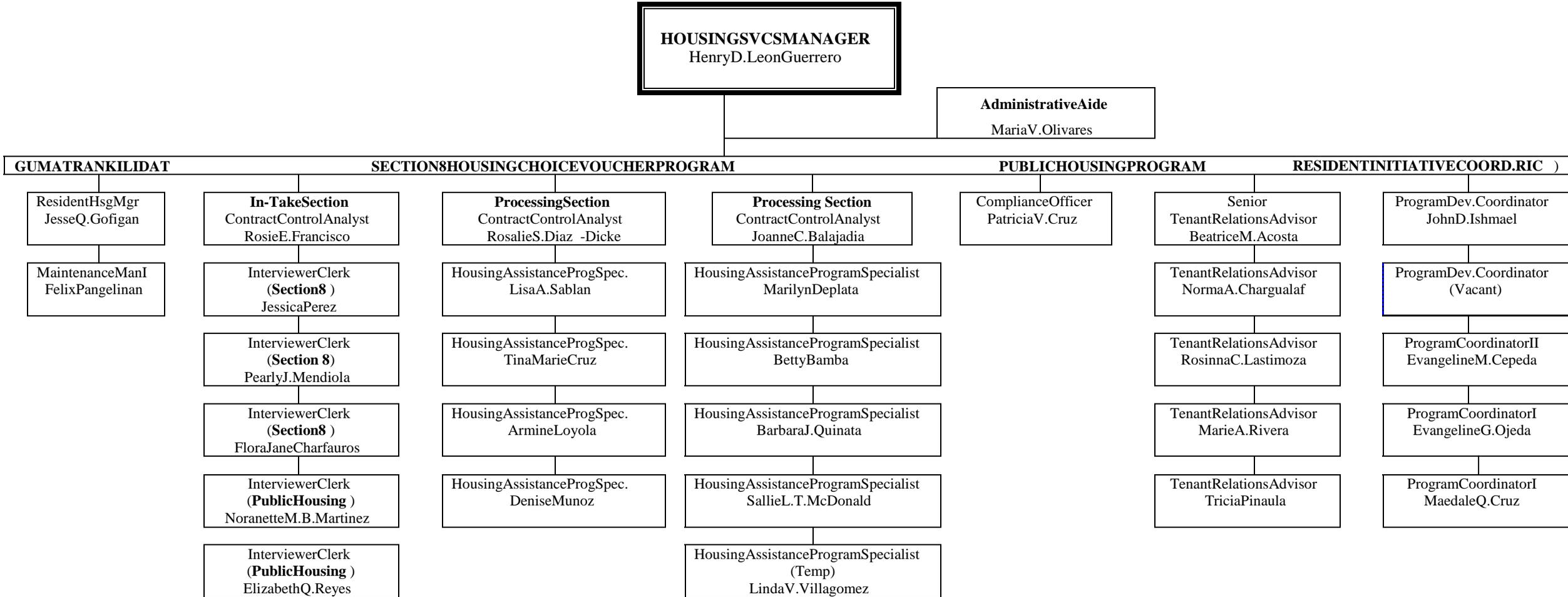
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GUAM HOUSING & URBAN RENEWAL AUTHORITY

Housing Services Division

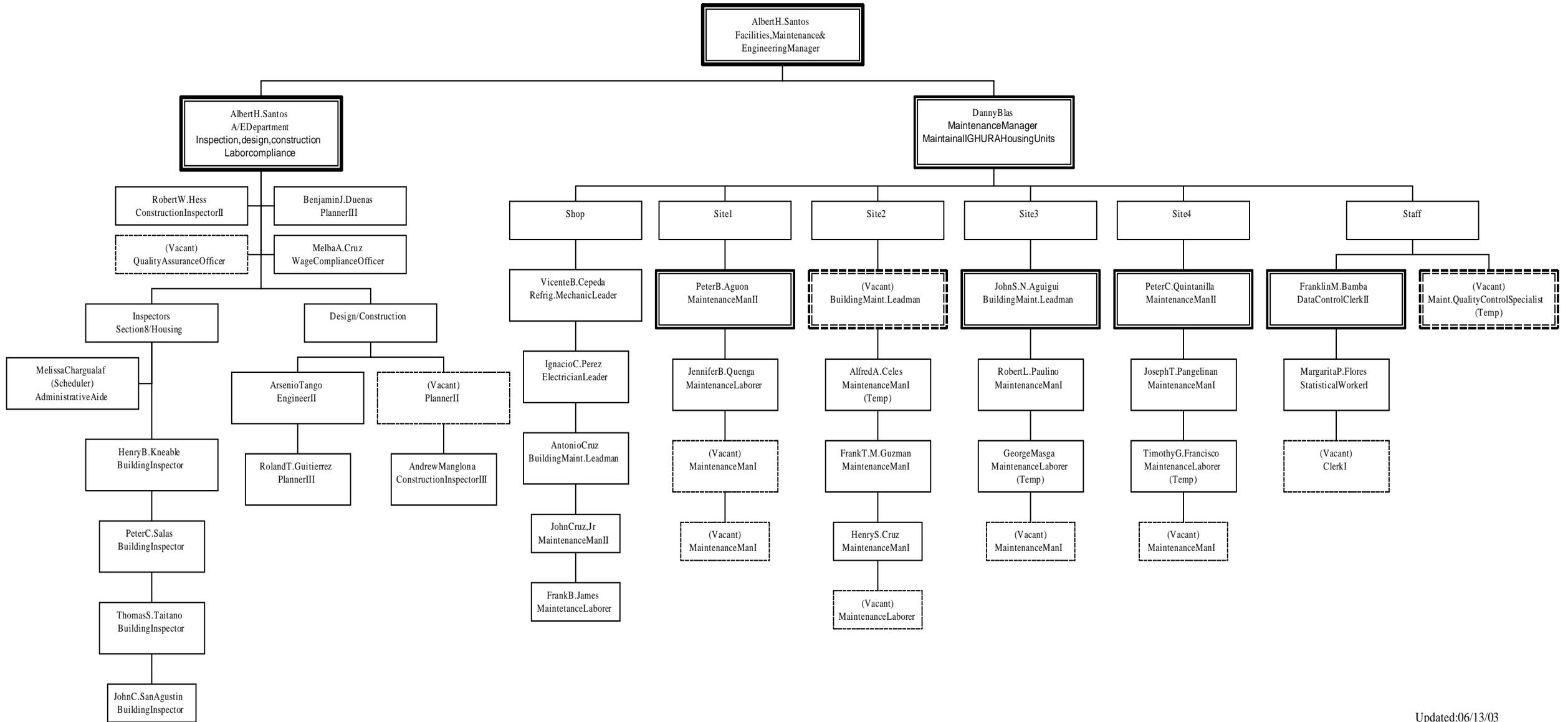
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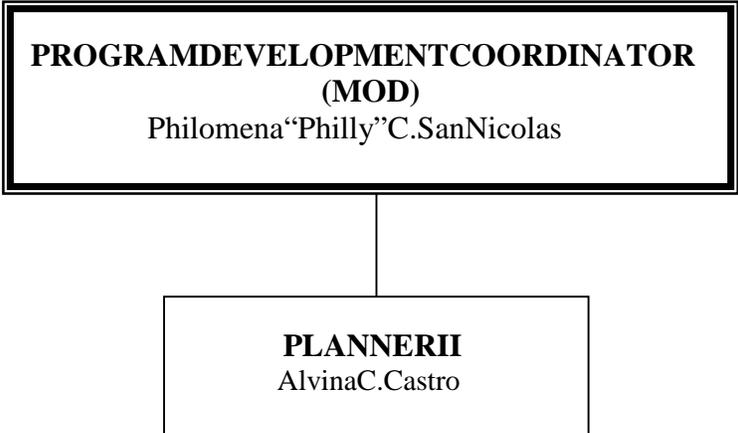
Facilities, Maintenance & Engineering Division

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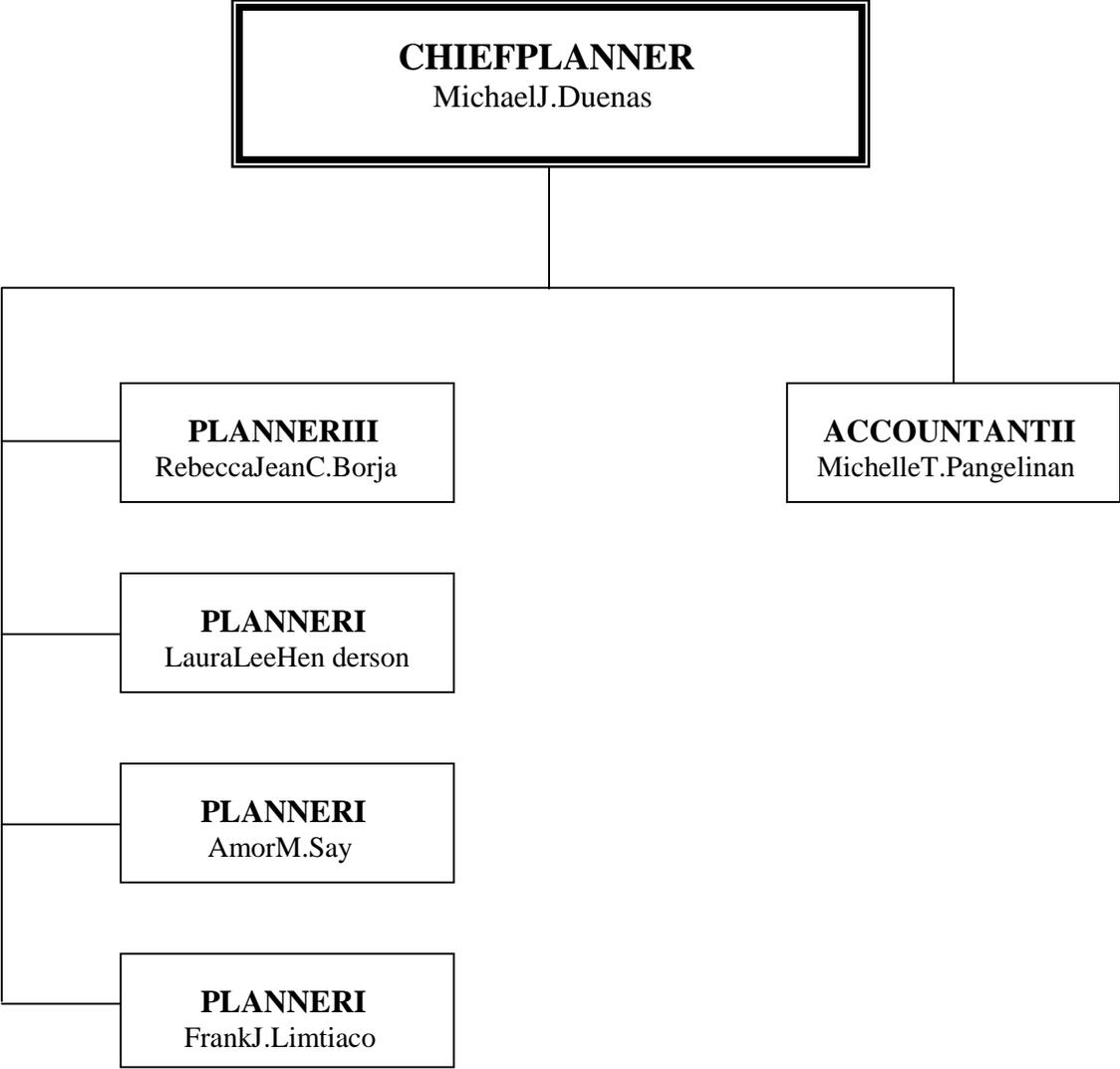
GUAM HOUSING & URBAN RENEWAL AUTHORITY
Modernization Division

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GUAM HOUSING & URBAN RENEWAL AUTHORITY
Research, Planning & Evaluation Division

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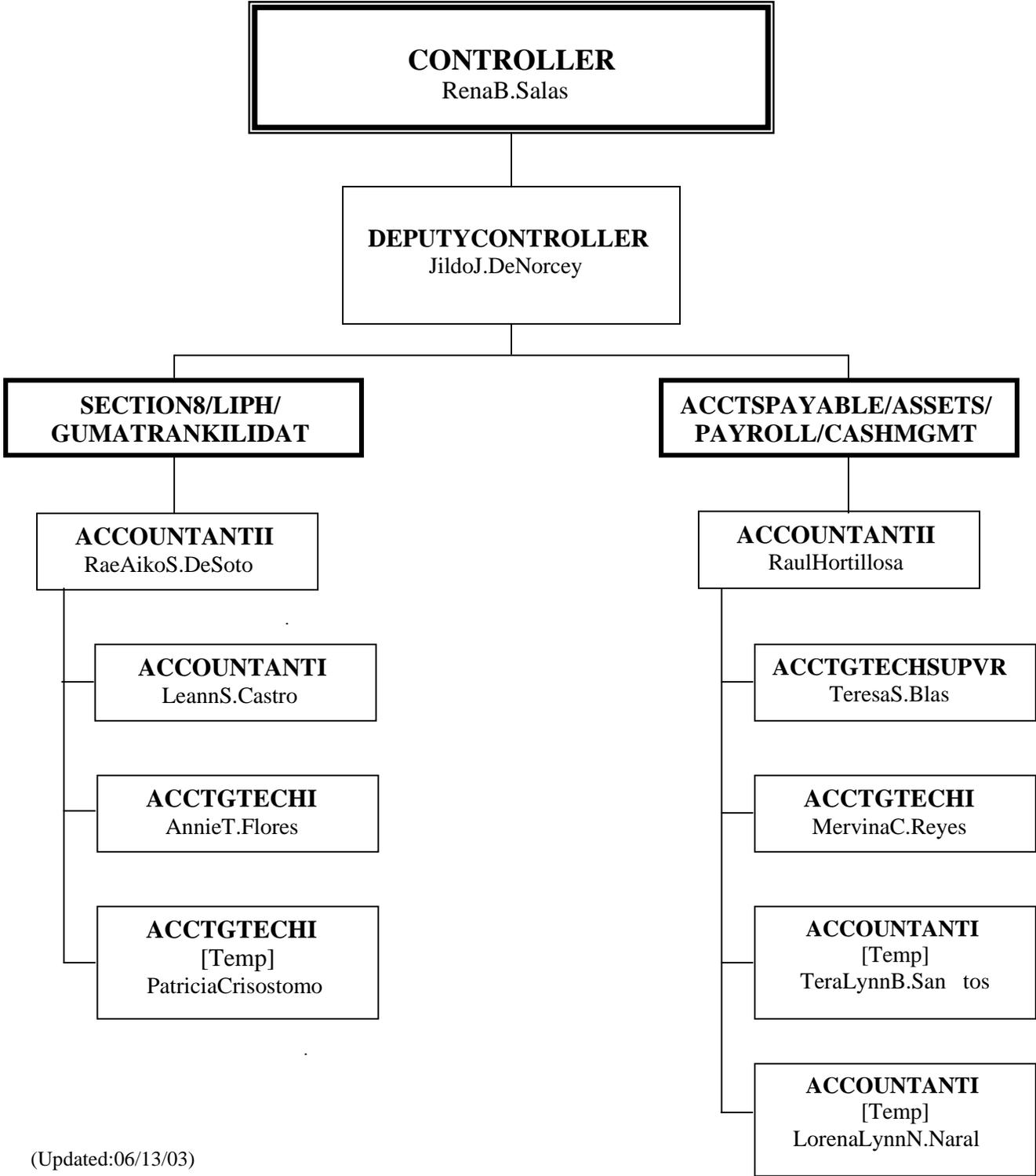
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Community Development Division

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Fiscal Division

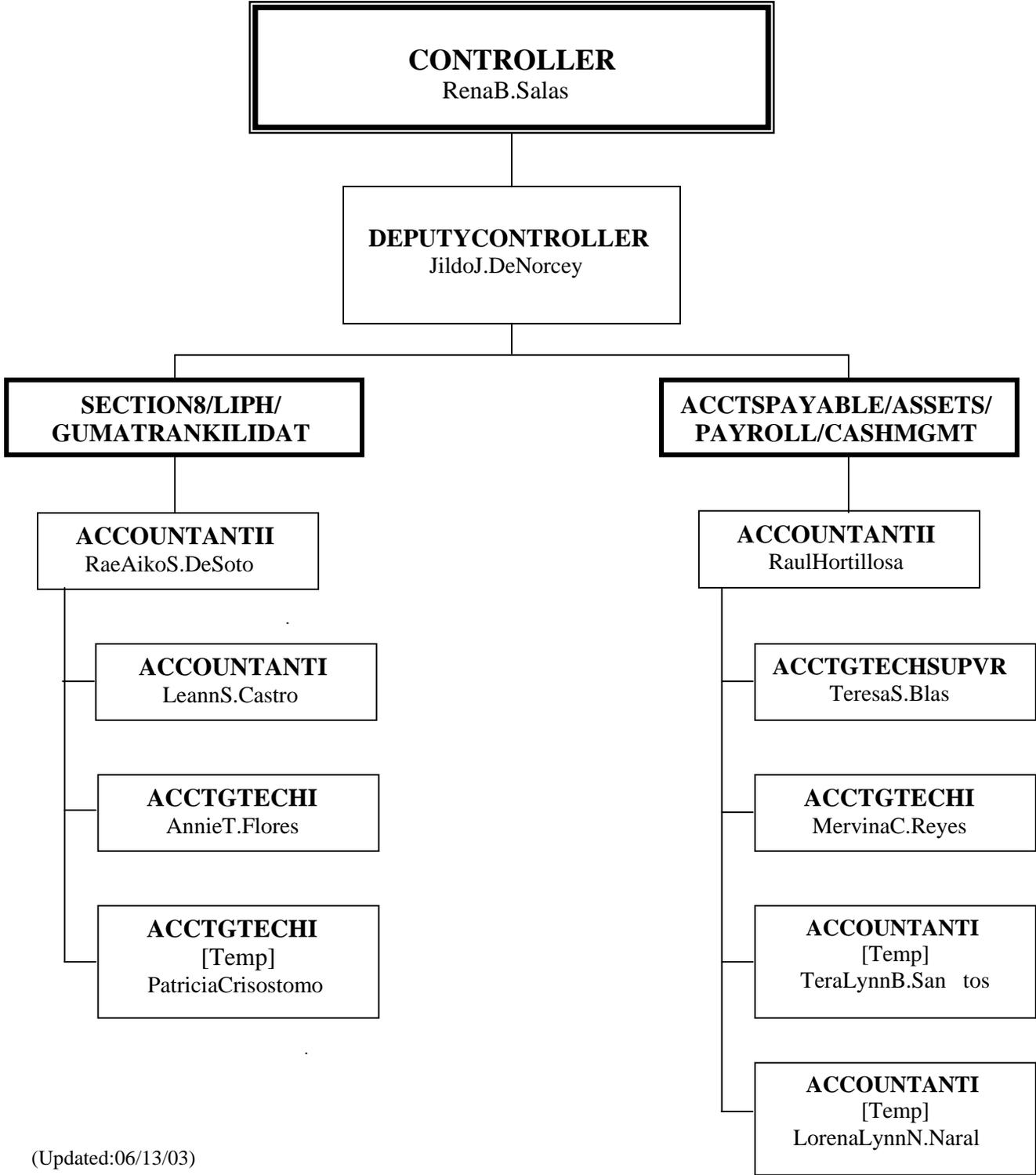
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Fiscal Division

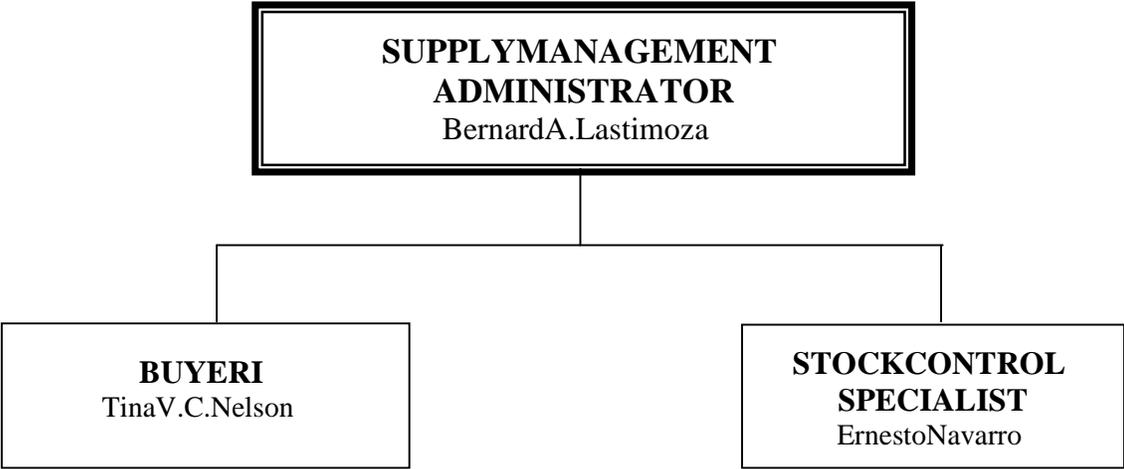
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Procurement Division

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GUAM HOUSING & URBAN RENEWAL AUTHORITY
Human Resources Division

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