

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

---



# PHA Plans

5-Year Plan for Fiscal Years **2005 - 2009**

Annual Plan for fiscal year **2005**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** *Guam Housing and Urban Renewal Authority*

**PHA Number:** *GQ001 (Public Housing)  
GQ009 (Section 8)*

**PHA Fiscal Year Beginning:** *(mm/yyyy) October 2005*

**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  
*117 Bien Venida Avenue, Sinajana, Guam 96910  
Telephone: (671) 475-1378  
Fax: (671) 472-75*

**Contact Persons:**

*For information regarding all assisted housing programs you may contact:*

- *Ronald S. de Guzman, Executive Director  
(671) 475-1378; Fax: (671) 472-7565; or*
- *Benny Pinaula, Deputy Director  
(671) 475-1378; Fax: 472-7565*

*For information regarding GHURA's Public Housing Program, you may contact:*

- *Philly San Nicolas, Acting Public Housing Manager  
(671) 475-1369; Fax: (671) 472-7565*

*For information regarding GHURA's Section 8 Housing Choice Voucher Program and/or the Guma Trankilidat (Elderly Housing) you may contact:*

- *Joanne Balajadia, Acting Section 8 Program Administrator  
(671) 475-1370; Fax (671) 472-7565*

- PHA development management offices

*Please contact the following:*

*Philly San Nicolas, Acting Public Housing Manager  
Telephone: (671) 475-1369; Fax (671) 472-7565*

*GHURA Site-based offices:*

- *Rose Castro or Rosinna Lastimoza, Tenant Relations Advisors, at the Northern & Central Office Site-based, Calle Paquito, Toto Gardens; tel: (671) 477-9828;  
Fax:(671) 477-5056*
- *Noranette Martinez, Tenant Relations Advisor, at the Southeast Site-based Office, 10 JC Rojas, Yona Guam; tel: (671) 789-9062;  
Fax: (671) 789-9063*

- ***Marie Rivera, Tenant Relations Advisor, at the Southwest Site-based Office, Pagachao Drive, Agat, Guam; tel: (671) 565-5512 Fax: (671) 565-9855***

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  
***117 Bien Venida Avenue, Sinajana, Guam 96910***
- PHA development management offices  
***GHURA Site-based offices:***
  - ***Northern & Central Office Site-based, Calle Paquito, Toto Gardens***
  - ***Southeast Site-based Office, 10 JC Rojas, Yona Guam***
  - ***Southwest Site-based Office, Pagachao Drive, Agat, Guam***

- 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: ***www.ghura.org***
- Other (list below)

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

- Main business office of the PHA  
***Guam Housing and Urban Renewal Authority***  
***117 Bien Venida Avenue, Sinajana, Guam 96910***
- PHA development management offices  
***GHURA Site-based offices:***
  - ***Northern & Central Office Site-based, Calle Paquito, Toto Gardens***
  - ***Southeast Site-based Office, 10 JC Rojas, Yona Guam***
  - ***Southwest Site-based Office, Pagachao Drive, Agat, Guam***
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

*The Guam Housing and Urban Renewal Authority's mission is similar to the U.S. Department of Housing and Urban Development's mission of promoting and providing adequate and affordable housing, economic opportunities and improved living environment that is free of discrimination. GHURA's Mission Statement is stated as follows:*

*"To promote the health, safety, and welfare of its people by the elimination of slum and blight conditions, by orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent, and sanitary dwellings for low-income families, through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common task of community improvement."*

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing:  
objectives:
- Apply for additional rental vouchers:  
*The Authority aims to apply for all or any rental vouchers available, including those under the following programs:*
- *Family unification program (apply for the maximum allowable vouchers allowable per request);*

- *Section 8 Mainstream Program (apply for maximum number allowable vouchers per request).*
- *Other rental voucher programs with funding available (apply for the maximum number of vouchers allowable per request).*



Reduce public housing vacancies:

- *By working to reducing the Vacant Unit Turnaround time to meet compliance requirement of 25 days or less.*
- *By implementing the de-concentration and income targeting requirements; and*
- *By slightly over-housing or under housing families when necessary. (The practice of under-housing families will only be implemented when it is evident that it will not present over-crowding of families).*



Leverage private or other public funds to create additional housing opportunities:

*In an effort to increase the supply of decent, safe and affordable housing, the Authority has recently implemented the Low-income Housing Tax Credit Program (LIHTC). The LIHTC Program was created from the Tax Reform Act of 1986. The intent of the program is to encourage the construction or rehabilitation of low-income rental units. The Low-income Housing Tax Credit provides Federal tax credits to qualified project owners who agree to maintain all or a portion of a project's units for low-income individuals or families. The QAP, in accordance with Omnibus Spending Bill of 2000, Omnibus Budget Reconciliation Act of 1989, and the Budget Reconciliation Bill of 1990, will utilized a point system to rank projects based upon the evaluation criteria established. The ranking process will determine the priorities among projects under consideration. Further details regarding the LIHTC Program are provided in the attachment page of the 2005 Annual Plan.*



Acquire or build units or developments



Other (list below)



PHA Goal: Improve the quality of assisted housing objectives:



Improve public housing management: (PHAS score)

*Improve from current score of 77% (FY2004) to 90% on or before 2009*



Improve voucher management: (SEMAP score)

*Imrpove from curent score of 89% (FY 2004) to 90% on before 2009*



Increase customer satisfaction:

*GHURA aims to improve customer satisfaction by:*

- *monitoring resident services and gauging satisfaction through the use of annual resident surveys. The results of the survey will be used to identify service gaps and future program planning.*

- *promoting awareness and sensitivity to the needs of the elderly and persons with disability by providing staff training on disability and accessibility requirements;*
- *improving the delivery of services under the Public Housing and Section 8 Programs*

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

*The Authority will strive to improve the following management functions by:*

- *Reducing the Public Housing vacant unit turnaround time*
- *Reducing Public Housing occupancy Loss*
- *By improving the delivery services of the Public Housing and Section 8 Programs*

Renovate or modernize public housing units:  
*GHURA's plans for renovating or modernizing public housing units are identified in the Modernization 5-year/Annual Plan.*

Demolish or dispose of obsolete public housing:  
*The Authority will conduct an assessment on its current developments and will determine whether or not to dispose and/or replace several units located in the southern part of the island. A committee to conduct the assessment and provide recommendations has been established.*

*Decision to dispose or replace will also consider all important factors such as resident and community input, history of occupancies and vacancies, need for affordable housing, demand (based on waiting list); etc.*

Provide replacement public housing:  
*The Authority may choose the option to replace units depending on*

- *The recommendation of the Committee (assigned to assess the need to dispose or replace some southern units;*
- *The input of community and resident members;*
- *The demand for affordable housing in the community; etc.*

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

*The GHURA Board of Commissioners adopted the Section 8 Homeownership Program on June 24, 2004, under Resolution #FY04-049. The program plans to serve a minimum of 5 families per year. The*

*program aims to work with very-low to low-income families who are eligible under the Section 8 program, and those families under the FSS Program who currently have escrow account balances. Outreach efforts are in place to promote the Section 8 Homeownership Program.*

- Implement public housing or other homeownership programs:  
*GHURA has implemented an aggressive outreach program to promote the Section 8 Homeownership program. Outreach efforts include:*
  - *Marketing the Section 8 Homeownership Program through the participants of the Family Self-sufficiency Program with escrow balances; and*
  - *Marketing the Section 8 Homeownership Program to residents of Public Housing through the Public Housing FSS Program; and*
  - *Marketing the Section 8 Homeownership program through the Workforce Investment Act partners, other service providers servicing low-income families, and to the public.*
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:  
*The Authority will monitor the demographics of each development and:*
    - *Conduct an assessment of family and income levels to determine where to effectively implement de-concentration requirements;*
    - *Enforce the PHA's de-concentration policy that allows the PHA to skip over extremely low-income families on the wait list for those with higher income.*

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:  
*The Authority will monitor the demographics of each development and:*
- *Conduct an assessment of family and income levels to determine where to effectively implement the income mixing requirements in Public Housing;*
  - *Enforce the PHA's income-mixing policy that would allow at least 40% or more of extremely low-income families in areas of higher income developments.*

- Implement public housing security improvements:  
*The Authority will improve security in each development by:*
- *Monitoring and tracking criminal activities at each development and implementing measures to reduce criminal activities;*
  - *Securing a Memorandum of Agreement between GHURA and the Guam Police Department to increase police presence in each development in an effort to deter or reduce any potential criminal activities (see attachment no. 6);*
  - *Add lighting to darken areas and trimming shrubs in areas that are deemed potentially unsafe, or may otherwise entice criminal activities;*
  - *Work with residents to implement a tenant patrol program; and*
  - *Encourage building architecture designs contracted under the Modernization Program that would improve safety/security.*

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
*GHURA 82 Developments in Dededo, Agat, Merizo and Talofofa are designated for mix population housing for elderly and persons with disabilities requiring accessibility accommodation features.*

Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:  
*Strategies adopted by GHURA to increase the number of employed persons in assisted housing includes:*
- *Continue implementing a "working family" admissions preference;*

- *Continue implementing and enforcing mandate for the Earned Income Disallowance (EID) as an incentive for working families and to assist families during their first year of employment.*
  - *Continue to promote the Flat rent option to working families as an incentive.*
  - *Continue to promote the Family Self-sufficiency Program to assist families with job-search, job placement, employment training, welfare transition, GED, etc.*
- Provide or attract supportive services to improve assistance recipients' employability:  
*The Authority aims to provide support services to improve the employability of many of its residents by:*
- *Continuing to work with private-public partnership through the Workforce Investment Act (WIA) and other local subsidized programs for the purpose of effectively providing much needed resources for families to achieve economic and social self-sufficiency goals.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- *The Authority will apply for available funding through the Public Housing Resident Opportunity and Supportive Services (ROSS) Program (Elderly) for the purpose of assisting elderly and disabled families live independently and to improve their living conditions; and*
  - *Working with agencies and non-profit organizations to improve employment assistance for disabled residents.*
- Other: (list below)  
*Promote and encourage collaboration of resources available through other government agencies and the Guam's Workforce Investment Act.*

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- *To continue to provide staff training on ADA, Civil Rights, Section 504 and other fair housing Requirements;*
  - *To continue posting signs, statements, messages that would affirmatively further fair housing.*

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - *To continue providing staff training on ADA, Civil Rights, Section 504 and other fair housing Requirements;*
  - *To continue posting signs, statements, messages that would affirmatively further fair housing*
  
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - *To continue providing accessible units for families requiring special accommodations;*
  - *To continue promoting awareness during the application and intake process for families needing special accommodations.*
  
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

*The Guam Housing and Urban Renewal's Annual Plan for 2005 contains policies regarding its Public Housing and Section 8 Housing Choice Voucher Programs. The 2005 Plan features key standard policies, which includes the Authority's plan to implement the "de-concentration and income-mixing" policy, pet policy, and community service policy. The Plan also includes key programs that the Authority plans to implement or continue implementing. The Homeownership Program is one such program, which was adopted during the fiscal year 2004 and is well underway in the implementation stage. Interested families are undergoing the process of approval for loans and other requirements of the program.*

*Additionally, the residents have recently held an election and installed new Resident Advisory Council (RAC) members and a new resident board member. All new members have been officially inducted and are already working collaboratively with the Authority on resident matters.*

*In the 2005 Annual Plan, the Authority continues to seek HUD approval in the matter of taking unit #52 Kalachucha off-line for the purpose of improving maintenance operations under the Public Housing Program. The Authority converted to a site-based maintenance operation to increase productivity and to operate efficiently. However, the new site is severely limited in space and hampers the ability to adequately stock tools, supplies, inventory and equipment.*

*Other key features of the 2005 Annual Plan includes two (2) new items: (1) plans to increase the supply of safe, decent and affordable housing by implementing the Low-*

*income Housing Tax Credit Program; and a request for HUD approval to implement the “Police in-the Neighborhood” Program. GHURA’s BOC has recently adopted the Low-income Housing Tax Credit Program, which allows private developers to provide affordable housing for low-income families while getting full tax credit.*

*The plan to implement the “Police in the Neighborhood” Program is for the purpose of addressing safety and security issues in Public Housing communities. The rise in the island’s crime rate, the need to improve the quality of life for the residents of Public Housing, and the phase-out of the Public Housing Drug Elimination Grant Program are some major factors which prompted the need to implement the “Police in the Neighborhood” Program.*

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	<i>1</i>
ii. Table of Contents	
1. Housing Needs	<i>6</i>
2. Financial Resources	<i>14</i>
3. Policies on Eligibility, Selection and Admissions	<i>15</i>
4. Rent Determination Policies	<i>24</i>
5. Operations and Management Policies	<i>29</i>
6. Grievance Procedures	<i>30</i>
7. Capital Improvement Needs	<i>31</i>
8. Demolition and Disposition	<i>33</i>
9. Designation of Housing	<i>34</i>
10. Conversions of Public Housing	<i>35</i>
11. Homeownership	<i>36</i>
12. Community Service Programs	<i>38</i>
13. Crime and Safety	<i>49</i>
14. Pets (Inactive for January 1 PHAs)	<i>52</i>
15. Civil Rights Certifications (included with PHA Plan Certifications)	<i>55</i>
16. Audit	<i>56</i>
17. Asset Management	<i>56</i>
18. Other Information:	
1. Attachment no. 1 – Section 8 Homeownership Program	<i>61</i>
2. Attachment no. 2 – Resident Advisory Council	<i>62</i>
3. Attachment no. 3 – Resident Governing Board	<i>64</i>
4. Attachment no. 4 – FY 2004 RASS Follow-up Plan	<i>65</i>
5. Attachment no. 5 – Deconcentration and Income-mixing	<i>66</i>

1. Attachment no. 6 – Request to take Unit off-line	68
2. Attachment no. 7 – “Police in the Neighborhood” Program	69
3. Attachment no. 8 – Low-income Housing Tax Credit	72
4. Attachment no. 9 – Organizational Chart	73
5. Attachment no. 10 – Capital Fund	89
11. Attachment no. 11 – Operating Budget	198
12. Attachment no. 12 – Asset Management Table	218

**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for De-concentration *Attachment #5*
- FY 2005 Capital Fund Program Annual Statement - *Attachment #10*
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) *Attachment #11*

**Optional Attachments:**

- PHA Management Organizational Chart - *Attachment #9*
- FY 2005 Capital Fund Program 5-Year Action Plan - *Attachment #10*
- Public Housing Drug Elimination Program (PHDEP) Plan *N/A*
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *see page 57*
- Other (List below, providing each attachment name) *Asset Management Table Attachment #12*

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<i>X</i>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<i>X</i>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<i>X</i>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Consolidated Plan for the jurisdiction/s 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 certifications 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<i>X</i>	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
<i>N/A</i>	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
<i>N/A</i>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<i>N/A</i>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<i>N/A</i>	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
<i>X</i>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<i>X</i>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<i>X</i>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<i>X</i>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<i>X</i>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<i>N/A</i>	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
<i>X</i>	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
<i>X</i>	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 903.7 9 (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	Sup-ply	Qualit-y	Accessibility	Size	Location
Income <= 30% of AMI	See below	5	5	5	2	4	2
Income >30% but <=50% of AMI	See below	5	5	5	2	4	2
Income >50% but <80% of AMI	See below	5	5	5	2	4	2
Elderly	See below	5	5	5	2	4	2
Families with Disabilities	See below	5	5	5	2	4	2
Race/Ethnicity	See below	2	2	5	2	4	2
Race/Ethnicity	See below	2	2	5	2	4	2
Race/Ethnicity	See below	2	2	5	2	4	2
Race/Ethnicity	See below	5	5	5	2	4	2

### Overall Analysis:

*The territory of Guam’s Consolidated Plan states “Guam will have to build 3,699 units to accommodate the increase in households, 3,301 households will have to move to more adequately sized units, and 8,615 units will have to be renovated.” This is a total of 15, 615 housing units needed to meet existing needs. No income or racial/ethnic breakdown data is available.*

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: **1998**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- 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.

### PUBLIC HOUSING

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	<b>Public Housing</b>		
<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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>123</b>		<b>96 (avg. 8 per month)</b>
Extremely low income <=30% AMI	<b>115</b>	<b>93.5%</b>	
Very low income (>30% but <=50% AMI)	<b>7</b>	<b>5.7%</b>	
Low income (>50% but <80% AMI)	<b>1</b>	<b>.008%</b>	
Families with children	<b>113</b>	<b>92%</b>	
Elderly families	<b>6</b>	<b>5%</b>	
Families with Disabilities	<b>4</b>	<b>3.2%</b>	
Race/ethnicity <b>Pacific islander</b>	<b>121</b>	<b>98%</b>	
Race/ethnicity			

<b>Housing Needs of Families on the Waiting List</b>			
Asian	<i>1</i>	<i>.008</i>	
Race/ethnicity			
White	<i>1</i>	<i>.008</i>	
Race/ethnicity			

Characteristics by Bedroom Size <i>(Public Housing Only)</i>			
1BR	<i>11</i>	<i>9%</i>	
2 BR	<i>26</i>	<i>21%</i>	
3 BR	<i>35</i>	<i>28%</i>	
4 BR	<i>29</i>	<i>24%</i>	
5 BR	<i>19</i>	<i>15%</i>	
5+ BR	<i>3</i>	<i>2.4%</i>	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? <i>17 months</i></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>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</p>			

## SECTION 8 and Guma Trankilidat (Elderly Housing)

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <i>Section 8 tenant-based assistance and Guam Trankilidat (Elderly housing)</i> <input 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
<i>Section 8 Program</i>	<i>242</i>		<i>300 (S8 -avg. 25 per month)</i>
<i>Guma Trankilidat</i>	<i>17</i>		<i>6 (GT - avg. per year)</i>
Extremely low income <=30% AMI			
<i>Section 8 Program</i>	<i>223</i>	<i>92%</i>	
<i>Guma Trankilidat</i>	<i>13</i>	<i>76%</i>	
Very low income (>30% but <=50% AMI)			
<i>Section 8 Program</i>	<i>15</i>	<i>6.2%</i>	
<i>Guma Trankilidat</i>	<i>4</i>	<i>24%</i>	
Low income (>50% but <80% AMI)			
<i>Section 8 Program</i>	<i>4</i>	<i>2%</i>	
<i>Guma Trankilidat</i>	<i>0</i>	<i>0%</i>	
Families with children			
<i>Section 8 Program</i>	<i>214</i>	<i>88%</i>	
<i>Guma Trankilidat</i>	<i>0</i>	<i>0%</i>	
Elderly families			
<i>Section 8 Program</i>	<i>3</i>	<i>1.2%</i>	
<i>Guma Trankilidat</i>	<i>16</i>	<i>94%</i>	
Families with Disabilities			
<i>Section 8 Program</i>	<i>0</i>	<i>0%</i>	
<i>Guma Trankilidat</i>	<i>6</i>	<i>35.3%</i>	
Race/ethnicity-Asian			
<i>Section 8 Program</i>	<i>2</i>	<i>.008%</i>	
<i>Guma Trankilidat</i>	<i>12</i>	<i>71%</i>	

Race/ethnicity- <i>Pacific Islander</i> <i>Section 8 Program</i> <i>Guma Trankilidat</i>	<i>240</i> <i>5</i>	<i>99.2%</i> <i>29.4%</i>	
Race/ethnicity <i>White</i> <i>Section 8 Program</i> <i>Guma Trankilidat</i>	<i>0</i> <i>0</i>	<i>0%</i> <i>0%</i>	
Race/ethnicity			
Characteristics by Bedroom Size ( <i>Section 8 Only</i> )			
1BR	<i>48</i>	<i>20%</i>	
2 BR	<i>81</i>	<i>33.5%</i>	
3 BR	<i>72</i>	<i>28%</i>	
4 BR	<i>36</i>	<i>15%</i>	
5 BR	<i>5</i>	<i>2%</i>	
5+ BR	<i>0</i>	<i>0%</i>	
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)? <i>10 months</i> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" 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			

### 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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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. *Implement the Low-income Housing Tax Credit Program.*
- 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 vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- 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**

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (Estimated FY 2006 grants)</b>		
a) Public Housing Operating Fund	<i>3,263,780</i>	
b) Public Housing Capital Fund	<i>2,463,467</i>	
c) HOPE VI Revitalization	<i>N/A</i>	
d) HOPE VI Demolition	<i>N/A</i>	
e) Annual Contributions for Section 8 Tenant-Based Assistance	<i>27,546,930</i>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<i>N/A</i>	
g) Resident Opportunity and Self-Sufficiency Grants	<i>N/A</i>	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	<i>96,570</i>	
<b>4. Other income (list below)</b>		
<b>Public Housing – Other tenant income</b>	<i>70,000</i>	
<b>Public Housing – Interest income</b>	<i>20,000</i>	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<i>33,460,747</i>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs 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)

*1. Eligibility is verified when families are ranked between 1 through 25 on the waiting list.*

- When families are within a certain time of being offered a unit: (state time)  
**2. Eligibility is verified at least one month of being offered a unit.**
- Other: (describe)

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) ***NCIC software not yet available to the Authority***

## **(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? ***none***

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 transfers take precedence over new admissions? (list below)
- Emergencies
  - Over-housed
  - Under-housed
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)
  - Other: (list below)

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 point 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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 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
- Any time 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) developments 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: *Deconcentration and income-targeting policies are being applied to all developments.*

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

Other (list policies and developments 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)

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: *The deconcentration and income-targeting policies are being applied to all developments depending on the need during the fiscal year.*

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:

## B. Section 8

Exemptions: PHAs 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)

### (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-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

**(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 admissions 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 date and 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
- 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 point 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

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** 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 your 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. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

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

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

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures 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 admissions 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)

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

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

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (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)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

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)
- 95<sup>th</sup> 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 re-determinations:

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
- Any time the family experiences an income increase
- Any time 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
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**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)

**3. Current market rates**

**(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**

[24 CFR Part 903.7 9 (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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	<i>749</i>	<i>10-15 per month</i>
Section 8 Vouchers	<i>2515</i>	<i>20-25 per month</i>
Section 8 Certificates	<i>N/A</i>	
Section 8 Mod Rehab	<i>N/A</i>	
Special Purpose Section 8 Certificates/Vouchers (list individually)	<i>N/A</i>	
Public Housing Drug Elimination Program (PHDEP)	<i>N/A</i>	
Other Federal Programs(list individually)		

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)  
*Policies that govern the operations and management of the Public Housing Program and maintenance are delineated in:*
  2. *GHURA's Admissions and Continued Occupancy Plan (Management Policy); and*
  3. *The Public Housing Maintenance Plan (Maintenance Policies and Procedures)*
  
4. Section 8 Management: (list below)  
*Policies that govern the operation and management of the Section 8 Program are delineated in the:*
  1. *Section 8 Administrative Plan*
  2. *Section 8 Homeownership Administrative Plan*

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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**

[24 CFR Part 903.7 9 (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: PHAs 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 here)

#### **(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) *Guam*

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP 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-finance 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:

[24 CFR Part 903.7 9 (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.)

<b>Demolition/Disposition Activity Description</b>	
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**

[24 CFR Part 903.7 9 (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.

<b>Designation of Public Housing Activity Description</b>	
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**

[24 CFR Part 903.7 9 (j)]

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

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 a 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.

<b>Conversion of Public Housing Activity Description</b>
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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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**

[24 CFR Part 903.7 9 (k)]

*The Section 8 Homeownership Program Policy is included in this Plan as attachment no. 1.*

**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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I

<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**

[24 CFR Part 903.7 9 (1)]

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 has 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? 06/15/2000

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 programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe) *Workforce Investment Act (WIA)*

### **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 homeownership option participation  
 Preference/eligibility for section 8 homeownership option participation  
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs 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. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Resident Opportunities and Self-sufficiency (Elderly)</i>	<i>82</i>	<i>Grant allocation</i>	<i>PHA main office</i>	<i>PH elderly residents of G82</i>
<i>Family Self-sufficiency Program (Public Housing)</i>	<i>137 (Voluntary)</i>	<i>Wait list – date and time</i>	<i>PHA main office</i>	<i>PH residents</i>
<i>Family Self-sufficiency Program (Section 8)</i>	<i>136 (Mandate amount)</i>	<i>Waiting list-date and time</i>	<i>PHA main office</i>	<i>Section 8 Participants</i>
<i>Section 3</i>	<i>No specific size</i>	<i>Announcement – interview process with potential employer</i>	<i>PHA main office or potential employer’s job site</i>	<i>Section 8 and Public Housing Residents</i>
<i>Section 8 Homeownership</i>	<i>5 per year</i>	<i>Must meet eligibility requirement and approval of home loan</i>	<i>GHURA 3<sup>rd</sup> floor GCIC Bldg, Hagatna, Guam</i>	<i>Section 8/PH</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (Start of FY 2005 Estimate)	Actual Number of Participants (As of:
Public Housing	<i>N/A – voluntary program</i>	<i>137 participants as of 6/01/05</i>
Section 8	<i>136 (mandated number) as 06/2005</i>	<i>141 participants as of 6/01/05</i>

- 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 plans 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**

**COMMUNITY SERVICE/SELF-SUFFICIENCY POLICY**

*In an effort to comply with Section 512 of the Quality Housing and Work Responsibility Act of 1998, the Authority developed and implemented a Community Service/Self-sufficiency policy. The policy was adopted and delineated on page 194, Appendix K of the Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP). The policy is as follows:*

*Appendix K  
Community Service/Self-sufficiency Policy*

*Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, established a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month (24 CFR Subpart F §960.600 - .609). The Fiscal Year (FY) 2002 HUD/VA Appropriations Act temporarily suspended the community service and self-sufficiency requirement, except for residents of HOPE VI developments. The FY 2003 HUD/VA Appropriations Act reinstated this provision.*

*The Guam Housing and Urban Renewal Authority (hereinafter referred to as PHA) believes that the community service requirement should not be perceived by the resident to be punitive or demeaning activity, but rather to be rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them while gaining work experience.*

*In order to effectively implement this new requirement, the PHA establishes the following policy. This policy affects eligible residents who were under lease prior to October 1, 2002, or under lease on or after October 1, 2003.*

*1. Community Service*

*The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. The PHA does not claim these activities to be appropriate for all participating tenants. Each tenant is responsible to determine the appropriateness of the voluntary service within guidelines in this policy. The activities may include, but are not limited to:*

- 2. Unpaid services at the PHA to help improve physicals condition, including building clean-ups, neighborhood clean-ups, gardening and landscape work;*

3. *Unpaid office related services in the development or Administrative Office;*
4. *Assisting other residents through the resident organization;*
5. *Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;*
6. *Active participation in neighborhood group special projects; assisting in after school programs or literacy programs;*
7. *Unpaid tutoring of elementary or high school age residents; assisting in on-site computer training center;*
8. *Any other community service which includes the “performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community”.*

*Note: Voluntary political activities are prohibited from being considered to meet the Community Service requirement.*

**9. *Program Administration***

*The PHA may administer its own community service program in conjunction with the formation of cooperative relationship with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families. The PHA may seek to contract its community service program out to a third-party.*

*The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, the PHA will confirm the resident’s participation. Should contracting out the community service function will be determined to be the most efficient method for the PHA to accomplish this requirement, the PHA will monitor the agency for contract compliance.*

*The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.*

*In conjunction with its own or partnership program, the PHA will provide reasonable accommodation for accessibility to persons with disabilities.*

**10. *Self-sufficiency***

*The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. It should be noted that an individual may satisfy this requirement through a combination of community service and self-*

*sufficiency activities totaling at least eight (8) hours per month. Such activities can include, but are not limited to:*

- 11. Apprenticeships and job readiness training;*
- 12. Voluntary substance abuse and mental health counseling and treatment;*
- 13. English proficiency classes, GED classes, adult education, college, technical schools or other formal education;*
- 14. Household management, budget and credit counseling, or employment counseling;*
- 15. Work placement program required by the TANF program;*
- 16. Training to assist in operating a small business*

*The PHA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.*

*17. Geographic Location*

*The intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.*

*18. Exemptions*

*The following adult individuals, age 18 or older, of a household may claim an exemption from this requirement if the individual:*

- a. Is age 62 years or older;*
- b. Is blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals;*
- c. Is engaged in work activities (at least 30 hours per week) as defined in section 407(d) of the Social Security Act (42 U.S.C 607(d)), specified below:*
  - i. Subsidized employment;*
  - ii. Subsidized private-sector employment*
  - iii. Subsidized public-sector employment;*
  - iv. Work experience (including work associated with the refurbishing of publicly assisted housing) only if sufficient private sector employment is not available;*
  - v. On-the-job training;*
  - vi. Job search and job-readiness assistance;*
  - vii. Community Service programs;*
  - viii. Vocational education training (not to exceed 12 months with respect to any individual);*
  - ix. Job-skills training directly related to employment;*

- x. *Education directly related to employment in the case of a recipient who has not received a high school diploma or certificate of high school equivalency;*
  - xi. *Satisfactory attendance at secondary or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate of high school equivalency;*
  - xii. *The provision of childcare services to an individual who is participating in a community service program.*
- d. *Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of Title IV of the Social Security Act (42 U.S.C 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program.*
  - e. *Is a member of a family receiving TANF assistance, benefits, or service under the State program funded under part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.); or under any other welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.*

**19. Family Obligations**

*At the time of annual recertification, all public housing household members age eighteen (18) or older must:*

- 20. *Receive a written description of the community service requirement, information on the process for verifying exemption status and the affect of noncompliance of the tenancy.*
- 21. *Complete certification forms regarding their exempt or non-exempt status from the community service requirement and submit the executed forms with ten (10) days of their recertification appointment. If a household member claims an exemption from the requirement, he/she must submit written verification of the exemption or provide information for obtaining third-party verification along with their completed form.*

*At the time of the annual recertification appointment, each non-exempt adult household member must present their completed monthly record and certification form (blank form to be provided by the PHA at time of certification or recertification) of activities performed over the past twelve (12) months.*

*If a family member is found to be noncompliant, either for failure to provide documentation of community service or for failure to perform community service, he/she and the head of household will sign an agreement with the PHA to make up the deficient hours over the next twelve (12) – month period. The entire household will be allowed to enter into such an agreement only once during the household’s entire tenancy with the PHA.*

*If during the twelve (12) -month period, a non-exempt person becomes exempt, it is his or her responsibility to report this to the PHA and to provide documentation with ten (10) calendar days of the occurrence. The community service and requirement will remain in effect until such time as the exempt status is reported to the PHA and verified.*

*If during the twelve (12) -month period, an exempt person becomes nonexempt, it is his or her responsibility to report this to the PHA within 10 (10) calendar days of the change in status. He/she will be provided with appropriate forms and information for fulfilling the community service requirement. A household member who fails to report a change from exempt to non-exempt status will be required to enter into an agreement to complete an equivalent of eight (8) hours per month of community service for each month of unreported non-exempt status within ninety (90) days of discovery or the household's lease will be subject to termination.*

*Each household member must supply the PHA accurate written information regarding exemption status. Failure to supply such information and/or misrepresentation of information is a serious violation of the terms of the lease and may result in termination of the lease.*

## **22. PHA Obligations**

*Each household member must supply the PHA with accurate written information regarding exemption status. Failure to supply such information and/or misrepresentation of information is a serious violation of the terms of the lease and may result in termination of the lease.*

*The PHA will provide the household a written description of the community service requirement, the process for claiming status as an exempt person for PHA verification of such status in the notice of annual recertification. The PHA will provide the household with appropriate forms on which to claim exempt or non-exempt status and for tracking the community service hours.*

*The PHA will make the final determination as to whether or not a household member is exempt and/or is compliance with the community service requirement.*

*As failure to complete the community service requirement constitutes noncompliance with the terms of the lease, the family may use the PHA's Grievance Procedures if they disagree with the determination of exemption status or noncompliance.*

*The PHA will assure that procedures are in place and residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:*

**23. Going from unemployment to employment;**

**24. Entering a self-sufficiency program;**

**25. Entering a classroom educational program, which exceeds eight (8) hours monthly.**

*All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not limited to:*

- 26. Third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self-sufficiency activities;*
- 27. Birth Certificates to verify age 6? Or older; or*
- 28. Third-party verification of disabilities preventing performance of community service.*

*Families who pay flat rents and live in public housing units or families whose income was over income limits when they initially occupied such a public housing unit will not receive an automatic exemption.*

### *29. Cooperative Relationships with Welfare Agencies*

*The PHA may initiate cooperative relationships with local service agencies that provide assistance to its families to facilitate information exchange, expansion of community service/self-sufficiency program options and aid in the coordination of those activities.*

### *30. Lease Requirements and Documentation*

*The PHA's lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the community service requirement. The lease also provides for termination and eviction of the entire household for such noncompliance. The lease provisions will be implemented for current residents at the next regularly scheduled reexamination and for all new residents effective upon occupancy. The PHA will not renew or extend the lease if the household contains a non-exempt member who has failed to comply with community service requirements.*

*Documentation of compliance or non-compliance will be placed in each resident file.*

### *31. Noncompliance*

*A resident who was delinquent in community service hours under the lease in effect at the time of the suspension will still be obligated to fulfill his/her community service and self-sufficiency requirements for FY 2001, provided that the resident was given notice of noncompliance prior to the expiration of the lease in effect at that time.*

*A copy of that notice of noncompliance should be included with the written notice to residents about the reinstatement of the community service and self-sufficiency requirement. The community service requirement is applicable for FY2003 to all leases entered into on and after October 1, 2002. In order to obtain a lease renewal on the expiration of the current lease, residents must be in compliance both with any delinquent community service requirements and current requirements.*

*If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA will notify the resident:*

- 32. of the noncompliance;*

33. *that the determination is subject to the PHA's administrative grievance procedure;*
34. *that unless the resident enters into an agreement under paragraph 4. of this section, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;*
35. *that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the noncompliance during the next twelve (12)-month period; such a cure includes a written agreement by the noncompliant adult and the head of household (as applicable) to complete as many additional hours of community service of economic self-sufficiency activity needed to make up the total number required over the twelve (12)-months term of the lease.*

### **COMMUNITY SERVICE /SELF-SUFFICIENCY REQUIREMENT**

*The PHA will provide written notice of the community service requirement and describe the process to change exemption status of family members. The PHA will determine compliance once each twelve (12) months with community service and self-sufficiency requirements. For those residents paying flat rents or market rents, and determined to comply with performing community service requirements, and annual review of status will be performed twelve (12) months after the initial determination and every twelve (12) months thereafter. Self-certification by residents of compliance is not acceptable; third-party certification must be provided by the entity with whom the resident is working.*

*Existing documentation will be accepted as evidence of disability and self-certification of inability to perform community service is acceptable; however, disabled family members not yet officially classified as such do not meet the requirement for automatic exemption and are required to provide verification from a medical or service provider of their inability to perform under the community service requirements. The effective date of participation for all non-exempt residents is the date the family executes the lease containing this requirement. As a general rule, the new lease will be executed for new admissions on or after the PHA's fiscal year that begins after October 1, 2003 and for current residents at the time of their annual re-determination or other interim re-determination after that date.*

*An economic self-sufficiency program is any program designed to encourage , assist, train, or facilitate the economic independence of assisted families or to provide work for such families. It includes any work activities as defined in the Social Security Act. For purposes of this requirement a combination of Community Service and/or participation in economic self-sufficiency programs may be counted toward the eight (8) hours per month requirement.*

*The PHA may provide a guidance list of acceptable activities or advance approval of a community service activity to avoid the possibility of refusing to recognize the activity as eligible after the resident performs it. This approval may help to ensure that the*

*activity is not performed under conditions that would be considered hazardous, work that would normally be performed by PHA staff, or work that is otherwise unacceptable. The PHA may not allow a family to build credits toward this requirement by working more or less than eight (8) hours per month.*

*The PHA has a separate policy on the Community Service requirements that is incorporated by reference into this policy.*

*Exempted from the community service/self-sufficiency requirements are:*

- 36. the elderly, age sixty-two (62) years of age or older, blind or disabled as defined under law and who are unable to comply;*
- 37. the caretakers of such elderly, blind or disabled individuals;*
- 38. individuals/families receiving public assistance who are in compliance with TANF requirements;*
- 39. family members who are employed , in educational or training programs or in self-sufficiency activities for eight (8) hours or more per month.*

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

1. List the crime prevention activities the PHA has undertaken or plans 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-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

*GHURA has plans to implement crime prevention activities in all nine developments:*

- 40. *GHURA 250 (Toto Gardens, Mongmong, Sinajana, Agana Heights)*
- 41. *GHURA 100 (Yona)*
- 42. *GHURA 99 (Agat)*
- 43. *GHURA 83 (Inarajan, Merizo, Umatac)*
- 44. *GHURA 82 (Dededo, Agat, Merizo, Talofoyo)*
- 45. *GHURA 48 (Dededo)*
- 46. *GHURA 35 (Dededo)*
- 47. *GHURA 28 (Talofoyo)*
- 48. *GHURA 26 (Asan)*

### **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):

*Proposed community-policing program are being developed (see attachment #6.)*

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

*GHURA plans to coordinate crime prevention measures and activities in all nine developments:*

- 49. *GHURA 250 (Toto Gardens, Mongmong, Sinajana, Agana Heights)*
- 50. *GHURA 100 (Yona)*
- 51. *GHURA 99 (Agat)*
- 52. *GHURA 83 (Inarajan, Merizo, Umatac)*
- 53. *GHURA 82 (Dededo, Agat, Merizo, Talofoyo)*
- 54. *GHURA 48 (Dededo)*
- 55. *GHURA 35 (Dededo)*
- 56. *GHURA 28 (Talofoyo)*
- 57. *GHURA 26 (Asan)*

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 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 FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **GHURA'S PET POLICY**

*The Authority's Board of Commissioners adopted the Pet Policy on March 31, 2000. The Pet Policy is delineated in section 22, page 135 through 138 of the Authority's Admissions and Continued Occupancy Policy (ACOP). The Pet Policy is delineated as follows:*

#### *Section 22. Pet Policy*

##### *1. Applicability*

*The following policies are established to govern the keeping of pets by elderly or disabled residents in and on properties owned and operated by GHURA. These requirements will be incorporated in the Pet Permit and will be addendum to the Residential Dwelling Lease; violation of these regulations shall constitute a violation of said lease.*

##### *2. Introduction*

*Both elderly and non-elderly families are permitted to keep common household pets in their dwelling units in accordance with the terms and conditions of their leases, applicable to Guam laws or regulations governing the owning or keeping of common household pets in dwelling accommodations and GHURA policies, rule and procedures governing the owning and keeping of such pets in the dwelling accommodations.*

*No one shall be denied admission to or continued occupancy to housing by reason of the person's ownership of a common household pet or the presence of such in that person's dwelling unit except in instances of refusal or failure to comply with local laws and rules in GHURA policies, rules and procedures regarding the keeping of such pets.*

*Rules governing the owning and keeping of such as established for the purpose of providing a decent, safe, and sanitary living environment for existing and prospective residents, protecting the health and safety of GHURA employees and the public, protecting and preserving the physical condition of the resident units and general premises of properties, and protecting the Authority's financial interest in its properties.*

##### *3. Definitions*

*Common household pet means a domesticated animal, limited to a cat, dog, bird, small fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles, rodents, ferrets, piranhas, chickens, pigs or ducks. If this definition conflicts with any Guam law or regulations restricting the owning or keeping of pets in dwelling*

*accommodations, the Guam law or regulations shall apply. This definition shall not include service animals that are used to assist the disabled.*

*Temporary visiting pet is a common household pet not owned by a resident that is on GHURA property.*

#### **4. Rules**

##### **1. Registration**

- a. Pets must be registered with GHURA management office prior to the pet being brought onto the premises. An application to register the pet must be completed and approved in writing by GHURA.*
- b. The registration must be updated annually at the time of the annual reexamination of resident income.*
- c. The registration will include, but not limited to:
  - (1). documentation that the pet has had required inoculations*
  - (2). documentation that dogs and cats over six months old have been spayed and neutered.*

*If the animal is too young for these medical procedures, the resident must agree to have the pet spayed and neutered within two weeks after the pet attains the prescribed age.*
  - (3). The name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated or is otherwise unable to care for the pet.**

##### **5. Security Deposit**

- a. Residents who own or keep cat or dog in their units must pay a \$250.00 refundable security deposit, known as a pet deposit. This deposit is in addition to any other security deposit required of the resident.*
- b. The pet deposit must be paid prior to the pet being brought onto the premises.*
- c. The pet deposit may be used by GHURA, after the resident has vacated the unit or no longer owns or keeps a pet in the dwelling unit, to pay reasonable expenses directly attributable to the presence of the pet in the project, including (but not limited to) the cost of repairs and replacements to the fumigation of the resident's dwelling unit.*
- d. The pet deposit may also be used by GHURA to provide the cost of animal care facility in circumstances where GHURA has had to remove the pet to such.*
- e. The unused portion of the pet deposit will be refunded to the resident within thirty (30) days after the resident vacates the unit or no longer owns or keeps a pet in the dwelling unit.*
- f. Maintenance Fee*

*In addition to the security deposit, the resident will be required to pay monthly maintenance fee of \$25.00. The purpose of this fee is to reimburse*

*GHURA for the additional maintenance of the unit and grounds, which are attributed to the pet (e.g. removal of animal waste, fleas and other pest control, repair of damages caused by digging, etc.)*

**6. Basic Guidelines**

**1. Only the following types and number of pets will be allowed:**

**Dogs**

- Maximum number: one*
- Maximum size: 20 pounds*
- Minimum age: 6 months*
- Spayed or neutered*
- Distemper and rabies shots (as required by the health department)*
- Treated for fleas (regularly)*
- Licensed and tagged*

**Cats**

- Maximum number: one*
- Maximum size: 10 pounds*
- Minimum age: 6 months*
- Spayed or neutered*
- Distemper and rabies shots (as required by the health department)*
- Treated for fleas (regularly)*

**Small Caged Animals**

- Maximum number: one*

**Fish and Turtles**

- Maximum aquarium size: 20 gallons*

- b.** *Only one pet will be permitted per dwelling unit; in the instance of fish and turtles only one aquarium will be permitted per dwelling unit.*
- c.** *When the pet is kept outside the resident's home: Cats and dogs must be leashed and appropriately and effectively restrained at all times when outside the unit or place in a fenced enclosure. Prior to installing a fence, the resident must have GHURA's permission and must install the fence in accordance with GHURA specifications. Under no circumstances is the pet to roam free in the building or on development grounds.*
- d.** *Pets are not permitted in the community rooms, laundry rooms and office areas of the buildings.*
- e.** *On development grounds pets may be exercised in designated areas only. Pet owners are responsible for removing and disposing of all removable pet waste.*
- f.** *The resident owning or keeping the pet is responsible for the control of noise by the pet. Barking, whining, etc., by the pet that disturbs the peace and quiet of the neighbors will not be tolerated.*

- g. The resident owning or keeping the pet is responsible for any damages to the unit or GHURA property attributable to the pet.*

**1. Standards of Pet Care**

*The resident owning or keeping a pet is responsible for:*

- 2. providing adequate care, nutrition, exercise and medical care for the pet. Pets that appear to be poorly cared for will reported to appropriate authorities.*
- 3. ensuring that the pet does not disturb the peace and quiet of the neighbors through noise and that the development environment is not adversely affected through odor, damage or destruction caused by the pet.*
- 4. keeping the pet under control at all times so that the pet does not physically annoy or frighten other residents, guests in the development or GHURA staff.*
- 5. making arrangements for care of the pet during any absence of more than twelve (12) hours.*
- 6. exercising common sense and common courtesy with respect to other residents who may have sensitivities, allergies to, be easily frightened of, or dislike pets.*
- 7. disposing of pet waste, litter, etc. pursuant to any instructions issued and posted by the GHURA maintenance section.*

**8. Protection of the Pet**

*If the health or safety of the pet is threatened by the death or incapacity of the resident owner, or keeping the pet or by other factors that render the resident unable to care for the pet, GHURA may contact the responsible party or parties listed in the pet registration. If the responsible party or parties are unwilling or unable to care for the pet, or the Authority despite reasonable efforts has been unable to contact the responsible party or parties, the Authority may contact the appropriate authority (or designated agent of such authority) and request the removal of the pet. Any cost shall be borne by the resident.*

**9. Inspections**

*If GHURA has reasonable grounds to believe or has received a signed, written complaint alleging that the conduct or condition of a pet constitutes a nuisance or threat to the health and safety of the occupants of the developments, then GHURA may, after reasonable notice and during reasonable hours, enter and inspect the premises.*

**10. Violation of the Pet Policy**

*Violation of these rules regarding the keeping of a pet may be grounds for removal of the pet or termination of the tenancy.*

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

*Civil Rights Certifications are included as part of the 5-Year and Annual Plan attachments.*

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (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 25 (from prior years: 1998 through 2003).
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**

[24 CFR Part 903.7 9 (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) *See Attachment #12 – Asset Management Table*
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (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 at Attachment (File name)

Provided below: *A letter from the RAC was received regarding the following concerns:*

*27 June 2005*

*To: Vangie Cepeda  
Guam Housing and Urban Renewal Authority  
RAC Advisor*

*Via: Ms. Philly San Nicolas  
Public Housing Manager, Acting*

*Norma San Nicolas  
Management Analyst*

*Fm: Augusta Naich Borja  
President/Resident Advisory Council (RAC)*

*Re: Resident/s Issues/Concerns: PHA Planning*

*1. SAFETY: Within the unit as well as the community.*

- 11. Requesting for door viewer (peep hole) installed in front door to peek out who is at the front door when knocking.*
- 12. To upgrade locks for security screen door.*
- 13. Security of window latch easily opens when ajar by perpetrator.*
- 14. Requesting for more lighting around the unit perhaps along the sides & back of unit.*
- 15. To see more effectiveness within our neighborhood watch programs.  
More community involvement program/s, perhaps mandate monthly meetings.*

*1. PARKING:*

- 16. Parking along curbs vehicles adjacent within same street causing blockage/ample space for emergency vehicles to enter the area.*
- 17. Requesting to have assign parking stalls (2 ea per unit)*
- 18. Expansion of parking stalls.*

*1. SIGNS/ROADS:*

- 19. Rules/Regulation sign placed out by entrance area.*
- 20. Children at Plan/speed limit signs posted in residential area*
- 21. Slick roads along main entrance of housing area.*

**1. OTHER/MISC:**

*\*Requesting periodic pest control treatment regarding the rodents, ants, roaches and termite problems within the interior and exterior of the units.*

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. *GHURA's response to the RAC's concern is included as attachment no. 12*

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

**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 the 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 PHA 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: (*GUAM*)
  
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)
  
  - Other: (list below)

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

*a). In support of the PHA goal to expand the supply of assisted housing the jurisdiction will implement the Low-income Housing Tax Credit Program during the FY 2005. Up to 2.0 million in tax credits will be available to housing developers to help finance the construction of affordable rental dwelling units. Preference points are given to encourage developers to pursue project base rental assistance and to offer “rent to own” options for residents of LIHTC projects.*

*b). In support of the PHA goal to increase assisted housing choices the jurisdiction will coordinate its homeownership programs, to include all Home Investment Partnership grant funded home buyer programs with the PHA’s Section 8 HCV homeownership program and the PHA’s FSS program to help residents in assisted housing pursue homeownership. The jurisdiction will provide training and technical assistance to assist the PHA implement its homeownership program.*

*c). In support of the PHA goal to promote self-sufficiency and asset development of assisted households the jurisdiction will continue to provide CDBG funds for entrepreneurial and micro-enterprise development and will require sub-recipients that provide the entrepreneurial training and assistance to extend preference to residents in assisted housing. Implementation of the Section 3 requirements for all CDBG or Home Investment Partnership funded activities will be coordinated with the PHA so that the residents in assisted housing can compete for employment with contractors participating in these activities.*

*d). In support of the PHA goal to ensure equal opportunity and affirmatively further fair housing the jurisdiction has completed the analysis of impediment to fair housing (AI). Training and technical assistance will be provided to the PHA staff on the findings and recommendations of the AI. Training and technical assistance to the PHA staff will also be provided in the preparation of and update of the transition plan as required under Section 504 of the Rehabilitation Act of 1973.*

#### **D. Other Information Required by HUD**

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

**ATTACHMENT NO. 1**  
***GHURA's Section 8 Homeownership Program***

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

*GHURA's Board of Commissioner's passed Resolution no. FY04-049 on June 24, 2004, approving the implementation of the Section 8 Homeownership Program. The intent of the Program is to provide homeownership possibilities through a system grounded in self-sufficiency, training, and counseling support. The program is designed to empower people as homeowners and foster community pride while creating economic growth and minimizing mortgage defaults.*

*The implementation of GHURA's Section 8 Homeownership Program is being promoted through various marketing and outreach efforts, including holding meeting with various lending institutions and with respective families under the Section 8 Family Self-sufficiency Program.*

*Key points of the Section 8 Homeownership Program is illustrated in the Section 8 Homeownership Administrative Plan as follows:*

- 1. Qualifications: All families seeking mortgage assistance under the Section 8 Homeownership Program must satisfy all eligibility requirements including minimum income, employment, and credit history.*
- 2. Search and Purchase: Once a family is deemed eligible, the family must be able to meet the maximum deadline specified in the Administrative Plan to find and purchase a home.*
- 3. Homeownership Counseling: Prior to commencing assistance, the family is mandated to attend and satisfactorily complete the pre-assistance homeownership-counseling program.*
- 4. Home Inspection and Contract Sale: The mortgage assistance shall not commence until GHURA has inspected the unit and has been determined to meet Housing Quality Standards (HQS). As an additional condition for the mortgage assistance, the family is required to enter into a contract sale with the seller and the family must provide a copy of the required documents to enter into a contract sale with the seller and the family must provide a copy of the contract sale to the Authority.*
- 5. Financing: Prior to approval of participation in the program, the family must secure financing for the home. The Authority will conduct a preliminary pre-qualification of the family for initial mortgage loan application screening.*
- 6. Continued Assistance requirements: The Administrative Plan details conditions for continued assistance. Mortgage assistance under the program will continue to be paid as long as the family continues to reside in the home. When a family moves out or family's obligation are not met, assistance will cease.*
- 7. The maximum term of assistance: Except in the case of an elderly or disabled family, the Section 8 Homeownership assistance may only be paid for a maximum of 15 years if the initial mortgage incurred to finance purchase of the home has term of 20 years or longer. In all other cases, the maximum term of homeownership is 10 years.*

*Other terms of conditions of the program are illustrated in the Section 8 Homeownership Administrative Plan.*

**ATTACHMENT NO. 2**  
**Resident Advisory Council Membership**

<b>OFFICE</b>	<b>NAME</b>	<b>ADDRESS/CONTACT NUMBER</b>	<b>METHOD OF SELECTION</b>
<b>President</b>	<b>Augusta Naich Borja</b>	<b>Resident Advisory Council Office, 18B Calle Duenas Street, GHURA 250 Toto Gardens Tel: (671) 477-3166</b>	<b>Resident Election 9/25/2004</b>
<b>*Vice President</b>	<b>Danila C. Fernandez</b>	<b>Resident Advisory Council Office, 18B Calle Duenas Street, GHURA 250 Toto Gardens Tel: (671) 477-3166</b>	<b>Resident Election 9/25/2004</b>
<b>Secretary</b>	<b>Beauleen J. Mendiola</b>	<b>Resident Advisory Council Office, 18B Calle Duenas Street, GHURA 250 Toto Gardens Tel: (671) 477-3166</b>	<b>Resident Election 9/25/2004</b>
<b>Treasurer</b>	<b>Jessica M. San Nicolas</b>	<b>Resident Advisory Council Office, 18B Calle Duenas Street, GHURA 250 Toto Gardens Tel: (671) 477-3166</b>	<b>Resident Election 9/25/2004</b>
<b>Liaison Officer</b>	<b>Patricia V. Concepcion</b>	<b>Resident Advisory Council Office, 18B Calle Duenas Street, GHURA 250 Toto Gardens Tel: (671) 477-3166</b>	<b>Resident Election 9/25/2004</b>
<b>**Section 8 RAC Representative</b>	<b>Flora Jane Charfarous</b>	<b>P.O. Box 8282, Agat, Guam 96928 Tel: (671) 475-1336</b>	<b>Appointed by GHURA' s Executive Director 5/2002</b>

**Note:**

**\*Ms. Danila Carmen Fernandez held the office of Vice President. However, Ms. Fernandez was asked to resign her post effective April 22, 2005, due to failure to comply with Article IV, Section 8 of the Resident Advisory Council Bylaws. Her post remains vacant.**

**\*\*Mr. Ignacio Miranda was the official winner for the office of Liaison. However, just prior to the official induction on November 2, 2004, Mr. Miranda submitted his a letter, declining acceptance of the position. Because Ms. Concepcion was the second highest vote getter, she automatically assumed the office of Liaison.**

**\*\*\*Because of the lack of interest among Section 8 families, the GHURA Executive Director appointed Ms. Flora Jane Charfarous as the official RAC representative for Section 8 program in May 2002. Ms. Charfarous remains the Section 8 Representative until a successor is elected or appointed.**

**ATTACHMENT NO. 2 (Continued)**

**Voting Summary**

<i>Voting Sites</i>	<i>Agat</i>	<i>Dededo</i>	<i>Talofoyo</i>	<i>Toto</i>	<i>TOTALS</i>
<i>Number of Registered voters</i>	<b>303</b>	<b>213</b>	<b>245</b>	<b>454</b>	<b>1,208</b>
<i>Total votes cast</i>	<b>40</b>	<b>49</b>	<b>14</b>	<b>44</b>	<b>147</b>
<i>Percentage of votes cast</i>	<b>13%</b>	<b>23%</b>	<b>5%</b>	<b>9%</b>	<b>12%</b>

**PRESIDENT:**

<i>Candidates</i>	<i>Agat</i>	<i>Dededo</i>	<i>Talofoyo</i>	<i>Toto</i>	<i>TOTALS</i>
<i>Mina B. N. Borja</i>	<b>16</b>	<b>29</b>	<b>5</b>	<b>33</b>	<b>83</b>
<i>Amy Cummings</i>	<b>21</b>	<b>17</b>	<b>8</b>	<b>8</b>	<b>54</b>

**VICE PRESIDENT:**

<i>Carmen F. Fernandez</i>	<b>32</b>	<b>40</b>	<b>13</b>	<b>34</b>	<b>119</b>

**SECRETARY:**

<i>Beatrice Babauta</i>	<b>17</b>	<b>9</b>	<b>4</b>	<b>10</b>	<b>40</b>
<i>Lyn J. Mendiola</i>	<b>14</b>	<b>22</b>	<b>12</b>	<b>22</b>	<b>70</b>
<i>Anastasia M. Manibusan</i>	<b>6</b>	<b>5</b>	<b>2</b>	<b>9</b>	<b>22</b>

**TREASURER:**

<i>Jessica San Nicolas</i>	<b>19</b>	<b>6</b>	<b>28</b>	<b>33</b>	<b>86</b>
<i>Candice Ogo</i>	<b>6</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>14</b>
<i>Geneviene C. Mantanona</i>	<b>10</b>	<b>9</b>	<b>2</b>	<b>10</b>	<b>31</b>

**LIAISON OFFICER:**

<i>James Teriong</i>	<b>1</b>	<b>3</b>	<b>4</b>	<b>13</b>	<b>21</b>
<i>Patricia Concepcion</i>	<b>1</b>	<b>13</b>	<b>1</b>	<b>14</b>	<b>29</b>
<b>**Ignacio Miranda</b>	<b>20</b>	<b>18</b>	<b>1</b>	<b>1</b>	<b>40</b>
<i>Pauline Pocaigue</i>	<b>7</b>	<b>5</b>	<b>1</b>	<b>8</b>	<b>21</b>
<i>Anthony A. George</i>	<b>10</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>24</b>

**ATTACHMENT NO. 3**  
**Resident Membership of the PHA Governing Board**

*Residents of the Public Housing and Section 8 Program held an election on September 25, 2004 to vote for a new representative for GHURA’s Board of Commissioners and Resident Advisory Council (RAC). The election results overwhelmingly supported Ms. Lolita Meno as the winner over Ms. Ghelia Camacho by a margin of 77 votes. Ms. Lolita has been an active member of the Public Housing Community. In addition to serving as a Board of Commissioner, she concurrently serves as Mongmong’s Resident Association President. Ms. Meno also served as the Secretary and treasurer for the Resident Advisory Council (RAC) during the period of 2001 to 2004.*

*Ms. Meno’s nomination was submitted to the Governor’s office, where the official appointment to the GHURA Board of Commissioner was made. The 27th Guam Legislature then confirmed her appointment on April 9, 2005.*

*A summary of the election results are illustrated below:*

**Ballot Summary**

<i>Voting Sites</i>	<i>Agat</i>	<i>Dededo</i>	<i>Talofoyo</i>	<i>Toto</i>	<i>TOTALS</i>
<i>Number of Registered voters</i>	<i>303</i>	<i>213</i>	<i>245</i>	<i>454</i>	<i>1,208</i>
<i>Total votes cast</i>	<i>40</i>	<i>49</i>	<i>14</i>	<i>44</i>	<i>147</i>
<i>Percentage of votes cast</i>	<i>13%</i>	<i>23%</i>	<i>5%</i>	<i>9%</i>	<i>12%</i>

**Board of Commissioners**

<i>Name of Candidates</i>	<i>Voting Site#1: Agat</i>	<i>Voting Site #2: Dededo</i>	<i>Voting Site#3: Talofoyo</i>	<i>Voting Site#4: Toto</i>	<i>TOTAL</i>
<i>Lolita R. Meno</i>	<i>26</i>	<i>36</i>	<i>10</i>	<i>36</i>	<i>108</i>
<i>Ghelia L. Camacho</i>	<i>12</i>	<i>10</i>	<i>3</i>	<i>6</i>	<i>31</i>

**ATTACHMENT NO. 4**  
**FY2004 PHAS RASS Follow-up Plan**

*GHURA's Resident Service and Satisfaction survey conducted by HUD for fiscal year 2004 resulted in scores below the national standards in areas of: communications (68.8%), safety (66.5%) and neighborhood appearance (70.1%). GHURA's follow-up plan outlines how it plans to improve scores in these three areas and what funding source will use to implement the plan.*

**Communications:**

*Funding from the Public Housing operating budget has been identified to improve communication efforts. Currently, the Authority communicates important information to residents through several means: by directly calling the resident or sending correspondences. Information for the masses is also disseminated through resident meetings, fliers and other publications. Until recently, newsletter circulations were also used to disseminate Public Housing information. Since the change in Resident officers, newsletters have not been used.*

*Plans to improve communications efforts will include circulating resident newsletters once again. Information regarding Program changes, lease and rental information, maintenance and capital fund projects, FSS program opportunities, etc., will be communicated through the newsletter as well as through current means.*

**Safety:**

*Funding from the Program's Operating Fund will be invested into improving and addressing safety and security concerns at the various public housing developments. Approval from HUD is being sought in the 2005 Annual Plan for the implementation of the "Police in the Neighborhood" Program. The Program will allow police officers and their families to occupy public housing units. The idea is to increase police presence in the community to help deter crime.*

**Neighborhood Appearance:**

*Capital funding and funding from the operating budget have been identified for the continued improvement of all Public Housing Developments. A Needs Assessment was conducted and modernization priorities have been identified for the next improvement project. The Needs Assessment included input from Public Housing Residents. Additionally, the Maintenance Plan is undergoing revisions to improve maintenance management and response time.*

**ATTACHMENT NO. 5**

***Deconcentration and Income-mixing Policy***

*The Guam Housing and Urban Renewal Authority's Deconcentration and Income-mixing Policy is included in the Authority's Admission's and Occupancy Policy (Section B, page 75). The policy states:*

**A. Deconcentration and Income-Mixing**

*Deconcentration of poverty and income mixing is promoted by a policy that provides for bringing higher income tenants into lower income developments and lower income tenants into higher income developments.*

**1. Developments subject to deconcentration of poverty and income mixing apply to general occupancy, family public housing single developments, excluding the following developments:**

- a. Public housing developments operated by a PHA with fewer than 100 public housing units;*
- b. Public Housing developments operated by a PHA which house only elderly persons or persons with disabilities, or both;*
- c. Public housing developments operated by a PHA which consist of only one general occupancy, family public housing development;*
- d. Public housing developments approved for demolition or for conversion to tenant-based assistance; and*
- e. Public housing developments, which include public housing units, operated in accordance with a HUD-approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of this rule.*

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

- a. Step 1: A PHA shall determine the average income of all families residing in all the PHA's covered developments. A PHA may use median income, instead of average income, provided that the PHA includes a written explanation in its PHA Annual Plan justifying use of median income in the PHA's Annual Plan.*
- b. Step 2: A PHA shall determine the average income of all families residing in each covered development. In determining average income for each development, a PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.*
- c. Step 3: A PHA shall determine whether each of its covered developments falls above, within or below the Established Income Range (EIR). The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for covered developments in defined in Step 1.*

- d. *Step 4: A PHA with covered developments having average incomes outside the EIR may explain or justify the income profile for these developments as being consistent with the goals of deconcentration and income mixing.*
- e. *Where the income profile for a covered development is not explained or justified in the PHA Annual Plan submission, the PHA shall include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing in applicable covered developments.*
  - 2. *Providing incentives designed to encourage families with incomes below the EIR to accept units in developments with income above the EIR;*
  - 3. *Targeting investment and capital improvements toward developments with an average income below to the EIR to encourage applicant families whose income is above the EIR to accept units in those developments.*
  - 4. *Establish a preference of admission of working families in developments below the EIR;*
  - 5. *Skip a family on the waiting list to reach another family in an effort to further the goals of the PHA's deconcentration policy:*
  - 6. *Provide such other strategies as permitted by statute and determined by the PHA in consultation with the residents and the community, through the PHA Annual Plan process, to be responsive to the local context and the PHA's strategic objectives.*

*After the minimum level is reached, all selections will be made based solely on date, time, and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list be offered a unit in order of their original placement on the waiting list.*

#### **A. Tenant Selection and Assignment Plan**

*The plan for selection of applicants and assignment of dwelling units to assure equal opportunity and nondiscrimination on grounds of race, color, sex, religion, familial status; national origin or disability.*

*The Two Offer Plan is a plan in which each qualified applicant first in sequence on the waiting list is made one offer of a unit of appropriate size and amenities (if an accessible unit is required and where their race does not predominate). If the offer is rejected, the applicant must be offered another unit of appropriate size (and where their race does not predominates). If that offer is rejected, the applicant will be removed from the waiting list. If the applicant has good cause (as defined below) to reject the offer, the applicant will be dropped to the bottom of the qualified applicant list and assigned a new date and time or new application number. To the maximum extent possible, the offers will also be made affect the PHA's policy of economic deconcentration.*

*The applicant must accept the vacancy offered within ten (10) days of the date the offer is communicated (by phone, mail or other method of communication designated by the applicant) or be removed from the waiting list. Offers made over the phone will be confirmed by letter to the applicant. If unable to contact the applicant by phone, the PHA will send a registered letter, return receipt requested.*

- 1. The PHA will offer an applicant a suitable unit. If the applicant refuses two units without good cause as described below, the applicant's name will be removed from the waiting list.*
- 2. when leasing a vacant dwelling unit, the PHA will offer the unit to applicants on the waiting list in sequence, until someone accepts it, in accordance with the PHA's local preferences.*
- 3. The "bottom of the waiting list" means denying the applicant the benefit of all of the PHA's preferences, including any preferences based on the board range of incomes, for a period of six (6) months, and establishing a new date and time of application, based on when the offer of a suitable unit was rejected. (This applies to applicants that have shown just cause for denying the unit offers.)*
- 4. If more than one unit of the appropriate size and type is available, the first unit to be offered will be the unit that will serve to achieve the PHA's goal of economic deconcentration.*
- 5. The applicant will not be considered to have been offered a suitable unit if:
  - a. The unit is not the proper size and type, and the applicant would be able to reside there only temporarily (e.g. a specially designed unit that is awaiting a disabled applicant needing such a unit).*
  - b. The unit contains lead-based paint, and accepting the offer could result in subjecting the applicant's children under seven (7) years of age to lead-based paint poisoning.*
  - c. The applicant is unable to move at the time of the offer and presents clear evidence which substantiates this to the satisfaction of the PHA.*

*Examples:*

    - 7. a physician verifies that the applicant has just undergone major surgery and needs a period of time to recuperate; or*
    - 8. a court verifies that the applicant is serving on a jury which has been sequestered.**
- a. Accepting the offer would result in undue hardship to the applicant, and such acceptance is not related to consideration of race, color, creed, sex, age, religion, disability, national origin, or familial status, and the applicant presents clear evidence which substantiates this to the satisfaction of the PHA. Examples of this circumstance are inaccessibility to employment, education, or job training, children's day care or educational program for children with disabilities if the move would require a household member to quit a job, educational or training program to take the child out of the special program.*
- b. A low-income family refuses the offer of a unit in a development with very low-income families or vice versa.*

**ATTACHMENT NO. 6**

***Request to Take Unit #52 Kalachucha Off-line***

*GHURA continues to seek HUD approval to take unit #52 Kalachucha off-line for the purpose of improving the maintenance operation. The Agat site-base office currently houses both the GHURA TRA office and the Maintenance shop. The Agat site-base office lacks the space needed to operate the maintenance program efficiently.*

*The maintenance operations needed more space for the purpose of warehousing supplies, equipment and inventory. Prior to converting to the site-bases, the maintenance operation was centralized at the Toto Gardens Maintenance Office. The maintenance staff, particularly those addressing work orders in the southern development, would load up their trucks and drive out to the site to perform repairs. Frequently, while actually performing the repairs additional parts are needed and would have to drive back to the central office to obtain the parts. The average drive time to most of the southern developments is 20 to 30 minutes each way. Productivity is hampered by the time wasted driving to acquire parts or tools. Converting to a site-base operation has already proven more effective than a centralized operation. However, a larger space is needed to store more inventory of tools, supplies and equipment and reducing the need to constantly restock. Additionally, because the space at the current maintenance shop is severely limited, large appliances and equipment could not be adequately stocked or stored.*

*By taking unit #52 Kalachucha off-line, it would help address the problem. The Authority plans to renovate the unit to make it conducive to the need of the maintenance operation. The renovation will include adding fencing for security and space to adequately stock much-needed inventory.*

**ATTACHMENT NO. 7**  
**“Police in the Neighborhood” Program**

**Introduction:**

*The Guam Housing and Urban Renewal Authority is seeking HUD approval to implement a “Police in the Neighborhood” Program that would allow police officers to occupy public housing units in accordance with 24 CFR Part 960.505. The primary goal of the program is to improve neighborhood safety and security needs among the island’s only Public Housing developments.*

*Over the past four years, the crime rate on the island has sharply increased, primarily in areas where most of the Public Housing developments are located. GHURA’s developments are situated in scattered sites and usually in the heart of the villages. Between the periods of 2001 to 2003, the overall crime rate on the island increased 7% and more than doubled from the period of 2002 to 2003 with 17%.*

*With the phasing out of the Public Housing Drug Elimination Grant Program (PHDEP), it has become essential for the Authority to seek alternatives to address the safety and security needs of GHURA’s Public Housing developments. The implementation of the “Police in the Neighborhood” Program not only aims to reduce or eliminate criminal activities in Public Housing, but most especially to empower public housing residents to take control of their communities. The police presence in each neighborhood will assist residents in becoming more aware of the problems in their neighborhood and ways to address them. The Program also aims to erase years of unsettling public perception that public housing communities are unsafe and plagued with crime. With police presence in the neighborhood and the empowerment of residents to address security issues, the program should also permeate an image of safe, decent and secure Public Housing communities.*

**Statement of Need:**

*The need to implement a “Police in the Neighborhood” Program in six of our largest Public Housing Communities are rooted from key factors that include: (1) the alarming increase in crime rate for the past few years; (2) the phase-out of the Public Housing Drug Elimination Grant has left the Authority seeking other alternatives to help deter criminal activities from its public housing developments; (3) “Police in the Neighborhood” Program is the least costly alternative to curbing the rising crime rate; and (4) the need to empower families into taking charge of the welfare of their community.*

*The Guam Police Department reported increase in the island’s crime rate of 7% from 2001 to 2003 and 17% from 2002 to 2003. The top ten villages that reported as having the highest crime rate includes: Sinajana (59%); Yona (56%); Mongmong-Toto-Gardens (52%); Chalan Pago/Ordot (49%); Piti (38%); Barrigada (34%); Inarajan (32%); Merizo (31%); Agana Heights (27%); and Santa Rita (27%). Among the*

*villages mentioned, six are homes to several Public Housing developments. Although the village of Dededo was not rated as one of the top ten, GHURA choose to implement the policing program at this site because 24% of the 12,926 overall crimes reported comes from the municipality of Dededo. Dededo is the largest village on the island and the home of three Public Housing developments.*

*Last year alone, the islands' courts prosecuted 3,908 criminal cases; of which 12% are felony offenses; 26% misdemeanor offenses; 12% involving juvenile delinquency; and 49% involving domestic violence. From 2001 to 2003, the top five (5) offenses reported are listed below:*

<i>Offenses</i>	<i>2003</i>	<i>2002</i>	<i>2001</i>
<i>Larceny-theft</i>	<i>2,459</i>	<i>2391</i>	<i>3,329</i>
<i>Burglary</i>	<i>1,126</i>	<i>913</i>	<i>996</i>
<i>Rape</i>	<i>219</i>	<i>172</i>	<i>166</i>
<i>Motor-vehicle theft</i>	<i>231</i>	<i>221</i>	<i>255</i>
<i>Robbery</i>	<i>162</i>	<i>156</i>	<i>133</i>

*Source: Guam Police Department*

**Number and location of Units:**

*GHURA plans to use six (6) Public Housing units at different development sites. These sites include Toto Gardens (GHURA 250), Dededo (GHURA 35), Agana Heights (GHURA 250), Yona (GHURA 100), Agat (GHURA 99) and Inarajan (GHURA 83). The exact units set aside for the six police officer and their families will be determined upon the selection of the six officers. Their family size would determine which units would be occupied for the Program.*

**Terms and Conditions:**

*Police officers will occupy six Public Housing units in different locations for the primary purpose of increasing safety and security needs. Detailed terms and conditions of the program that shall apply will be outlined in an MOA between the Guam Police Department, each participating police officer and their families, members of the Resident Advisory Council and GHURA. Some of the key terms and conditions will include provisions that would:*

- 1. Promote safe and secure neighborhoods by increasing the presence of police officers within the community. The increased presence will include:
 
  - a. Conducting official patrols that are frequent and random of assigned developments in full uniform and official police vehicle;*
  - b. Participating in various community/resident activities including attending resident meetings and on occasion act in advisory capacity to safety and security related issues;*
  - c. Conducting crime prevention seminars for residents and GHURA staff, etc., on how to maintain a safe neighborhood, offer crime prevention tips, how to prevent domestic violence, drug abuse prevention, etc.,**

- d. *Interacting with individual families to determine safety concerns and to act as a resource guide for promoting safety.*
  2. *Work with the Resident Advisory Council (RAC) and Community Service participants to:*
    - a. *Develop and implement an effective “Neighborhood Watch” or a “Tenant Patrol” Program in each community;*
    - b. *Develop and implement alternative youth programs such as: various after-school Program, coordinate sports and games, develop youth clubs, cultural events, drill teams, etc.; and*
    - c. *Conduct seminars that would educate youth on drug abuse, crime prevention, gang-related crimes, graffiti prevention, and other crime-prevention programs.*
  3. *Assist the Authority in assessing safety and security needs for each development by:*
    - a. *Conducting an annual neighborhood assessment that would help improve security needs in each development;*
    - b. *Documenting and reporting monthly criminal activities within the developments;*
    - c. *Documenting and reporting neighborhood concerns; and*
    - d. *Providing consultation on safety and security issues.*

*Each participating police officer will perform the above-mentioned activities during their off-duty hours and for a term of five years, or upon mutual consent of all parties to terminate terms and conditions of the program prior to the end of the five-year period.*

**Definitions:**

*Police Officer – means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State, or local government or by any agency of these governments. An offer of an accredited police force of a housing agency may qualify.*

*Neighborhood Watch Program – A program designed to reduce or eliminate criminal activities in a neighborhood by involving the community to keep watch over their neighborhood.*

**Evaluation Criteria:**

*The Authority will assess the “Police-in-the Neighborhood” Program on a quarterly and annual basis to determine:*

1. *Whether goals and objectives of the programs are being met;*
2. *Whether the program is effective in reducing or eliminating criminal activities in each neighborhood;*
3. *Actual residential involvement in reducing and eliminating crime in the community.*

**ATTACHMENT NO. 8**

***Low-Income Housing Tax Credit Program***

*The Low-income Housing Tax Credit Program (LIHTC) created by the Tax Reform Act of 1986, is intended to encourage the construction or rehabilitation of low-income rental units. The regulations, which govern this program, are contained in Section 42 of the Internal Revenue Code. This Program provides Federal Tax credits to qualified project owners who agree to maintain all or a portion of a project's units for low-income individuals or families. The Guam Housing and Urban Renewal Authority (GHURA) has been designated as the agency responsible for the administration of the Federal Low-income Housing Tax Credit Programs for Guam.*

*In accordance with the Omnibus Spending Bill of 2000, Omnibus Budget Reconciliation Act of 1989 and the Budget Reconciliation Bill of 1990, GHURA developed this "Qualified Allocation Plan" which sets forth (1) the criteria to evaluate and allocate tax credits to projects which best meet the housing needs of the State, and (2) the procedure to monitor for compliance with the provision of the Low-income Housing Tax Credit Program.*

*The allocation plan will utilize a point system to rank projects based upon the evaluation criteria established. The ranking of projects, along with all other relevant data, will determine the priorities to be followed by GHURA in allocating tax credits to the projects under consideration. The scores derived from the point system will be a component of the overall evaluation, and not the sole determining factor for awarding of tax credits. In addition to the scores derived, GHURA will review all relevant data required in the application. Projects selected under this allocation plan shall then be evaluated as to the minimum amount of tax credits required in order to make the project feasible.*

**ATTACHMENT NO. 9**  
***GHURA'S Organizational Chart***

*The Guam Housing and Urban Renewal Authority is currently undergoing a streamlining process for the purpose of improving program delivery, increasing program effectiveness and accountability. The Organization Chart reflects the current re-alignment efforts are focused under the Public Housing Program. The driving force behind the streamlining process is meeting the Public Housing Assessment System (PHAS) compliance requirements, improving program services, and promoting accountability.*

*Under the current streamline process, the site-based concept is being improved by installing the necessary manpower, improving systems connectivity, improving site management, streamlining maintenance procedures and response time, etc. The Authority is working closely with its Board of Commissioners to ensure the success of the streamlining process. A target date to adopt a working model and making the realignment of division permanent is scheduled for mid 2006.*

# Guam Housing and Urban Renewal Authority

FY2005

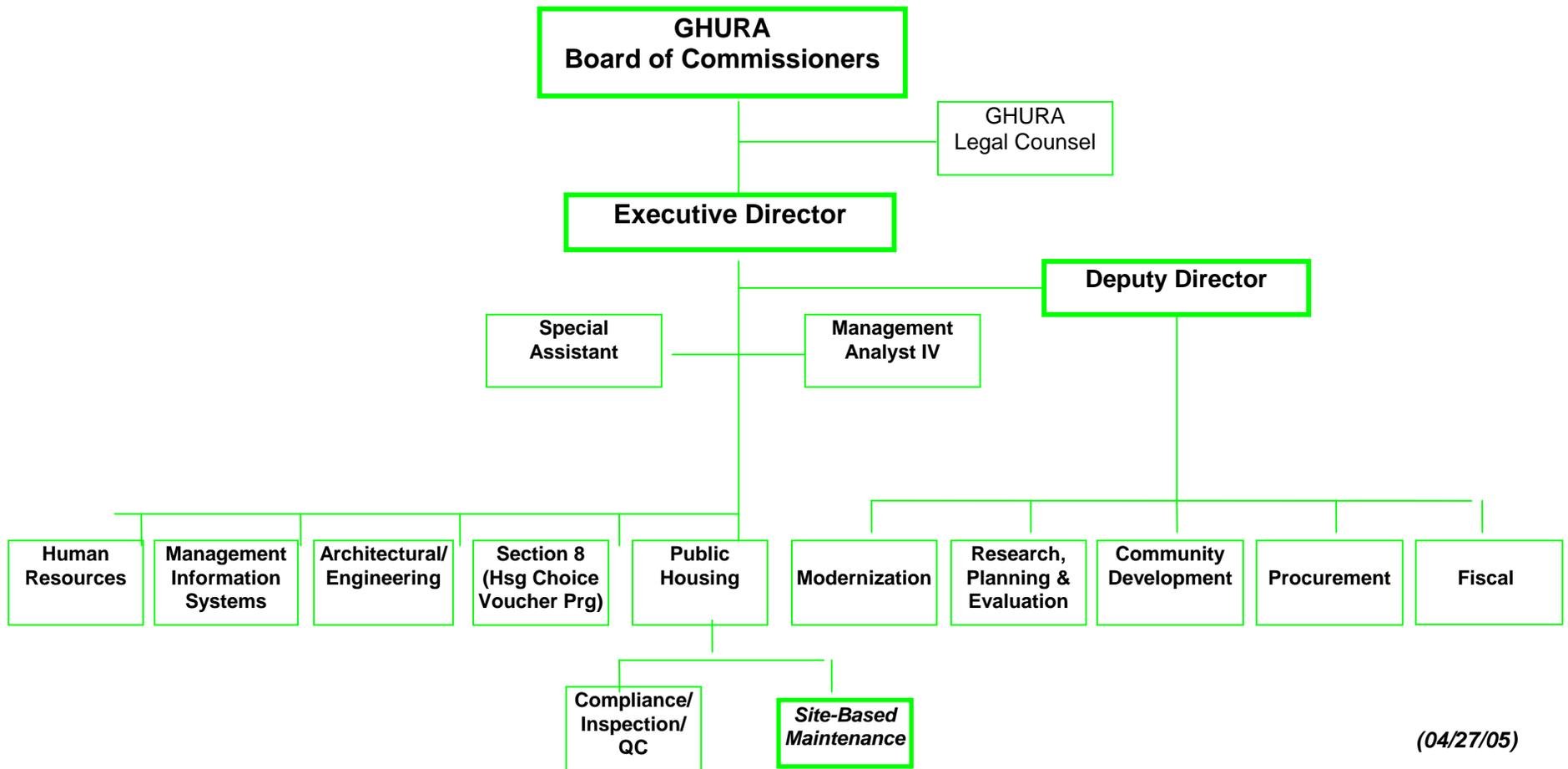
## ORGANIZATIONAL CHARTS



*As of April 27, 2005*



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY FY2005 ORGANIZATIONAL CHART



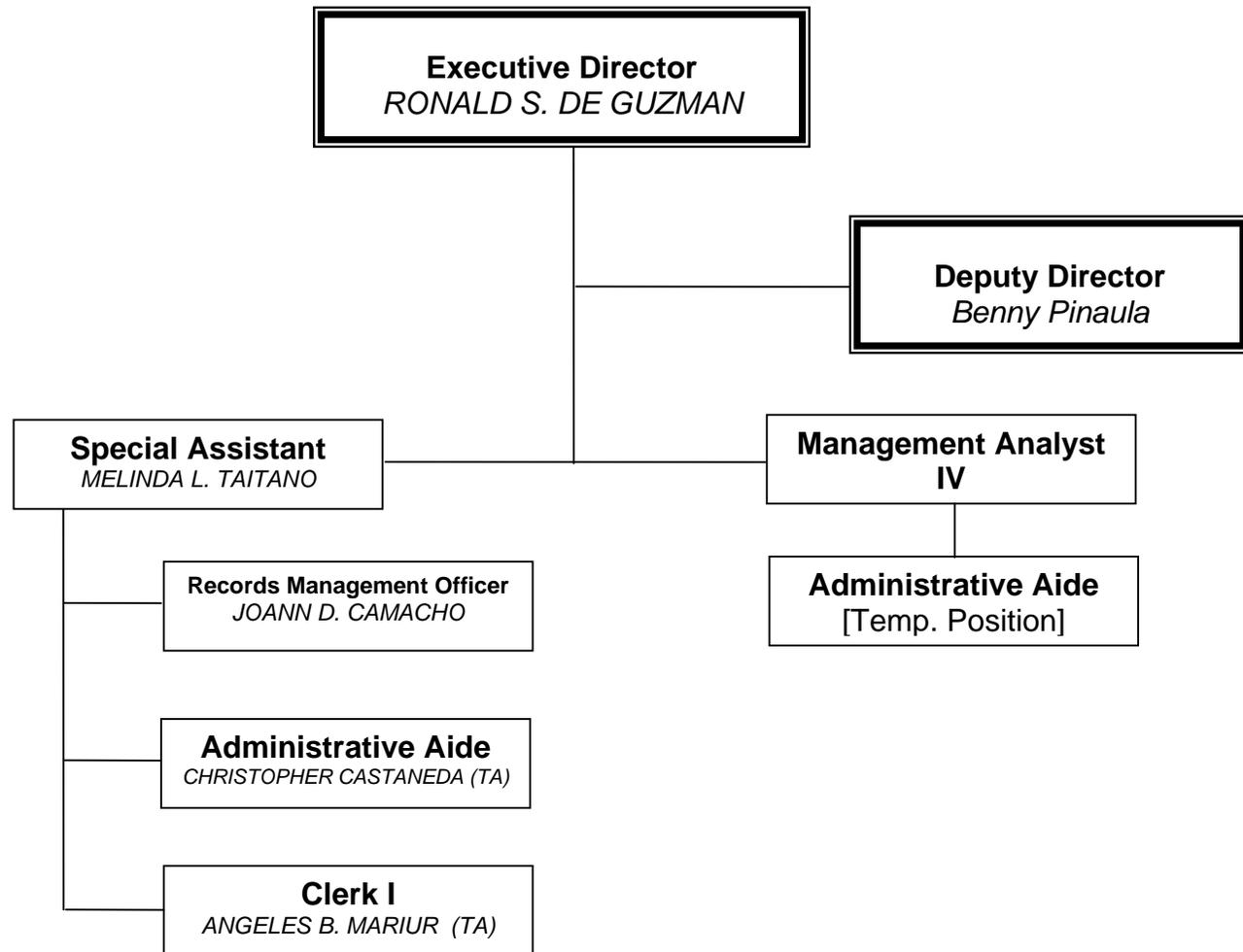
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *ADMINISTRATION / EXECUTIVE*

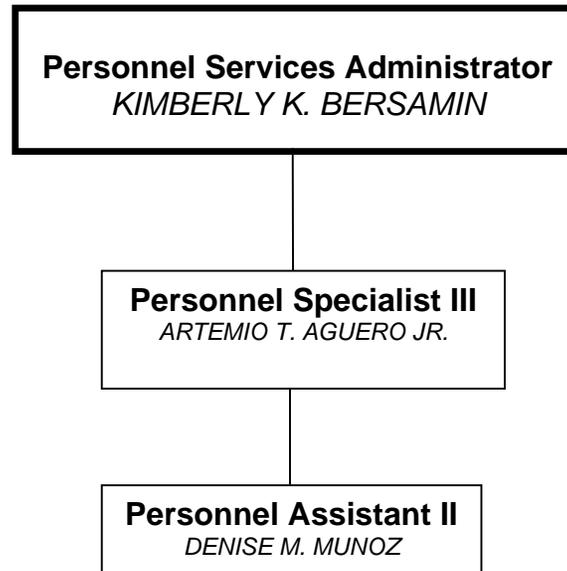




# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *HUMAN RESOURCES*



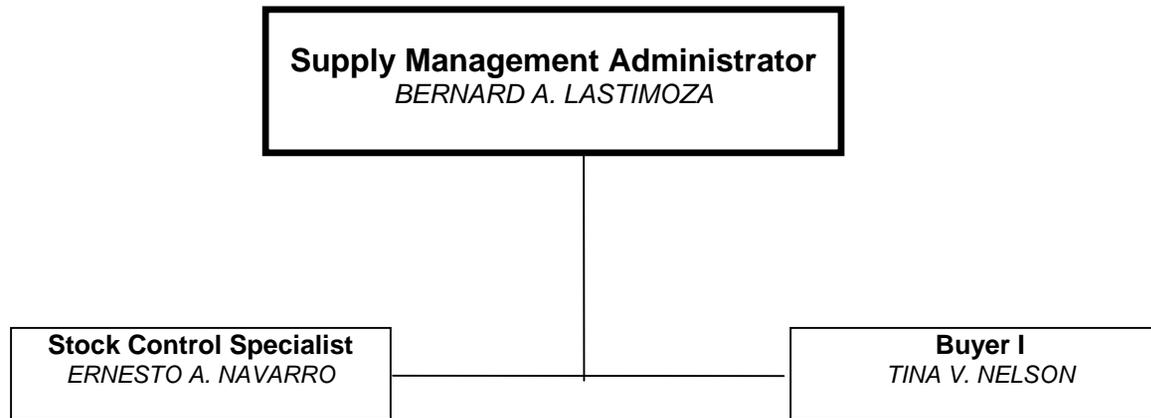
(07/11/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *PROCUREMENT*



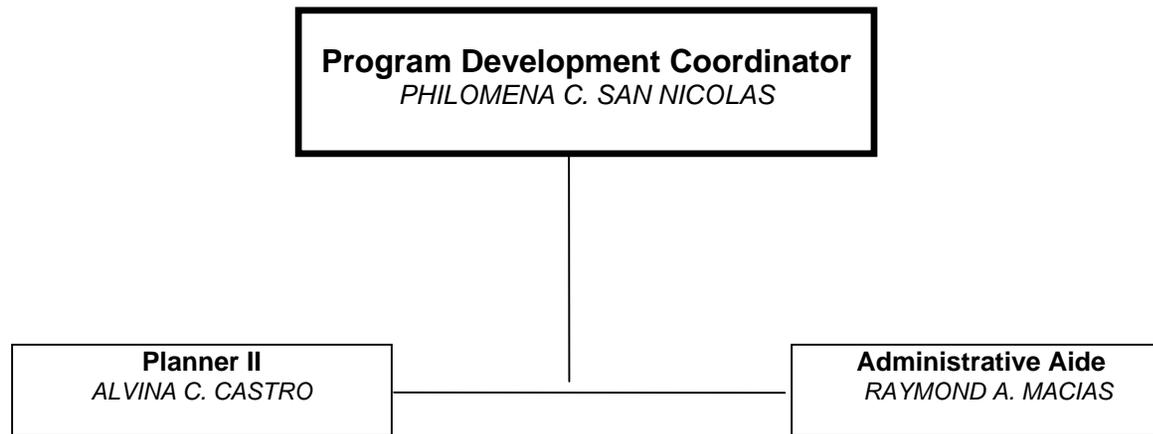
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *MODERNIZATION*



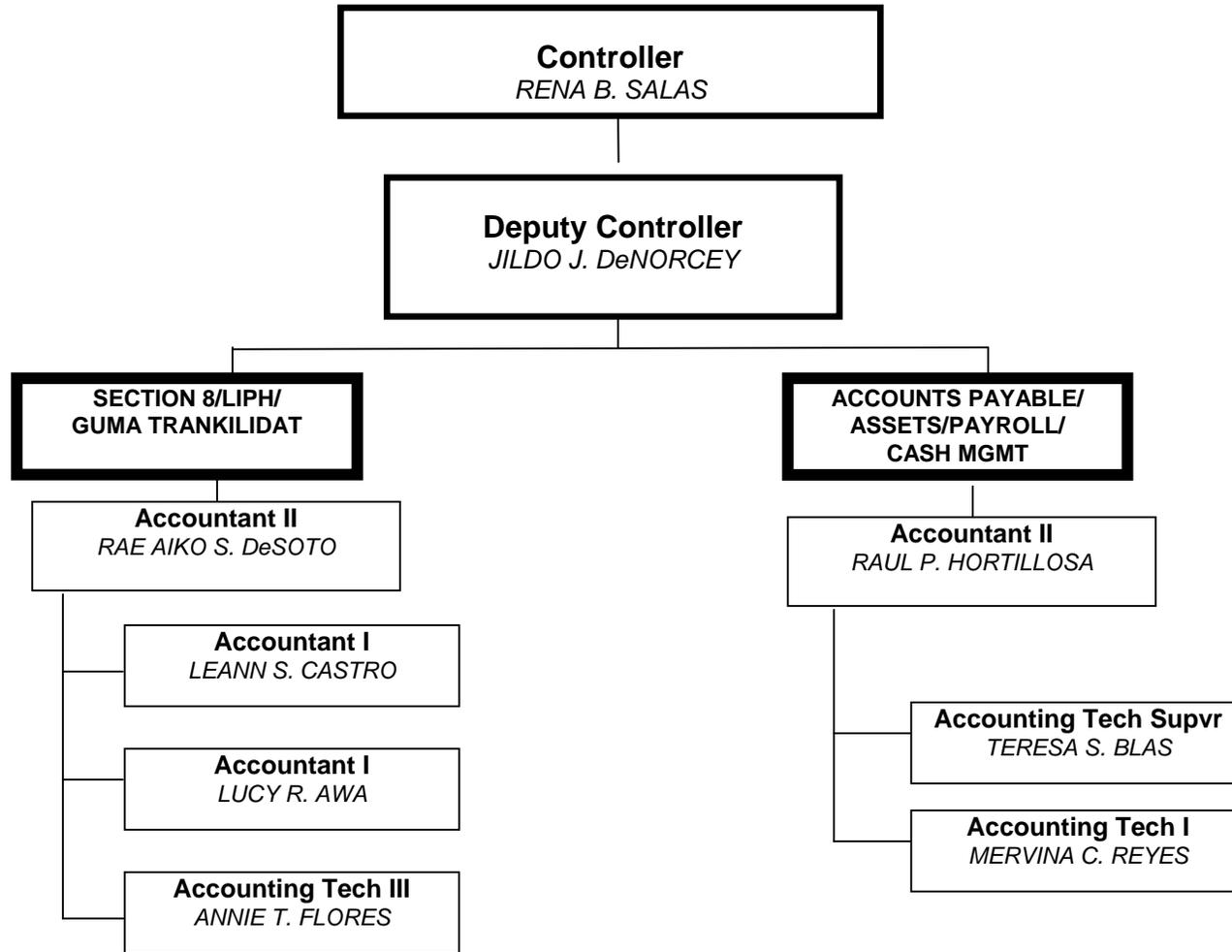
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *FISCAL*



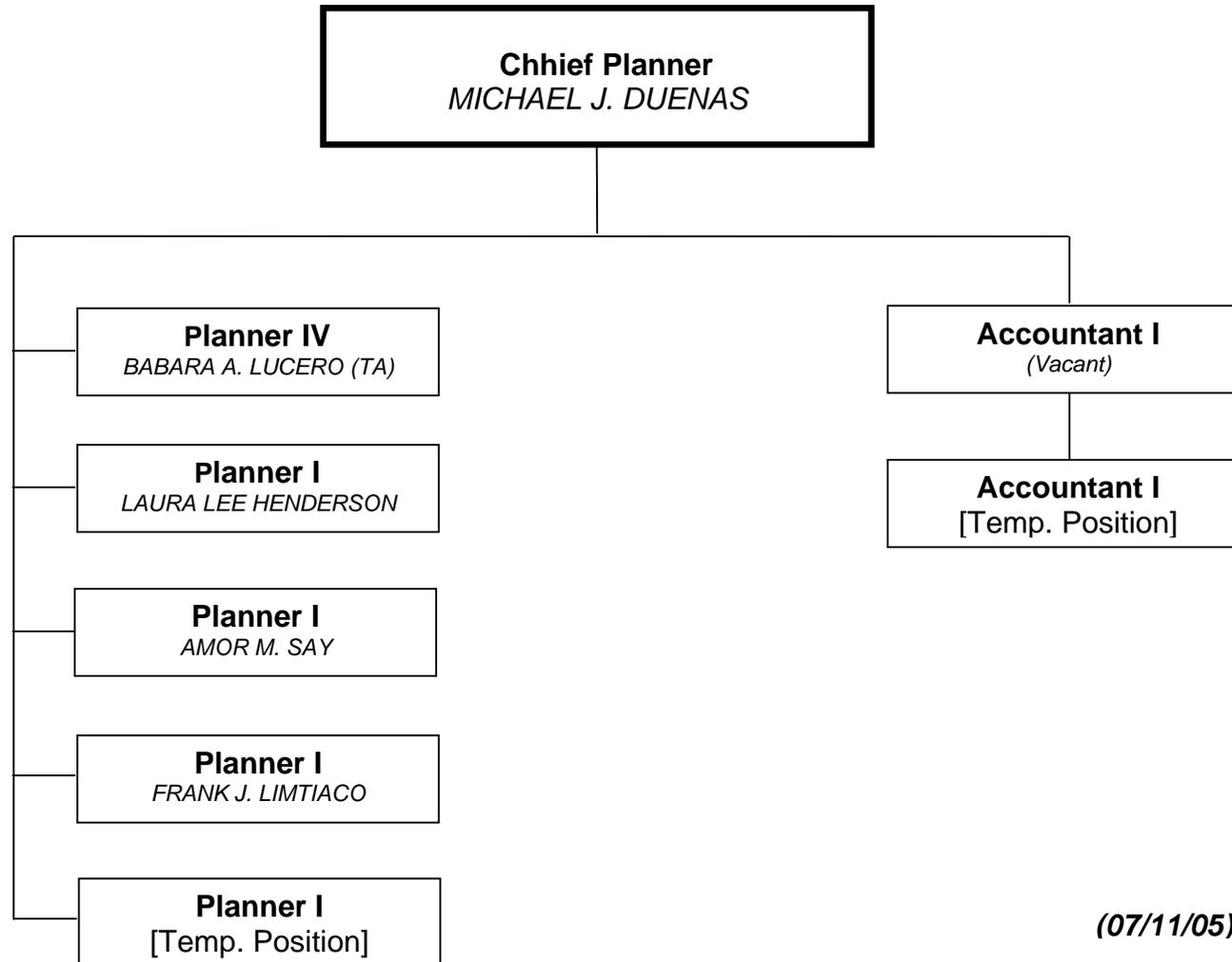
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *RESEARCH, PLANNING & EVALUATION*

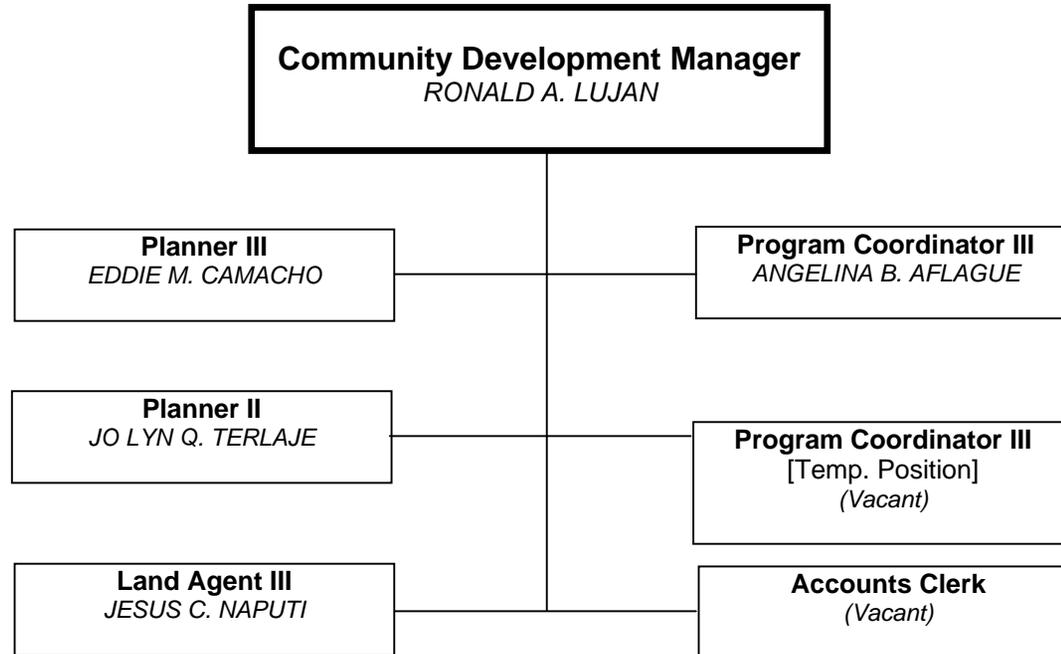




# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *COMMUNITY DEVELOPMENT*



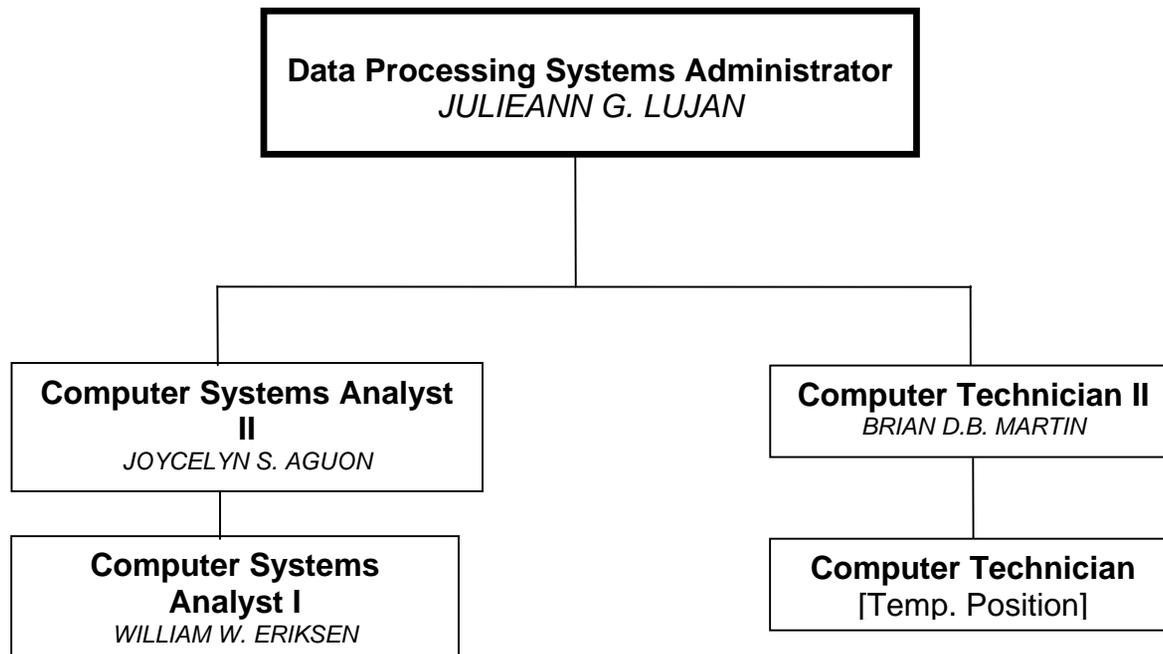
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

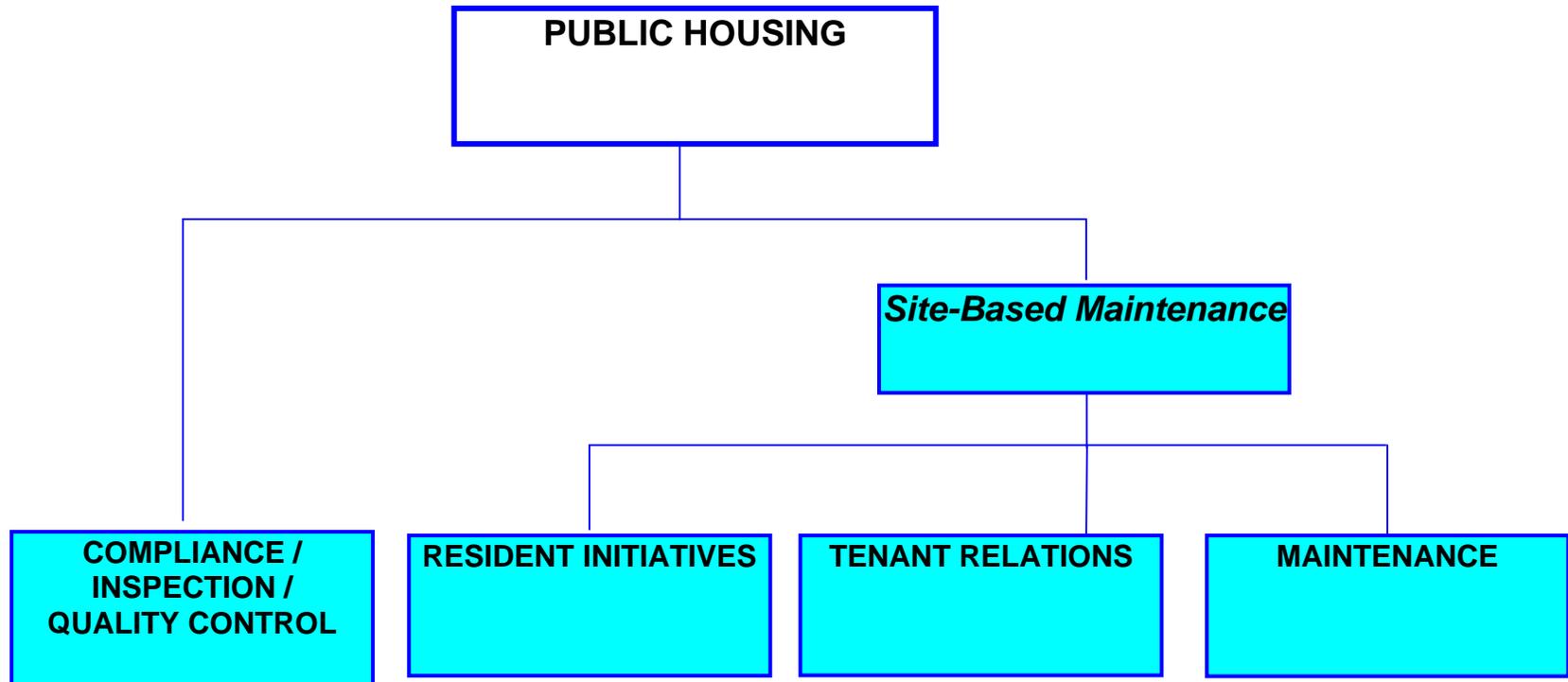
### *MANAGEMENT INFORMATION SYSTEMS*



(07/11/05)



# FY2004 Management Streamlining Initiative "Site-Based Maintenance"



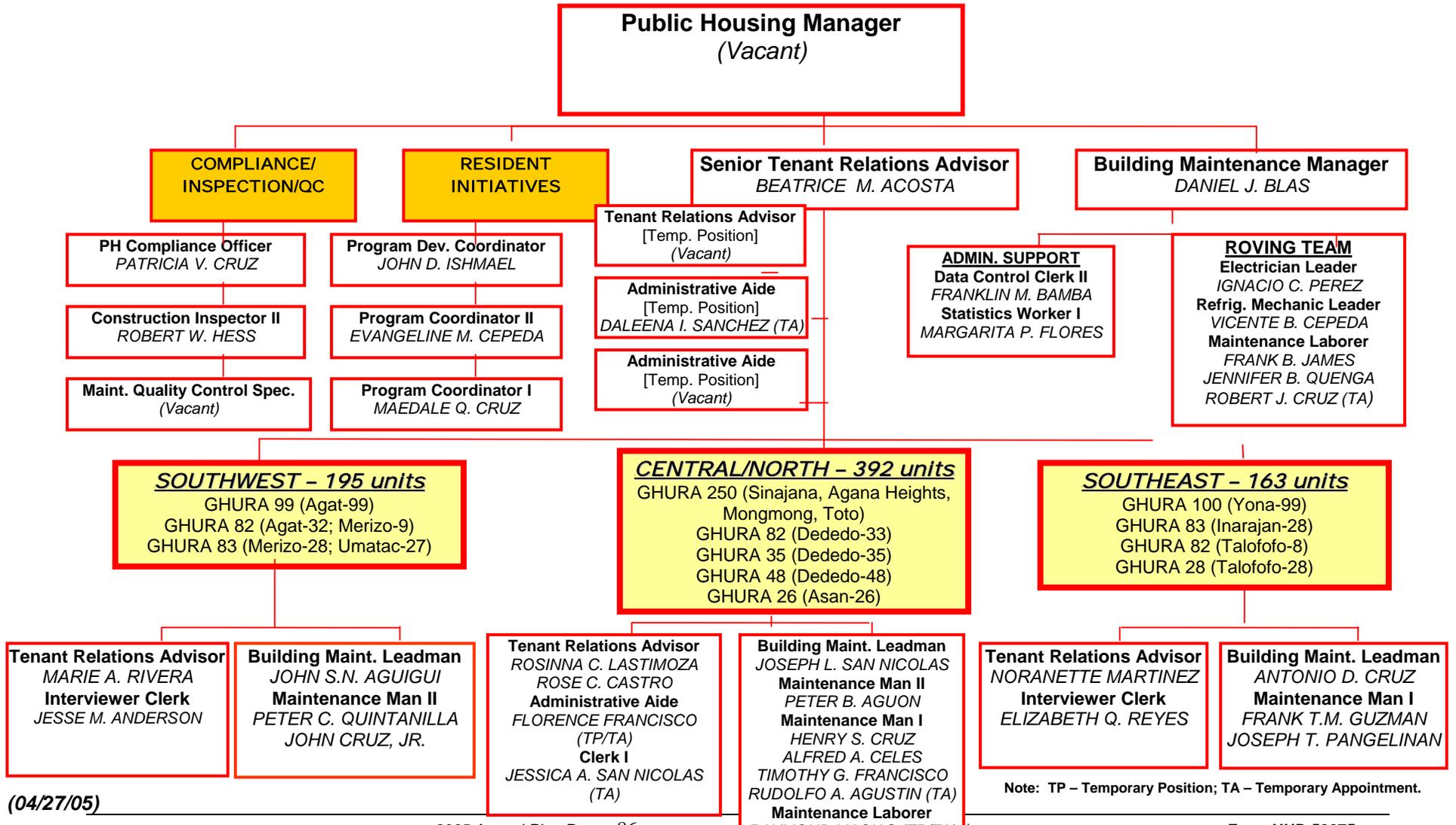
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### PUBLIC HOUSING



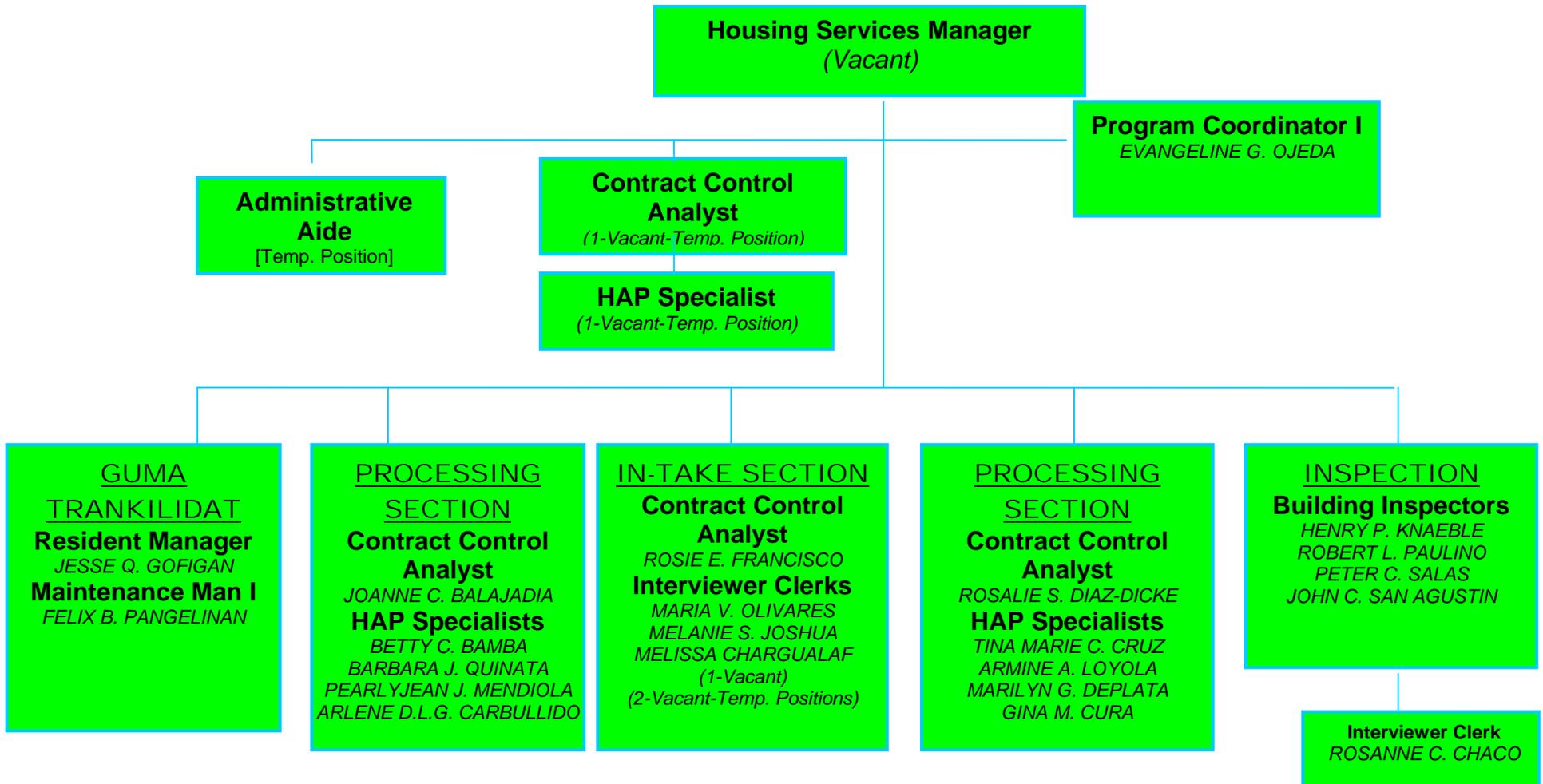
(04/27/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### *SECTION 8 (Housing Choice Voucher Program)*



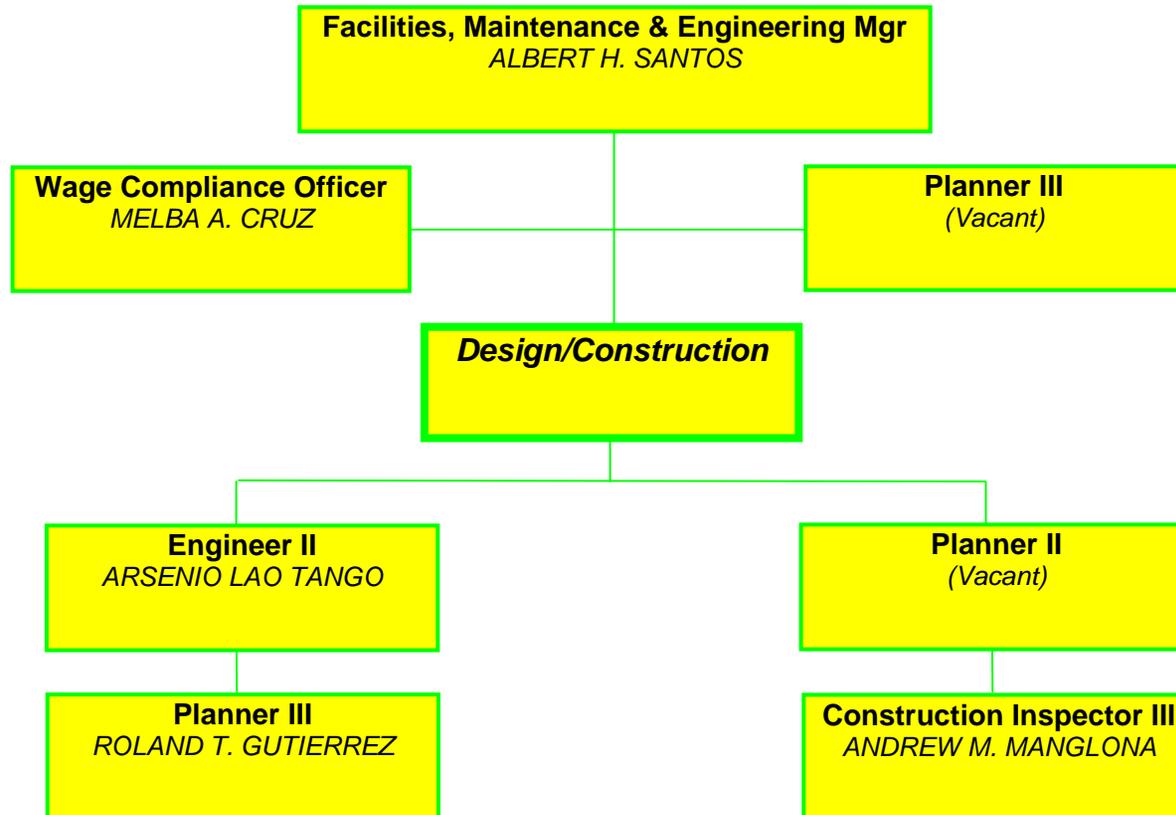
(07/11/05)



# GUAM HOUSING AND URBAN RENEWAL AUTHORITY

## FY2005 Organizational Chart

### ARCHITECTURAL / ENGINEERING



(04/27/05)

*ATTACHMENT NO. 10*  
*Capital Fund 5-Year Plan*

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

<b>HA Name</b>  GUAM HOUSING AND URBAN RENEWAL AUTHORITY	<b>Grant Type and Number</b> CFP Grant No. GQ08P00150105 RHF Grant No. N/A	<b>Federal FY of Grant</b>  FFY 2005
--	--	--

/ X / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement/Revision No. \_\_\_  
 / / Performance and Evaluation Report for Period Ending \_\_\_ / / Final Performance and Evaluation Report

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	\$202,447	\$0	\$0.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$404,894	\$0	\$0.00	\$0.00
	Management Improvements (Hard Costs)	\$0	\$0	\$0.00	\$0.00
4	1410 Administration	\$174,450	\$0	\$0.00	\$0.00
5	1411 Audit	\$1,500	\$0	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$80,000	\$0	\$0.00	\$0.00
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00
9	1450 Site Improvement	\$3	\$0	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,161,171	\$0	\$0.00	\$0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	\$3	\$0	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$1	\$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	\$1	\$0	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$1	\$0	\$0.00	\$0.00
20	1502 Contingency	\$0	\$0	\$0.00	\$0.00
<b>21</b>	<b>AMOUNT OF ANNUAL GRANT (sum of lines 2-19)</b>	<b>\$2,024,471</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
26	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00
27	Collateralization Expenses or Debt Service	\$0.00	\$0	\$0.00	\$0.00

Signature of Executive Director and Dat  
 X

Signature of Field Office Manager and Dat  
 X

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. GQ08P00150105		FFY 2005			
				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	
PHA-WIDE	Operations	1406		\$	202,447				
PHA-WIDE	Management Improvements Project Base Planning, Implementator Training Security Resident Counseling Services	1408	1	\$	404,894				
				\$	<b>404,894</b>				
PHA-WIDE	1. Salaries (non-technical) MOD Coordinator	1410.1	1	\$	51,662				
	Planner II (100%)		1	\$	39,780				
	Administrative Assistant (100%)			\$	18,737				
	2. Benefits (25%)	1410.9	3	\$	27,545				
	3. Administrative/Fiscal Staff (sal/ben)			\$	10,526				
	4. Travel/Perdiem/RegFees	1410.10	1	\$	10,000				
	6. Phone	1410.16		\$	1,200				
	5. Printing/Advertising	1410.19		\$	3,000				
	7. Sundry - Recordation of Drawings	1410.19		\$	10,000				
	8. Supplies	1410.19		\$	1,500				
	8. Legal	1410.4		\$	500				
	<b>CFP ACCOUNT NO. 1410:</b>			\$	<b>174,450</b>	\$	-	\$	-
PHA-WIDE	Audit Costs	1411	1	\$	1,500				
FEES AND COSTS	FME Manager	1430.1		\$	30,000				
	Wage Compliance Officer	1430.1		\$	15,000				
	Inspector	1430.1		\$	30,000				
	Sundry (Direct Costs)	1430		\$	5,000				
	<b>CFP ACCOUNT NO. 1430:</b>			\$	<b>80,000</b>	\$	-	\$	-

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. GQ08P00150105		RHF Grant No. N/A		FFY 2005	
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	
SITE IMPROVEMEN	Walkway/Pavement	1450		\$	1				
	Drainage Correction	1450		\$	1				
	Fencing	1450		\$	1				
				\$	3				
GHURA 26/82/99	Interior Painting	1460	76	\$	123,120				
GHURA 26/82/99	Electrical/Lighting/Fixtures (energy eff	1460	76	\$	50,920				
GHURA 26/82/99	Kitchen	1460	76	\$	383,000				
GHURA 26/82/99	Bathroom	1460	76	\$	305,000				
GHURA 26/82/99	Doors/Frames	1460	76	\$	114,000				
GHURA 26/35/48/82	Waterblasting/Roof Coating	1460	108	\$	185,123				
GHURA 26/82/99	Floor Tiles	1460	76	\$	1				
GHURA 26/82/99	Plumbing	1460	76	\$	1				
GHURA 26/82/99	Dehumidifier	1460	76	\$	1				
GHURA 26/82/99	Exhaust Fans	1460	76	\$	1				
GHURA 26/82/99	Energy Conservation Measures	1460	76	\$	1				
PHA-WIDE	Typhoon Shutter Repairs	1460		\$	1				
PHA-WIDE	Exterior Painting	1460		\$	1				
PHA-WIDE	Vacancy Reduction	1460		\$	1				
	<b>CFP ACCOUNT NO. 1460:</b>			\$	1,161,171	\$	-	\$ -	
PHA-WIDE	Refrigerator	1465.1	76	\$	1				
PHA-WIDE	Range	1465.1	76	\$	1				
PHA-WIDE	Range Hood	1465.1	76	\$	1				
	<b>CFP ACCOUNT NO. 1460:</b>			\$	3	\$	-	\$ -	
NON-DWELLING EQUIPMENT	Computer/Furniture	1475		\$	1				
GHURA 26/82/99	Relocation Cost	1495.1		\$	1				
PHA-WIDE	Collateralization or Debt Service	1501		\$	1				

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. GQ01P00150105 RHF Grant No. N/A			FFY 2005	
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-07			30-Sep-09			
Mgmt Improvements	30-Sep-07			30-Sep-09			
Administration	30-Sep-07			30-Sep-09			
Audit	30-Sep-07			30-Sep-09			
Fees and Costs	30-Sep-07			30-Sep-09			
Site Improvement	30-Sep-07			30-Sep-09			
GHURA 26 & GHURA 99 GHURA 82 Agat	30-Sep-07			30-Sep-09			
Dwelling Equipment Nonexpendable	30-Sep-07			30-Sep-09			
Nondwelling Equipment	30-Sep-07			30-Sep-09			
Relocation Costs	30-Sep-07			30-Sep-09			
Capital Fund Financing	30-Sep-07			30-Sep-09			

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		/ X / Original 5-Year Plan / / Revision No.			
Development Number/Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	See Annual Statement				
Lighting & Fixtures		\$49,500	\$45,500	\$16,500	\$46,000
Kitchen		\$297,000	\$227,500	\$165,000	\$425,840
Bathroom		\$247,500	\$201,364	\$205,000	\$322,000
Interior Painting		\$148,500	\$118,300	\$61,500	\$122,002
Waterblasting/Roof		\$126,617	\$300,000	\$228,000	\$45,600
Plumbing		\$118,800	\$1	\$137,552	\$75,524
Exterior Painting		\$148,500	\$268,501	\$228,000	\$124,200
Doors & Frames		\$24,750	\$1	\$1	\$1
Floor Tiles		\$1	\$1	\$1	\$1
Dehumidifier		\$1	\$1	\$1	\$1
A/C Sleeve/Circuit		\$1	\$1	\$1	\$1
Exhaust Fans		\$1	\$1	\$1	\$1
Energy Conservation		\$1	\$1	\$1	\$1
Windows/Frame		\$1	\$1	\$119,615	\$1
Vacancy Reduction		\$1	\$1	\$1	\$1
Operations		\$202,447	\$202,447	\$202,447	\$202,447
Mgmt Improvements		\$404,893	\$404,893	\$404,893	\$404,893
Administration		\$174,450	\$174,450	\$174,450	\$174,450
Fees and Costs		\$80,000	\$80,000	\$80,000	\$80,000
Site Improvement		\$1	\$1	\$1	\$1
Audit Costs		\$1,500	\$1,500	\$1,500	\$1,500
Non-Dwelling Equipment		\$1	\$1	\$1	\$1
Dwelling Equipment		\$3	\$3	\$3	\$3
Relocation		\$1	\$1	\$1	\$1
Collateralization or Debt Svc		\$1	\$1	\$1	\$1
Total CFP Funds (Est.)		\$2,024,471	\$2,024,471	\$2,024,471	\$2,024,471
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007	Qnty	Estimated Costs	Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008	Qnty	Estimated Costs	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009	Qnty	Estimated Costs	Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010	Qnty	Estimated Costs
	<b>GHURA 100: Yona</b>			<b>GHURA 250: Sinajana, Agana Heights, Mongmong, Toto</b>			<b>GHURA 48: Dededo GHURA 35: Dededo GHURA 82: Tal., Dededo, GHURA 28: Talofofa</b>			<b>GHURA 82: Mer., GHURA 83: Mer., Inarajan, Umatac</b>		
	Lighting & Fixtures	99	\$49,500	Lighting & Fixtures	250	\$45,500	Lighting & Fixtures	33	\$16,500	Lighting & Fixtures	92	\$46,000
	Kitchen	99	\$297,000	Kitchen	250	\$227,500	Kitchen	33	\$165,000	Kitchen	92	\$425,840
	Bathroom	99	\$247,500	Bathroom	250	\$201,364	Bathroom	41	\$205,000	Bathroom	92	\$322,000
	Interior Painting	99	\$148,500	Interior Painting	250	\$118,300	Interior Painting	41	\$61,500	Interior Painting	92	\$122,002
	Waterblasting/Roof	99	\$126,617	Waterblasting/Roof	250	\$300,000	Waterblasting/Roof	69	\$228,000	Waterblasting/Roof	38	\$45,600
	Plumbing	99	\$118,800	Exterior Painting	250	\$268,503	Exterior Painting	152	\$228,000	Exterior Painting	92	\$124,200
	Exterior Painting	99	\$148,500	Doors/Frames	250	\$1	Plumbing	33	\$137,552	Plumbing	92	\$75,524
	Doors/Frames	99	\$24,750	Floor Tiles	250	\$1	Windows/Frame	69	\$119,615	Doors/Frames	92	\$1
	Floor Tiles	99	\$1	Dehumidifier	250	\$1	Floors/Frames	152	\$1	Floor Tiles	92	\$1
	Dehumidifier	99	\$1	A/C Sleeve/Circuit	250	\$1	Floor Tiles	152	\$1	Dehumidifier	92	\$1
	A/C Sleeve/Circuit	99	\$1	Exhaust Fans	250	\$1	Dehumidifier	111	\$1	A/C Sleeve/Circuit	92	\$1
	Exhaust Fans	99	\$1	Windows/Frame	250	\$1	A/C Sleeve/Circuit	152	\$1	Exhaust Fans	92	\$1
	Energy Conservation Measures	99	\$1	Energy Conservation Measures	250	\$1	Energy Conservation Measures	152	\$1	Energy Conservation Measures	92	\$1
	Windows/Frame	99	\$1				Exhaust Fans	33	\$1	Windows/Frames	92	\$1
	<b>PHA-WIDE</b>											
#1408	Energy Conservation Audit		\$0	Energy Conservation Audit		\$0	Energy Conservation Audit		\$30,000	Energy Conservation Audit		\$0
#1408	Software		\$1	Software		\$1	Software		\$1	Software		\$1
#1408	Planning/Proj. Base/ Training/Security		\$404,891	Planning/Proj. Base/Training		\$404,891	Planning/Proj. Base/Training		\$374,891	Planning/Proj. Base/Training		\$404,891
#1408	Homeownership/Resident Services		\$1	Homeownership/Resident Services		\$1	Homeownership/Resident Services		\$1	Homeownership/Resident Services		\$1
#1460	Vacancy Reduction		\$1	Vacancy Reduction		\$1	Vacancy Reduction		\$1	Vacancy Reduction		\$1
#1450	Site Improvement		\$1	Site Improvement		\$1	Site Improvement		\$1	Site Improvement		\$1
#1465	Dwelling Equipment		\$3	Dwelling Equipment		\$3	Dwelling Equipment		\$3	Dwelling Equipment		\$3
#1475	Computer/Furniture		\$1	Computer/Furniture		\$1	Computer/Furniture		\$1	Computer/Furniture		\$1
#1495	Relocation		\$1	Relocation		\$1	Relocation		\$1	Relocation		\$1
#1501	Collateralization or Debt Service		\$1	Collateralization or Debt Service		\$1	Collateralization or Debt Service		\$1	Collateralization or Debt Service		1
	<b>TOTALS:</b>		\$404,901			\$404,901			\$404,901			\$404,901



# GHURA

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

117 Bien Venida Avenue, Sinajana, Guam 96910  
Phones: (671) 477-9851 to 4 · Fax: (671) 472-7565 · TTY: (671) 472-3701



JUL 13 2005



FELIX P. CAMACHO  
Governor of Guam

KALEO S. MOYLAN  
Lt. Governor of Guam

RONALD S. De GUZMAN  
Executive Director

BENNY PINAULA  
Deputy Director

BOARD OF COMMISSIONERS

RUFO C. TAITANO  
Chairman

RICARDO A. CALVO  
Vice Chairman

ANNIE L. PAULINO  
Member

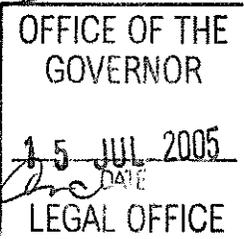
LOLITA C. MENO  
Member

## MEMORANDUM

**TO:** The Honorable Felix P. Camacho  
Governor of Guam

**FROM:** Mr. Ronald A. Lujan  
Acting Executive Director *RAL*

**SUBJECT:** Environmental Review of U.S. Department of Housing and  
Urban Development (HUD) Funded Projects



As codified in 24 CFR Part 58, Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities, the unit of general local government will serve as the responsible entity for the environmental review process. The Governor of Guam is recognized as the Certifying Officer and must approve and sign the record of finding as prepared by GHURA.

Attached for your review and approval is the Certification of Exemption for HUD funded projects for the Capital Fund Program. The activities carried out under the Capital Fund Program are categorized as Exempt Activities under 24 CFR §58.34. No further approval from HUD will be needed by the recipient for the drawdown of funds to carry out exempt activities and projects. The attachments will serve as the record of finding for the Capital Fund Program.

Should you have any questions, please do not hesitate to contact me at your convenience at 475-1378

Attachments

CFD-0705-000559



### Certification of Categorical Exclusion (not subject to 58.5)

Determination of activities per 24 CFR 58.35(b)  
May be subject to provisions of Sec 58.6, as applicable

Project Name: Capital Fund Program GQ08P00150105  
 Project Description: Operations to provide additional funding sources to Public Housing Operations  
 Address: 117 Bien Venida Avenue, Sinajana, Guam 96910  
 Funding Source: CDBG HOME ESG HOPWA EDI Other Capital Fund Program (CFP)  
 Funding Amount: \$140,000.00  
 Grant Number: GQ08P00150105

I hereby certify that the abovementioned project has been reviewed and determined to be a Categorically Excluded activity (not subject to 58.5) per 24 CFR 58.35(b) as follows:

	1. Tenant-based rental assistance;
	2. Supportive services including, but not limited to, health care, housing services, permanent housing placement, day care, nutritional services, short-term payments for rent/mortgage/utility costs, and assistance in gaining access to local, State, and Federal government benefits and services;
XXXXXXXXXXXX	3. Operating costs including maintenance, security, operation, utilities, furnishings, equipment, supplies, staff training and recruitment and other incidental costs;
	4. Economic development activities, including but not limited to, equipment purchase, inventory financing, interest subsidy, operating expenses and similar costs not associated with construction or expansion of existing operations;
	5. Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and down payment assistance, interest buydowns, and similar activities that result in the transfer of title.
	6. Affordable housing pre-development costs including legal, consulting, developer and other costs related to obtaining site options, project financing, administrative costs and fees for loan commitments, zoning approvals, and other related activities which do not have a physical impact.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD is needed for the draw-down of funds. However, the Responsible Entity must still document in writing its compliance with and/or applicability of "other requirements" per 24 CFR 58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is Categorically Excluded (not subject to 58.5) and meets the conditions specified for such determination per section 24 CFR 58.35(b). Please keep a copy of this determination in your project files.

Prepared by:  7/13/05  
 Ronald A. Lujan, Acting Executive Director Date  
 Guam Housing and Urban Renewal Authority

**Government of Guam**  
**KALEO S. MOYLAN, Governor of Guam (Acting)**  
 Responsible Entity Certifying Official Name & Title (please print)

Responsible Entity Certifying Official Signature \_\_\_\_\_ Date \_\_\_\_\_



# Certification of Exemption for HUD funded projects

Determination of activities not subject to 24 CFR 58.34(a)  
May be subject to provisions of Sec 58.6, as applicable

Project Name: Capital Fund Program GQ08P00150105  
 Project Description: Repair/Restoration to provide funding for projects at various Public Housing developments  
 Address: 117 Bien Venida Avenue, Sinajana, Guam 96910  
 Funding Source: CDBG HOME ESG HOPWA EDI Other Capital Fund Program (CFP)  
 Funding Amount: \$1,044,114.00  
 Grant Number: GQ08P00150105

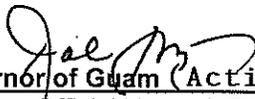
I hereby certify that the abovementioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental and other studies, resource identification and the development of plans and strategies;
	2. Information and financial services;
	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
	7. Purchase of tools;
	8. Engineering or design costs;
	9. Technical assistance and training;
XXXXXXXXXX	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec. 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24 CFR 58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Prepared by:  7/13/05  
 Ronald A. Lujan, Acting Executive Director Date  
 Guam Housing and Urban Renewal Authority

  
 KALEO S. MOYLAN, Governor of Guam (Acting)  
 Responsible Entity Certifying Official Name & Title (please print)

18 JUL 2005

Responsible Entity Certifying Official Signature

Date



# Certification of Exemption for HUD funded projects

Determination of activities not subject to 24 CFR 58.34(a)  
May be subject to provisions of Sec 58.6, as applicable

Project Name: Capital Fund Program GQ08P00150105  
 Project Description: Management Improvements to provide research, planning, and evaluation for future projects  
 Address: 117 Bien Venida Avenue, Sinajana, Guam 96910  
 Funding Source: CDBG HOME ESG HOPWA EDI Other Capital Fund Program (CFP)  
 Funding Amount: \$20,000.00  
 Grant Number: GQ08P00150105

I hereby certify that the abovementioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental and other studies, resource identification and the development of plans and strategies;
	2. Information and financial services;
XXXXXXXXXX	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
	7. Purchase of tools;
	8. Engineering or design costs;
	9. Technical assistance and training;
	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec. 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24 CFR 58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Prepared by:  7/13/05  
**Ronald A. Lujan, Acting Executive Director** Date  
**Guam Housing and Urban Renewal Authority**

**Government of Guam**  
**KALEO S. MOYLAN, Governor of Guam (Acting)**  
 Responsible Entity Certifying Official Name & Title (please print)

\_\_\_\_\_  
 Responsible Entity Certifying Official Signature Date



### Certification of Exemption for HUD funded projects

Determination of activities not subject to 24 CFR 58.34(a)  
May be subject to provisions of Sec 58.6, as applicable

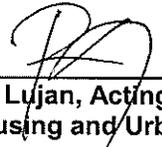
Project Name: Capital Fund Program GQ08P00150105  
 Project Description: Administrative Costs to provide funding for operating Capital Fund Program  
 Address: 117 Bien Venida Avenue, Sinajana, Guam 96910  
 Funding Source: CDBG HOME ESG HOPWA EDI Other Capital Fund Program (CFP)  
 Funding Amount: \$140,763.00  
 Grant Number: GQ08P00150105

I hereby certify that the abovementioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental and other studies, resource identification and the development of plans and strategies;
	2. Information and financial services;
XXXXXXXXXX	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
	7. Purchase of tools;
	8. Engineering or design costs;
	9. Technical assistance and training;
	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control, or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec. 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24 CFR 58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Prepared by:  7/13/05  
 Ronald A. Lujan, Acting Executive Director Date  
 Guam Housing and Urban Renewal Authority

Government of Guam  
 KALEO S. MOYLAN, Governor of Guam (Acting)   
 Responsible Entity Certifying Official Name & Title (please print)

Responsible Entity Certifying Official Signature

18 JUL 2005  
Date



# Certification of Exemption for HUD funded projects

Determination of activities not subject to 24 CFR 58.34(a)  
May be subject to provisions of Sec 58.6, as applicable

Project Name: Capital Fund Program GQ08P00150105  
 Project Description: A/E Engineering Costs to provide funding for A/E services on Capital Fund Program projects  
 Address: 117 Bien Venida Avenue, Sinajana, Guam 96910  
 Funding Source: CDBG HOME ESG HOPWA EDI Other Capital Fund Program (CFP)  
 Funding Amount: \$62,000.00  
 Grant Number: GQ08P00150105

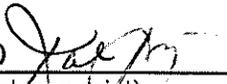
I hereby certify that the abovementioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental and other studies, resource identification and the development of plans and strategies;
	2. Information and financial services;
	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
	7. Purchase of tools;
XXXXXXXXXX	8. Engineering or design costs;
	9. Technical assistance and training;
	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control, or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec. 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24 CFR 58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Prepared by:  7/13/05 Date  
 Ronald A. Lujan, Acting Executive Director  
 Guam Housing and Urban Renewal Authority

Government of Guam  
 KALEO S. MOYLAN, Governor of Guam (Acting)   
 Responsible Entity Certifying Official Name & Title (please print)

18 JUL 2005

Responsible Entity Certifying Official Signature

Date

Guam Housing and Urban Renewal  
Authority

**PHYSICAL NEEDS  
ASSESSMENT**

MAY 2005

# Introduction

## **General Property Condition.**

Since the last Physical Needs Assessment in January 2000, GHURA had made several attempts to address items identified as problems which included: changing out of all windows, addition of shutters, removal of all sliding glass doors, exterior painting, sewer and water line up-grades at GHURA 250, partial modernization at GHURA 28, 35, and 48, drainage correction at GHURA 26, 99, and 83. These partial modernizations were limited due to funding availability.

Over the last five years Guam had suffered five major typhoons, several earthquakes over the 6.5 magnitude and major flooding (June 2004, 34" of rain recorded for that one month). These events contributed further fatigue to the many nonstructural components of these buildings, which have exceeded their useful life in this extreme climate and in some cases undermined efforts done within the last five years.

There continues to be evidence of roof leaks indicating that the original 8.2 quake back in 1992, which did not show evidence of cracks back then, are becoming evident with each new earthquake we had over the last five years. Also, as a result of these new quakes, we have ceilings spalling, plumbing leaks, sewer line failures and electrical shorts. GHURA's staff had made some attempt to seal these noted cracks, but cracks in the concrete roofing system make it hard to truly determine exactly where the leaks are penetrating. Extremely high humidity does not help either, many plaster ceilings have crumbled and failed.

GHURA treated and painted all exterior walls about five years ago. However, the five major typhoons, have water blasted the exterior structures and have caused water penetration which resulted in mildew, peeling paint and exposed rusted rebar, soaked floor tiles, tenants did not dry floor for days after typhoons, and exterior wood doors warped due to water penetration. Again, the high humidity does not help.

The existing elastomeric roof coating system requires regular power washing to remove the accumulated mildew. Most of the concrete roof gutters and drains are blocked with leaves and debris, which causes water to accumulate on the roof. This contributes to the major problem of interior extreme heat and high humidity. A test of a substantial number of units indicated a constant 80-85 degree interior heat and an estimated 90% humidity. This not only creates an extremely uncomfortable living environment, but greatly contributes to the exterior and interior deterioration of the buildings. Deferred maintenance has contributed greatly to GHURA's current modernization needs.

GHURA's public housing structures are solid and with modernization and proper maintenance, it is reasonable to forecast long and continuing life for these structures. The buildings are constructed of concrete slabs on grades with reinforced concrete masonry unit walls and reinforced concrete roofs. However, many of the nonstructural components of these buildings have exceeded their useful life in this extreme climate and are in need of substantial work.

Guam's extreme climate contributes to a number of serious problems. These are:

- Corrosion in the galvanized electrical power panel boxes.
- The roofing system on all buildings is a very significant problem. The sloping concrete slabs are covered with an existing elastomeric roof coating system with little or no insulation. This causes the roof slab to radiate heat into the interior like a hot plate surface. This heat combined with the high humidity causes a number of serious problems.
- The building exteriors have been treated and painted, but are water blasted by each passing typhoon, which exposes the structure to water penetration in this rainy and humid climate adding to the humidity and heat problem.
- Wood components indicate termite damage.
- In all communities, the water service line into most units is approximately one inch galvanized pipe, corroded with resulting low pressure.
- With few exceptions, kitchens and bathrooms are in poor condition and in need of upgrading.
- Because of the above issues described under roofing systems and windows, the unit's interiors are intensely heated and have a humidity well above comfort. Additionally, the exterior of the building also suffers from deterioration as a result of intense internal heat and humidity.
- Most of the sites experience excessive flooding due to site drainage reconfiguration by tenants and lack of functional storm drain system. Many of the fences surrounding the sites are damaged by the many typhoons. Many of the parking areas and sidewalks are deteriorating. Additionally, sites are poorly lit.
- Exterior doors are warped due to water penetration.
- Floor tiles are popping up, damaged due to unit flooding during typhoons.

### **Modernization Strategy.**

The modernization strategy presented here is designed to accomplish the following goals:

1. Promote a comprehensive approach to ensuring a 20-year viability for all communities. This means that once modernization is complete and applying preventive/routine maintenance and planned replacement of items such as appliances and water heaters. GHURA will not have to make substantial investment in their communities for a minimum of 20 years;
2. Establish priorities of work to be done with the full participation of the residents and the community;

3. Promote occupancy by providing a safe and comfortable living environment;
4. Eliminate the substantial amount of deferred maintenance;
5. Promote code compliance; and
6. Provide for security and safety.

Following are strategies to accomplish these goals:

### **Building Systems.**

1. ***Electrical systems.*** Ground fault outlets in most kitchens and baths are not operable; there is substantial corrosion in the galvanized electrical power panel boxes. The electrical service is adequate with 100 and 120 amps in most units but the internal distribution has not been upgraded when detectors, ground fault and air condition outlets were added. The electrical system has been pushed beyond its limit and clearly needs to be upgraded.

#### ***Recommendation.***

- a. Test all GFCIs and replace inoperable outlets.
- b. Replace all internal electrical distribution systems.

***Technical note.*** Because wall and floors are concrete, GHURA will continue its current practice of using conduits to replace electrical wiring instead of breaking concrete.

2. ***Water Service.*** The water service line into most units is approximately one inch and corroded with resulting low pressure due to mineral build up within the inside pipe diameter. In many instances when a unit is left vacant for a while and once water is restored evidence of rust and other mineral are seen in the running water.

***Recommendation.*** Water service and the internal supply lines should be replaced.

***Technical note.*** GHURA will continue its current practice of exposing new route water line. Pipe Sizing: GHURA should test to determine the water pipe size. Sizes should be based on hydraulic (pressure and velocity) requirements of the water system using domestic and fire demands which may be reasonably expected over the life of the pipe. The determination of pipe size should consider the psi necessary during peak hourly design flow conditions, at every service connection (meter) in the projected pressure zone. Main water to service connection should be PVC type piping.

3. ***Roofing systems.*** The roofing system on all buildings is a significant problem. The sloping concrete slabs are covered with an elastomeric roof coating system with little or no insulation and conceals the evidence of cracks. This causes the roof slab to radiate heat into the interior like a hot plate surface and makes it difficult to properly repair roof cracks. The heat combined with the high humidity causes a number of serious problems

(discussed below). This condition is so extreme that the interior cannot be cooled by several air conditioners. The solution is to install a properly insulated roof system that resists heat transfer and seals all cracks.

**Recommendation.** Remove and replace all elastomeric roof coating, repair roof cracks, provide new elastomeric coating and new insulation below existing roof slab on all buildings.

**Technical note.** New roofing should provide a roofing membrane that moderates the temperature changes. A vapor barrier and insulation a minimum of 1 ½” should be installed to reduce thermal stress. The GHURA maintenance staff must maintain the roofs by following the preventive maintenance requirements of the roofing manufacturer.

- 4. Exterior Walls.** The building exteriors are the first line of defense in this environment, the exterior structure is exposed to water penetration in this rainy and humid climate. This situation contributes to building deterioration.

**Recommendation.** Treat and paint all exterior walls on all buildings every five years. After each major storm exposed walls should be treated and painted as soon as possible.

**Technical note.** Before applying paint, the surface must be correctly prepared. All masonry surfaces must be cured, clean, sound, dry and free of all dirt, dust, efflorescence, oil, grease, chalk and any other contamination that would interfere with new coating adhesion. The pH of the surface should be between 7 and 11 prior to coating application. Power washes with a minimum of 2400 psi to remove contamination. If oil or grease is present, use of a cleaner/degreaser is required. All cleaning residues must be completely rinsed from the surface. Allow to dry. Remove all loose coatings and corrosion by scraping, sanding or other abrading method. Dull glossy, slick and/or non-porous surfaces with sand paper. Patch and fill areas as needed. Spot prime bare areas with appropriate primer. Mildew: Remove by using a bleach solution. Cracks must be treated as described above. Major masonry or stucco repair should be performed by a qualified contractor. All repairs must meet the pH capsule measuring and recording system.

- 5. Windows and air conditioning.** The existing window seals are generally of poor quality, due to the many typhoons. Most of the tenants do not report these failures until other problems occur. The use of window air conditioners is inadequate and inefficient because of the substantial heat gain through the uninsulated and damp roof slabs. The use of air conditioners adds an additional load to the aged electrical wiring distribution system.

**Recommendation.** Re-seal windows in all developments.

- 6. Termite damage.** Wood components indicate termite damage.

**Recommendation.** All units and common buildings should be treated for termites. Additionally, preventive measures must be taken to protect wooden components from termites.

**Technical note.** There should be no contact between wood and the soil. All waste wood should be removed from the building site and buildings should not be placed over waste wood burial sites. Also, cinder blocks, bricks or other hollow masonry in contact with wood and soil should be moved or capped shut with reinforced concrete or a metal shield. Any crack or gap in the foundation or plumbing is a potential point of entry and must be sealed. Wooden supports should have at least 8 inches of clearance above the soil or the termites may construct connecting tubes above ground for a short distance. These tubes are visible signs of an infestation. A chemical barrier can be used to prevent termites from reaching wooden structures as they tunnel through the soil. This is most effective when applied during construction stages although injection holes can be drilled to introduce insecticides to the soil around and, if necessary, underneath a completed structure. The soil-applied insecticides can effectively deter termites for many years. As with other types of termite control, these procedures are best left to a professional pesticide applicator for the most effective control.

**The importance of reduced humidity.** The type of termite found in Guam is typically the subterranean ground-nesting termite. These termites usually maintain contact with the soil in which the main nest is found. They search outside their nest for wood to feed on and construct earthen tube from the nest to the food source. Nests appear to be designed to maintain high humidity. They thrive in humid conditions. Termites very quickly die of loss of body fluids if exposed to dry condition for very long. For this reason, it is important to maintain an interior low humidity for each unit.

**7. Plumbing and plumbing fixtures.** Bathroom plumbing fixtures and the floor tiles show many signs of continuing repair and replacement.

**Recommendation.** Replace plumbing in the majority of units and standardize plumbing fixtures.

**Technical note.** Standardization is intended to provide the HA with high-quality materials, equipment and fixtures while reducing the number of various replacement parts inventory. Additionally, standardization will allow for maintenance staff to be expertly trained in the maintenance of the standardized materials, equipment and fixtures purchased through a standardization program. Because standardization purchases, by definition, expose GHURA to certain inherent risks, all standardization purchases shall be in compliance with GHURA's Procurement Policy and Procedures which require that:

- Written justifications for sole source and standardization purchases should be prepared;
- Standardization purchasing agreements shall not exceed a two-year term;
- Price negotiations with standardization vendors shall be documented;
- Standardization shall be pre-approved in writing by HUD; and

- Actions related to standardization purchases shall be fully documented.
8. **Sewer system.** The existing sewer drainage system uses cast iron pipes which are old and corroded which causes a breakdown on the pipe walls thickness. In many areas the piping system connecting to the main line on the public access are depressed due to the sub-based material failing, thus causing a slow drain or overflow.

**Recommendation.** Replace all sewer drainage lines with PVC and add additional clean-outs.

### **Unit interior.**

1. **Interior heat and humidity.** Because of the above issues described under roofing systems and windows, the units' interiors are heated and have humidity well above comfort. Additionally, as previously discussed, the buildings suffer from deterioration as a result of intense internal heat and humidity.

**Recommendation.** Install dehumidifiers in each dwelling unit.

**Technical note.** Dehumidifiers reduce the moisture in the air. They provide comfort for people and reduce or eliminate deterioration of equipment due to rust, rot, mold and mildew. Specifically, a dehumidifier will provide the following benefits:

- Improve indoor air quality
- Protect the structure and items in the structure from excess humidity
- Prevent condensation from forming on windows, walls, ceilings
- Protect painted surface, carpet, wallpaper and furniture from moisture damage

The use of a dehumidifier will promote better health for the residents. Specifically, a dehumidifier will:

- Improve indoor air quality
- Stop mold and mildew
- Prevent bacteria, fungi and viruses from forming
- Prevent dust mites
- Reduce incidences of allergic rhinitis and asthma
- Reduce chemical interactions
- Reduce volatile organic compounds
- Reduce odors due to mold and mildew

Home dehumidifiers will remove from five to 15 quarts of water from the air daily. Smaller units may take care of moisture problems in most of the homes. But for severe moisture problems, a larger unit or more than one unit may be required. Power required for a home dehumidifier will be 200 to 600 watts on a 120-volt single-phase circuit. Most units are operated by one-eighth to one-third horsepower electric motors.

- 2. Cabinets.** Most of these units still have the original wood kitchen cabinets. After thirty years, the cabinets are clearly at the end of their useful life. The wood base kitchen counters have generally been replaced with concrete and ceramic tiles, which are very sturdy. However, these installations are also aged and need to be replaced.

**Recommendation.** Replace all cabinets and counter tops.

- 3. Closet doors.** The closet doors in many units have been replaced due to termite damage and wear and tear. Many more closet doors are missing or in poor condition.

**Recommendation:** Replace all closet doors and hardware with hinge type opening

- 4. Painting.** Most unit interiors have bubbled and/or peeling ceiling paint. Many have mildew on various painted surfaces. High humidity levels combined with poor air circulation provide conditions that is ideal for growth of mildew. In some case, the rebar has rusted through the ceiling plaster and paint.

**Recommendation.** Repaint all units.

**Technical note.** It is recommended that GHURA use a 100% Acrylic Elastomeric Coating which is often used for structures subject to the extremes of tropical weather. Use a chlorine and water solution to remove interior staining and then let dry before painting.

- 5. Floor Tiles.** Floor tiles in the housing units are over 30 old and have exceeded their useful life. These tiles are worn out and lose with the many typhoons.

**Recommendation.** Replace all floor tiles, the preferred replacement is ceramic tiles, which withstand water/ flooding due to typhoon, but is very costly.

- 6. Exterior doors.** Exterior doors are exposed to the harsh environment, over time these doors are penetrated by water and are either warped or dry rotted.

**Recommendation.** Replace all doors and jambs with aluminum doors and jambs.

### **Site improvements.**

Most of the sites experience excessive flooding due to poor site drainage caused by tenants parking their vehicles on lawns and raking of yards by tenants which has reconfigured original swales for drainage direction. Most of the storm-drain systems are clogged due to debris being washed in, especially due to heavy rains and typhoons. Many of the parking areas and sidewalks are deteriorating. Fence damaged by the various typhoons. Additionally, sites are poorly lit.

**Recommendations.** GHURA should have a site improvement plan developed for each community. This should include a site lighting plan that applies the concept of security through environmental design and include the participation of the local police. At a minimum, the site plan should include the following:

<b>Site improvements-Lighting, Parking Lot, and Signage</b>				
Drainage	Each	10 sites	\$45,000/00	\$450,000.00
Site Lighting	Each	500	\$300.00	\$ 150,000.00
Paving	SF	150,000	\$16.00	\$2,400,000.00
Remove & replace curbs & gutters	L.F.	30,500	\$9.50	\$289,750.00
Signage	Each	15 sites	\$500.00	\$7,500.00
New Playground equipment two (2) sets per family developments	Each	48	\$20,000.00	\$960,000.00
New sidewalks & wheel chair rams	SF	250,000	\$11.00	\$2,750,000.00
Fencing	Each	15 sites	\$15,000.00	\$225,000.00
<b>TOTAL</b>				<b>\$7,231,135.00</b>

**Accessibility.**

GHURA currently has 37 units that are considered fully accessible, including an accessible route. Unit sizes vary and every site has at least one accessible unit. This is 5% of all GHURA units. GHURA claims 57 units as being accessible, however 20 units lack either full compliance or an accessible route. A list of accessible units as determined by the PNA is included as appendix 1.

**Recommendation.** An evaluation of the wait list for the PNA did not indicate a need for further accessible units. Therefore, it is recommended that GHURA not provide additional units, but apply the reasonable accommodation policy contained in the most recent A & O Policy. To accommodate hearing and sight-impaired residents, GHURA should purchase 5 hearing and 5 sight “kits” and install them when requested.

**Maintenance Issues.**

The most significant problem observed was the generally poor quality of the maintenance work at these units. Some bathroom plaster ceilings have been replaced with thin plywood and painted. It appears that the leak that caused the original damage was not repaired in an adequate manner. The workmanship of much interior painting is inferior. The building exteriors are often unsightly because they have not been painted in many years. This exposes the exterior structure to water penetration in this rainy and humid climate. The epoxy roofing system requires regular power washing to remove the accumulated mildew. The concrete roof gutters and drains are often blocked with leaves and debris that should be removed by the maintenance staff.

## **Recommendations for Priority of Work.**

Based on the conditions described previously, it is recommended that GHURA concentrate its resources on building systems that benefit both GHURA and the Residents. Identified above are many improvements to reduce interior heat and humidity that would protect GHURA's structures and bring the Residents a higher level of safety and comfort.

1. **Electrical systems.** Test all GFIs and replace inoperable outlets.
2. **Termite damage.** All units and common building should be treated for termites. Additionally, preventive measures must be taken to protect wooden components from termites.
3. **Interior heat and humidity.** Install dehumidifiers in each dwelling unit.
4. **Roofing systems.** Remove and replace existing elastomeric roof coating, repair roof cracks, provide new elastomeric roof coating and provide new insulation below existing roof slab on all buildings.
5. **Exterior Walls.** Paint all exterior walls on all buildings.
6. **Windows.** Replace all window seals in all developments.
7. **Electrical systems.** Replace all internal electrical distribution systems.
8. **Water Service.** Water service and the internal supply lines should be replaced.
9. **Plumbing and plumbing fixtures.** Replace plumbing in the majority of units and standardize plumbing fixtures.
10. **General interior improvements.** Upgrade all unit interiors. Replace all cabinets and countertops. Replace all closet doors and hardware. Replace flooring. Repaint all units.
11. **Site improvements.** GHURA should have a site improvement plan developed for each community. This should include a site lighting plan that applies the concept of security through environmental design and include the participation of the local police.

<b>Accessible Units</b>	
<b>Project: GHURA 250</b>	
<b>Unit Address</b>	<b>Bedrooms</b>
3A Duenas, Toto	3
40B Damian, Toto	4
3A Atis, Sinajana	4
23B Salas, Agana Heights (Maintenance Needed on the Entrance)	2
15B V.D. Perez, Mongmong (Route and Entrance Missing)	3
1B Tenbat, Mongmong	2
9B V.D. Perez, Mongmong (Maintenance Needed on the Entrance)	3
11B V.D. Perez, Mongmong (Route and Entrance Missing)	3
2A Camia, Sinajana (Route damaged)	2

<b>Accessible Units</b>	
<b>Project: GHURA 99</b>	
84 Mao Drive, Agat	2

<b>Accessible Units</b>	
<b>Project: GHURA 28</b>	
22, Talofoto	5

<b>Accessible Units</b>	
<b>Project: GHURA 35</b>	
20, Dededo (Maintenance Needed on Door Handles)	3

<b>Accessible Units</b>	
<b>Project: GHURA 100</b>	
63 F.B. Pangelinan, Yona (Maintenance Needed in Kitchen)	4
11 J. Cruz Cir., Yona	4
6 J.C. Rojas, Yona ( No Accessibility)	3
42 S.M. Eucharita, Yona (No Accessibility)	2
45 J.M. Eustaquio, Yona	3
18 J.C. Rojas, Yona (2" Drop at Doorway)	3

<b>Accessible Units</b>	
<b>Project: GHURA 82</b>	
D2, Dededo	1
D5, Dededo	1
D9, Dededo (Maintenance Needed on Entrance)	1
D13, Dededo	1
D17, Dededo (Maintenance Needed in Kitchen)	1
D22, Dededo	1
D23, Dededo	1
A6, Agat	1
A7, Agat	1
A8, Agat	1
A10, Agat	1
A12, Agat	1
A14, Agat	1
A19, Agat	1
A20, Agat	1
A21, Agat	1
M3, Merizo	1
M4, Merizo	1

<b>Accessible Units</b>	
<b>Project: GHURA 83</b>	
<b>Unit Address</b>	<b>Bedrooms</b>
155 Doyle, Merizo (Kitchen Cabinets too High)	5
156 Doyle, Merizo (Kitchen Cabinets too High)	2

# Management Needs Assessment

## Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

General Description of Management Needs	Urgency of Need (1- 5)	Preliminary Estimated HA-Wide Cost
Computer Software	1	\$325,000.00
Computer Hardware	2	\$ 74,000.00
Staff Professional Development (Training Fees)	2	\$ 60,000.00

Total Preliminary Estimated HA-Wide Cost	\$ 459,000.00
--	---------------

Date Assessment Prepared	04/18/2005
--------------------------	------------

Source(s) of Information  
GHURA MIS Division

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001001	Development Name GHURA 250	DOFA Date or Construction Date 09/01/1971
-----------------------------------	-------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings <b>104</b>	Number of Vacant Units <b>50</b>
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 0    1 20    2 40 3 120    4 40    5 20 5+ 10	Total Current Units <b>250</b>
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
Install new roofing system	2
Structural ceiling crack	2
Concrete spall at ceiling	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	3
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	4
Remove & install new vinyl flooring w/base	4
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
--	----

Per Unit Hard Cost	\$
--------------------	----

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared \_\_\_\_\_

Source(s) of Information \_\_\_\_\_

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number GQ10P001001		Development Name GHURA 250		DOFA Date or Construction Date 09/01/1971
Development Type	Occupancy Type	Structure Type	Number of Buildings 104	Number of Vacant Units 50
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>		
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 0    1 20    2 40    %	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 120    4 40    5 20	
Section 23, Bond Financed <input type="checkbox"/>			5+ 0	
Total Current Units				250
General Description of Needed Physical Improvements				Urgency of Need (1-5)
New light fixtures				5
New interior entrance doors w/hardware				5
Prepare & paint all interior				5
Laundry rehab				5
Bathroom with all new fixtures				5
Bathroom accessories w/garb bars				5
Remove & replace existing telephone & cable box				5
Install concrete pad around unit				5
New waste line from unit to main				5
Pest control				5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements			\$ 25,967,383	
Per Unit Hard Cost			\$ 103,870	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Development Has Long-Term Physical and Social Viability			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Date Assessment Prepared			04/18/2005	
Source(s) of Information				
Inspections conducted by BTI, GHURA, UPCS, REAC & work orders				

Project # GQ10P001001 (GHURA 250)  
 Project Name Agana Heights Site 4

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 18</b>					
<b>Unit Count: 38</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	10	24	0	4	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1				

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
38	Insulation
38	Roofing systems
38	New Refrigerator
38	Split A/C sleeve
38	New light fixtures
38	Dehumidifier

TDC Calculation: Total All Units | Published TDC 2003 | \$ 9,294,066.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 2,061,250.00	\$ 5,950,128.00	\$ -	\$ 1,282,688.00	\$ -
------	-----------------	-----------------	------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 3,830,299.04
<b>Percentage of TDC</b>	41.21%

**Project #**  
**Project Name**

**GQ10P001001 (GHURA 250)**  
**Agana Heights Site 4**

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (10 units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	10	\$ 18,185.76
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	10	\$ 49,574.88
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	10	\$ 2,223.40
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	10	\$ 60,661.50
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	10	\$ 6,615.52
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	10	\$ 1,806.12
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	10	\$ 8,333.40
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	10	\$ 348,020.64
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	10	\$ 55,802.88
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	10	\$ 3,861.60
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	10	\$ 9,000.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	10	\$ 18,750.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	10	\$ 8,250.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	10	\$ 9,743.36
		New range	Each	1	\$ 463.64	\$ 463.64	10	\$ 4,636.40
		New range hood	Each	1	\$ 279.57	\$ 279.57	10	\$ 2,795.68
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	10	\$ 7,266.00
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	10	\$ 8,499.14
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	10	\$ 12,000.00
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	10	\$ 16,200.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	10	\$ 3,197.04
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	10	\$ 27,853.00
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	10	\$ 467.10
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	10	\$ 7,612.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	10	\$ 11,514.88
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	10	\$ 21,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	10	\$ 6,248.76
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	6	\$ 30,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	10	\$ 4,000.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	10	\$ 10,950.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	10	\$ 14,472.00
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	10	\$ 55,200.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	10	\$ 2,000.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	10	\$ 3,240.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	10	\$ 15,500.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	10	\$ 458.90
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	10	\$ 7,731.02
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 873,670.98</b>

<b>Three(3) Bed Room (24 Units)</b>								
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	24	\$ 55,769.66
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	24	\$ 152,029.63
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	24	\$ 5,336.15
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	24	\$ 145,587.60
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	24	\$ 15,877.25
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	24	\$ 4,334.69
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	24	\$ 20,000.16
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	24	\$ 1,067,263.30
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	24	\$ 171,128.83
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	24	\$ 9,267.84
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	24	\$ 21,600.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	24	\$ 45,000.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	24	\$ 19,800.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	24	\$ 23,384.06
		New range	Each	1	\$ 463.64	\$ 463.64	24	\$ 11,127.36
		New range hood	Each	1	\$ 279.57	\$ 279.57	24	\$ 6,709.63
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	24	\$ 17,438.40
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	24	\$ 27,197.26
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	24	\$ 40,320.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	24	\$ 42,120.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	24	\$ 8,951.71
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	24	\$ 76,396.80
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	24	\$ 1,121.04
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	24	\$ 18,268.80
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	24	\$ 27,635.71
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	24	\$ 67,200.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	24	\$ 14,997.02
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	13	\$ 65,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	13	\$ 5,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	24	\$ 26,280.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	24	\$ 34,732.80
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	24	\$ 165,600.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	24	\$ 4,800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	24	\$ 7,776.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	24	\$ 37,200.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	24	\$ 1,101.36
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	24	\$ 24,999.69
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 2,488,552.77</b>

<b>Five(5) and Six (6) Bed Room (4 Units)</b>								
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	4	\$ 9,699.07
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	4	\$ 26,439.94
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	4	\$ 889.36
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	4	\$ 24,264.60
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	4	\$ 2,646.21
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	4	\$ 722.45
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	4	\$ 3,333.36
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	4	\$ 185,611.01
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	4	\$ 29,761.54
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	4	\$ 1,544.64
<b>Kitchen Area</b>								
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	4	\$ 7,500.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	4	\$ 3,897.34
		New range	Each	1	\$ 463.64	\$ 463.64	4	\$ 1,854.56
		New range hood	Each	1	\$ 279.57	\$ 279.57	4	\$ 1,118.27
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	4	\$ 2,906.40
<b>Throughout Unit</b>								
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	4	\$ 6,799.32
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	4	\$ 11,520.00
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	4	\$ 7,830.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	4	\$ 1,918.22
		Remove and Install new vinyl flooring w/ base	SF	1200	\$ 3.18	\$ 3,819.84	4	\$ 15,279.36
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	4	\$ 224.21
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	4	\$ 3,044.80
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	4	\$ 4,605.95
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	4	\$ 16,800.00
<b>Laundry Rehab</b>								
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	4	\$ 2,499.50
<b>Bath Room with all new fixtures</b>								
		Bath room accessories w/ grab bars	Lot	2	\$ 5,000.00	\$ 10,000.00	3	\$ 30,000.00
			Lot	2	\$ 400.00	\$ 800.00	3	\$ 2,400.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	4	\$ 4,380.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	4	\$ 5,788.80
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	4	\$ 33,120.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	4	\$ 800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	4	\$ 1,296.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	4	\$ 6,200.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	4	\$ 183.56
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	4	\$ 4,296.82
<b>Total Unit cost - 5 and 6 bedroom</b>								<b>\$ 468,075.29</b>

**Total: \$ 3,830,299.04**

Project #  
Project Name

GQ10P001001 (GHURA 250)  
Mongmong Site 7

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 5</b>					
<b>Unit Count: 12</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	12	0	0	0	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1				

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
26	Insulation
26	Roofing systems
26	New Refrigerator
26	Split A/C sleeve
26	New light fixtures
26	Dehumidifier

TDC Calculation: Total All Units					Published TDC 2003	\$ 2,473,500.00
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>	
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00	

<b>TDC by Bedroom for Project</b>					
\$ -	\$ 2,473,500.00	\$ -	\$ -	\$ -	\$ -

<b>Total for Recommended Modernization</b>	\$ 1,153,525.18
<b>Percentage of TDC</b>	46.64%

**Guam Housing And Urban Renewal Authority**

**Project #**  
**Project Name**

**GQ10P001001 (GHURA 250)**  
**Mongmong Site 7**

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (12 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	12	\$ 21,822.91
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	12	\$ 59,489.86
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	12	\$ 2,668.08
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	12	\$ 72,793.80
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	12	\$ 7,938.62
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	12	\$ 2,167.34
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	12	\$ 10,000.08
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	12	\$ 417,624.77
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	12	\$ 66,963.46
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	12	\$ 4,633.92
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	12	\$ 10,800.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	12	\$ 22,500.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	12	\$ 9,900.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	12	\$ 11,692.03
		New range	Each	1	\$ 463.64	\$ 463.64	12	\$ 5,563.68
		New range hood	Each	1	\$ 279.57	\$ 279.57	12	\$ 3,354.82
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	12	\$ 8,719.20
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	12	\$ 10,198.97
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	12	\$ 14,400.00
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	12	\$ 19,440.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	12	\$ 3,836.45
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	12	\$ 33,423.60
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	12	\$ 560.52
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	12	\$ 9,134.40
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	12	\$ 13,817.86
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	12	\$ 25,200.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	12	\$ 7,498.51
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	8	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	8	\$ 3,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	12	\$ 13,140.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	12	\$ 102,720.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	12	\$ 17,366.40
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	12	\$ 66,240.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	12	\$ 2,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	12	\$ 3,888.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	12	\$ 18,600.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	12	\$ 550.68
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	12	\$ 9,277.23
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 1,153,525.18</b>

Project # GQ10P001001 (GHURA 250)  
 Project Name Mongmong Site 5

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 14</b>					
<b>Unit Count: 36</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	0	22	8	6	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
		3			

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
36	Insulation
36	Roofing systems
36	New Refrigerator
36	Split A/C sleeve
36	New light fixtures
36	Dehumidifier
36	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 9,719,956.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ -	\$ 5,454,284.00	\$ 2,341,640.00	\$ 1,924,032.00	\$ -
------	------	-----------------	-----------------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 3,965,750.48
<b>Percentage of TDC</b>	40.80%

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001001 (GHURA 250)						
Project Name		Mongmong Site 5						
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Three(3) Bed Room (22 Units)</b>						
D		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	22	\$ 51,122.19
D		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	22	\$ 139,360.50
D		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	22	\$ 4,891.47
D		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	22	\$ 133,455.30
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	22	\$ 14,554.14
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	22	\$ 3,973.46
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	22	\$ 18,333.48
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	22	\$ 978,324.69
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	22	\$ 156,868.10
		Remove and replace splash blocks	Each	4	\$ 96.54	\$ 386.16	22	\$ 8,495.52
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	22	\$ 19,800.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	22	\$ 41,250.00
		New Corian counter top	LF.	15	\$ 55.00	\$ 825.00	22	\$ 18,150.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	22	\$ 21,435.39
		New range	Each	1	\$ 463.64	\$ 463.64	22	\$ 10,200.08
		New range hood	Each	1	\$ 279.57	\$ 279.57	22	\$ 6,150.50
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	22	\$ 15,985.20
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	22	\$ 24,930.82
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	22	\$ 36,960.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	22	\$ 38,610.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	22	\$ 8,205.74
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	22	\$ 70,030.40
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	22	\$ 1,027.62
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	22	\$ 16,746.40
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	22	\$ 25,332.74
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	22	\$ 61,600.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	22	\$ 13,747.27
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	15	\$ 75,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	15	\$ 6,000.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	22	\$ 24,090.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	22	\$ 31,838.40
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	22	\$ 151,800.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	22	\$ 4,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	22	\$ 7,128.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	22	\$ 34,100.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	22	\$ 1,009.58
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	22	\$ 22,916.38
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 2,297,823.37</b>

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001001 (GHURA 250)						
Project Name		Mongmong Site 5						
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Four (4) Bed Room (8 Units)</b>						
D		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	8	\$ 19,398.14
D		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	8	\$ 52,879.87
D		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	8	\$ 1,778.72
D		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	8	\$ 48,529.20
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	8	\$ 5,292.42
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	8	\$ 1,444.90
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	8	\$ 6,666.72
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	8	\$ 371,222.02
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	8	\$ 59,523.07
		Remove and replace splash blocks	Each	4	\$ 96.54	\$ 386.16	8	\$ 3,089.28
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	8	\$ 15,000.00
		New Corian counter top	LF.	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	8	\$ 3,709.12
		New range hood	Each	1	\$ 279.57	\$ 279.57	8	\$ 2,236.54
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	8	\$ 5,812.80
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	8	\$ 13,598.63
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	8	\$ 19,200.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	8	\$ 14,040.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	8	\$ 3,836.45
		Remove and install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	8	\$ 30,482.32
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	8	\$ 448.42
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	8	\$ 6,089.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	8	\$ 9,211.90
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	8	\$ 28,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	8	\$ 4,999.01
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	8	\$ 80,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	8	\$ 6,400.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	8	\$ 8,760.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	8	\$ 11,577.60
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	8	\$ 66,240.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	8	\$ 1,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	8	\$ 2,592.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	8	\$ 12,400.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	8	\$ 367.12
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	8	\$ 8,593.64
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 946,614.18</b>

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001001 (GHURA 250)						
Project Name		Mongmong Site 5						
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Five(5) and Six (6) Bed Room (6 Units)</b>						
D		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	6	\$ 14,548.61
D		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	6	\$ 39,659.90
D		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	6	\$ 1,334.04
D		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	6	\$ 36,396.90
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	6	\$ 3,969.31
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	6	\$ 1,083.67
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	6	\$ 5,000.04
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	6	\$ 278,416.51
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	6	\$ 44,642.30
		Remove and replace splash blocks	Each	4	\$ 96.54	\$ 386.16	6	\$ 2,316.96
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	6	\$ 5,400.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	6	\$ 11,250.00
		New Corian counter top	LF.	15	\$ 55.00	\$ 825.00	6	\$ 4,950.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	6	\$ 5,846.02
		New range	Each	1	\$ 500.00	\$ 500.00	6	\$ 3,000.00
		New range	Each	1	\$ 463.64	\$ 463.64	6	\$ 2,781.84
		New range hood	Each	1	\$ 279.57	\$ 279.57	6	\$ 1,677.41
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	6	\$ 4,359.60
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	6	\$ 10,198.97
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	6	\$ 17,280.00
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	6	\$ 11,745.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	6	\$ 2,877.34
		Remove and Install new vinyl flooring w/ base	SF	1200	\$ 3.18	\$ 3,819.84	6	\$ 22,919.04
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	6	\$ 336.31
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	6	\$ 4,567.20
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	6	\$ 6,908.93
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	6	\$ 25,200.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	6	\$ 3,749.26
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	6	\$ 60,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	6	\$ 4,800.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	6	\$ 6,570.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	6	\$ 8,683.20
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	6	\$ 49,680.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	6	\$ 1,200.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	6	\$ 1,944.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	6	\$ 9,300.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	6	\$ 275.34
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	6	\$ 6,445.23
		<b>Total Unit cost - 5 and 6 bedroom</b>						<b>\$ 721,312.93</b>
							<b>Total:</b>	<b>\$ 3,965,750.48</b>

Project # GQ10P001001 (GHURA 250)  
 Project Name Sinajana Site 1 and 2

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 21</b>					
<b>Unit Count: 46</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
14	18	10	2	2	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1		1		

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
46	Insulation
46	Roofing systems
46	New Refrigerator
46	Split A/C sleeve
46	New light fixtures
46	Dehumidifier

TDC Calculation: Total All Units					Published TDC 2003	\$ 9,635,070.00
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>	
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00	

<b>TDC by Bedroom for Project</b>					
\$ 2,218,846.00	\$ 3,710,250.00	\$ 2,479,220.00	\$ 585,410.00	\$ 641,344.00	\$ -
<b>Total for Recommended Modernization</b>					\$ 4,257,533.31
<b>Percentage of TDC</b>					44.19%

**Project #**  
**Project Name**

**GQ10P001001 (GHURA 250)**  
**Sinajana Site 1 and 2**

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>One (1) Bed Room Unit (14 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1600	\$ 1.01	\$ 1,616.00	14	\$ 22,624.00
		Prepare and paint all exterior	SF	1600	\$ 2.75	\$ 4,406.66	14	\$ 61,693.18
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	14	\$ 3,112.75
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	14	\$ 84,926.10
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	14	\$ 9,261.73
	EN	Installation of roofing membrane	SF	1600	\$ 19.33	\$ 30,935.17	14	\$ 433,092.35
	SECU	Replace exterior porch light (front and back)	Each	2	\$ 60.20	\$ 120.41	14	\$ 1,685.71
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	14	\$ 11,666.76
	EN	Installation of insulation	SF	1600	\$ 3.10	\$ 4,960.26	14	\$ 69,443.58
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	14	\$ 5,406.24
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	14	\$ 12,600.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	14	\$ 26,250.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	14	\$ 11,550.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	14	\$ 13,640.70
		New range	Each	1	\$ 463.64	\$ 463.64	14	\$ 6,490.96
		New range hood	Each	1	\$ 279.57	\$ 279.57	14	\$ 3,913.95
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	14	\$ 10,172.40
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	2	\$ 228.36	\$ 456.72	14	\$ 6,394.08
		New closet doors & accessories	Each	3	\$ 240.00	\$ 720.00	14	\$ 10,080.00
		Prepare and paint all interior	SF	1100	\$ 1.35	\$ 1,485.00	14	\$ 20,790.00
	EN	New light fixtures	Each	5	\$ 53.28	\$ 266.42	14	\$ 3,729.88
		Remove and Install new vinyl flooring w/ base	SF	600	\$ 3.18	\$ 1,909.92	14	\$ 26,738.88
		GFI outlet	Each	4	\$ 9.34	\$ 37.37	14	\$ 523.15
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	14	\$ 10,656.80
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	14	\$ 16,120.83
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	2	\$ 700.00	\$ 1,400.00	14	\$ 19,600.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	14	\$ 8,748.26
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	4	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	4	\$ 3,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	14	\$ 15,330.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	14	\$ 20,260.80
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	14	\$ 115,920.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	14	\$ 2,800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	14	\$ 4,536.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	14	\$ 21,700.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	14	\$ 642.46
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	14	\$ 15,038.88
		<b>Total Unit cost - All 1 bedroom Units</b>						<b>\$ 1,150,340.45</b>

		<b>Two (2) Bedroom (18 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	18	\$ 32,734.37
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	18	\$ 89,234.78
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	18	\$ 4,002.11
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	18	\$ 109,190.70
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	18	\$ 11,907.94
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	18	\$ 3,251.02
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	18	\$ 15,000.12
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	18	\$ 626,437.15
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	18	\$ 100,445.18
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	18	\$ 6,950.88
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	18	\$ 16,200.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	18	\$ 33,750.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	18	\$ 14,850.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	18	\$ 17,538.05
		New range	Each	1	\$ 463.64	\$ 463.64	18	\$ 8,345.52
		New range hood	Each	1	\$ 279.57	\$ 279.57	18	\$ 5,032.22
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	18	\$ 13,078.80
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	18	\$ 20,397.95
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	18	\$ 21,600.00
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	18	\$ 29,160.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	18	\$ 5,754.67
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	18	\$ 50,135.40
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	18	\$ 840.78
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	18	\$ 13,701.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	18	\$ 20,726.78
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	18	\$ 37,800.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	18	\$ 11,247.77
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	13	\$ 65,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	13	\$ 5,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	18	\$ 19,710.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	18	\$ 26,049.60
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	18	\$ 99,360.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	18	\$ 3,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	18	\$ 5,832.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	18	\$ 27,900.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	18	\$ 826.02
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	18	\$ 13,915.84
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 1,586,707.26</b>

		<b>Three(3) Bed Room (10 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	10	\$ 23,237.36
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	10	\$ 63,345.68
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	10	\$ 2,223.40
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	10	\$ 60,661.50
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	10	\$ 6,615.52
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	10	\$ 1,806.12
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	10	\$ 8,333.40
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	10	\$ 444,693.04
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	10	\$ 71,303.68
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	10	\$ 3,861.60
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	10	\$ 9,000.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	10	\$ 18,750.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	10	\$ 8,250.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	10	\$ 9,743.36
		New range	Each	1	\$ 463.64	\$ 463.64	10	\$ 4,636.40
		New range hood	Each	1	\$ 279.57	\$ 279.57	10	\$ 2,795.68
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	10	\$ 7,266.00
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	10	\$ 16,998.29
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	10	\$ 16,800.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	10	\$ 17,550.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	10	\$ 3,729.88
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	10	\$ 31,832.00
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	10	\$ 467.10
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	10	\$ 7,612.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	10	\$ 11,514.88
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	10	\$ 28,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	10	\$ 6,248.76
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	6	\$ 30,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	6	\$ 2,400.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	10	\$ 10,950.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	10	\$ 14,472.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	10	\$ 69,000.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	10	\$ 2,000.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	10	\$ 3,240.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	10	\$ 15,500.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	10	\$ 458.90
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	10	\$ 10,416.54
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 1,045,713.08</b>

		<b>Four (4) Bed Room (2 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	2	\$ 4,849.54
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	2	\$ 13,219.97
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	2	\$ 444.68
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	2	\$ 12,132.30
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	2	\$ 1,323.10
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	2	\$ 361.22
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	2	\$ 1,666.68
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	2	\$ 92,805.50
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	2	\$ 14,880.77
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	2	\$ 772.32
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	2	\$ 1,800.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	2	\$ 3,750.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	2	\$ 1,650.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	2	\$ 1,948.67
		New range	Each	1	\$ 463.64	\$ 463.64	2	\$ 927.28
		New range hood	Each	1	\$ 279.57	\$ 279.57	2	\$ 559.14
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	2	\$ 1,453.20
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 228.36	\$ 1,370.16	2	\$ 2,740.32
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	2	\$ 4,800.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	2	\$ 3,510.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	2	\$ 959.11
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	2	\$ 7,620.58
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	2	\$ 112.10
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	2	\$ 1,522.40
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	2	\$ 2,302.98
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	2	\$ 7,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	2	\$ 1,249.75
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	2	\$ 20,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	2	\$ 1,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	2	\$ 2,190.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	2	\$ 2,894.40
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	2	\$ 16,560.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	2	\$ 400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	2	\$ 648.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	2	\$ 3,100.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	2	\$ 91.78
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	2	\$ 2,148.41
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 235,994.21</b>

		<b>Five(5) and Six (6) Bed Room (2 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	2	\$ 4,849.54
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	2	\$ 13,219.97
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	2	\$ 444.68
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	2	\$ 12,132.30
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	2	\$ 1,323.10
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	2	\$ 361.22
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	2	\$ 1,666.68
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	2	\$ 92,805.50
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	2	\$ 14,880.77
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	2	\$ 772.32
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	2	\$ 1,800.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	2	\$ 3,750.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	2	\$ 1,650.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	2	\$ 1,948.67
		New range	Each	1	\$ 463.64	\$ 463.64	2	\$ 927.28
		New range hood	Each	1	\$ 279.57	\$ 279.57	2	\$ 559.14
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	2	\$ 1,453.20
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 228.36	\$ 1,370.16	2	\$ 2,740.32
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	2	\$ 5,760.00
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	2	\$ 3,915.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	2	\$ 959.11
		Remove and Install new vinyl flooring w/ base	SF	1200	\$ 3.18	\$ 3,819.84	2	\$ 7,639.68
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	2	\$ 112.10
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	2	\$ 1,522.40
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	2	\$ 2,302.98
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	2	\$ 8,400.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	2	\$ 1,249.75
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	2	\$ 20,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	2	\$ 1,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	2	\$ 2,190.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	2	\$ 2,894.40
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	2	\$ 16,560.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	2	\$ 400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	2	\$ 648.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	2	\$ 3,100.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	2	\$ 91.78
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	2	\$ 2,148.41
		<b>Total Unit cost - 5 and 6 bedroom</b>						<b>\$ 238,778.31</b>

**Total: \$ 4,257,533.31**

Project # GQ10P001001 (GHURA 250)  
 Project Name Toto Gardens Site 6

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 43</b>					
<b>Unit Count: 118</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
6	0	64	30	10	8

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
		1	1		

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
118	Insulation
118	Roofing systems
118	New Refrigerator
118	Split A/C sleeve
118	New light fixtures
118	Dehumidifier

TDC Calculation: Total All Units | Published TDC 2003 | \$ 31,584,340.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ 950,934.00	\$ -	\$ 15,867,008.00	\$ 8,781,150.00	\$ 3,206,720.00	\$ 2,778,528.00
---------------	------	------------------	-----------------	-----------------	-----------------

<b>Total for Recommended Modernization</b>	\$ 12,760,274.64
<b>Percentage of TDC</b>	40.40%

Project #  
Project Name

QG10P001001 (GHURA 250)  
Toto Site 6

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>One (1) Bed Room (6 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1600	\$ 1.01	\$ 1,616.00	6	\$ 9,696.00
		Prepare and paint all exterior	SF	1600	\$ 2.75	\$ 4,406.66	6	\$ 26,439.94
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	6	\$ 1,334.04
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	6	\$ 36,396.90
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	6	\$ 3,969.31
	EN	Installation of roofing membrane	SF	1600	\$ 19.33	\$ 30,935.17	6	\$ 185,611.01
	SECU	Replace exterior porch light (front and back)	Each	2	\$ 60.20	\$ 120.41	6	\$ 722.45
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	6	\$ 5,000.04
	EN	Installation of insulation	SF	1600	\$ 3.10	\$ 4,960.26	6	\$ 29,761.54
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	6	\$ 2,316.96
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	6	\$ 5,400.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	6	\$ 11,250.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	6	\$ 4,950.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	6	\$ 5,846.02
		New range	Each	1	\$ 463.64	\$ 463.64	6	\$ 2,781.84
		New range hood	Each	1	\$ 279.57	\$ 279.57	6	\$ 1,677.41
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	6	\$ 4,359.60
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	2	\$ 283.30	\$ 566.61	6	\$ 3,399.66
		New closet doors & accessories	Each	3	\$ 240.00	\$ 720.00	6	\$ 4,320.00
		Prepare and paint all interior	SF	1100	\$ 1.35	\$ 1,485.00	6	\$ 8,910.00
	EN	New light fixtures	Each	5	\$ 53.28	\$ 266.42	6	\$ 1,598.52
		Remove and Install new vinyl flooring w/ base	SF	600	\$ 3.18	\$ 1,909.92	6	\$ 11,459.52
		GFI outlet	Each	4	\$ 9.34	\$ 37.37	6	\$ 224.21
		Repair structural ceiling cracks	LF	10	\$ 22.00	\$ 220.00	6	\$ 1,320.00
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	2	\$ 700.00	\$ 1,400.00	6	\$ 8,400.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	6	\$ 3,749.26
		<b>Bath Room with all new fixtures</b>						
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	1	\$ 800.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	6	\$ 6,570.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	6	\$ 8,683.20
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	6	\$ 49,680.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	6	\$ 1,200.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	6	\$ 1,944.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	6	\$ 9,300.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	6	\$ 275.34
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	6	\$ 6,445.23
		<b>Total Unit cost - All 1 bedroom Units</b>						<b>\$ 475,791.98</b>

<b>Three(3) Bed Room (64 Units)</b>								
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	64	\$ 148,719.10
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	64	\$ 405,412.35
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	64	\$ 14,229.73
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	64	\$ 388,233.60
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	64	\$ 42,339.33
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	64	\$ 11,559.17
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	64	\$ 53,333.76
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	64	\$ 2,846,035.46
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	64	\$ 456,343.55
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	64	\$ 24,714.24
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	64	\$ 57,600.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	64	\$ 120,000.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	64	\$ 52,800.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	64	\$ 62,357.50
		New range	Each	1	\$ 463.64	\$ 463.64	64	\$ 29,672.96
		New range hood	Each	1	\$ 279.57	\$ 279.57	64	\$ 17,892.35
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	64	\$ 46,502.40
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	64	\$ 72,526.03
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	64	\$ 107,520.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	64	\$ 112,320.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	64	\$ 23,871.23
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	64	\$ 203,724.80
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	64	\$ 2,989.44
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	64	\$ 48,716.80
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	64	\$ 73,695.23
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	64	\$ 179,200.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	64	\$ 39,992.06
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	47	\$ 235,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	47	\$ 18,800.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	64	\$ 70,080.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	64	\$ 92,620.80
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	64	\$ 441,600.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	64	\$ 12,800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	64	\$ 20,736.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	64	\$ 99,200.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	64	\$ 2,936.96
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	64	\$ 66,665.84
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 6,702,740.71</b>

<b>Four (4) Bed Room (30 Units)</b>								
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	30	\$ 72,743.04
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	30	\$ 198,299.52
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	30	\$ 6,670.19
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	30	\$ 181,984.50
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	30	\$ 19,846.56
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	30	\$ 5,418.36
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	30	\$ 25,000.20
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	30	\$ 1,392,082.56
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	30	\$ 223,211.52
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	30	\$ 11,584.80
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	30	\$ 27,000.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	30	\$ 56,250.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	30	\$ 24,750.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	30	\$ 29,230.08
		New range	Each	1	\$ 463.64	\$ 463.64	30	\$ 13,909.20
		New range hood	Each	1	\$ 279.57	\$ 279.57	30	\$ 8,387.04
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	30	\$ 21,798.00
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	30	\$ 50,994.86
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	30	\$ 72,000.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	30	\$ 52,650.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	30	\$ 14,386.68
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	30	\$ 114,308.71
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	30	\$ 1,681.56
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	30	\$ 22,836.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	30	\$ 34,544.64
		Repair structural ceiling cracks	LF	10	\$ 22.00	\$ 220.00	30	\$ 6,600.00
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	30	\$ 105,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	30	\$ 18,746.28
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	24	\$ 240,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	24	\$ 19,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	30	\$ 32,850.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	30	\$ 43,416.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	30	\$ 248,400.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	30	\$ 6,000.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	30	\$ 9,720.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	30	\$ 46,500.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	30	\$ 1,376.70
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	30	\$ 32,226.16
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 3,491,603.17</b>

<b>Five(5) and Six (6) Bed Room (18 Units)</b>								
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	18	\$ 43,645.82
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	18	\$ 118,979.71
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	18	\$ 4,002.11
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	18	\$ 109,190.70
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	18	\$ 11,907.94
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	18	\$ 3,251.02
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	18	\$ 15,000.12
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	18	\$ 835,249.54
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	18	\$ 133,926.91
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	18	\$ 6,950.88
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	18	\$ 16,200.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	18	\$ 33,750.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	18	\$ 14,850.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	18	\$ 17,538.05
		New range	Each	1	\$ 463.64	\$ 463.64	18	\$ 8,345.52
		New range hood	Each	1	\$ 279.57	\$ 279.57	18	\$ 5,032.22
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	18	\$ 13,078.80
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	18	\$ 30,596.92
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	18	\$ 51,840.00
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	18	\$ 35,235.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	18	\$ 8,632.01
		Remove and Install new vinyl flooring w/ base	SF	1200	\$ 3.18	\$ 3,819.84	18	\$ 68,757.12
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	18	\$ 1,008.94
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	18	\$ 13,701.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	18	\$ 20,726.78
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	18	\$ 75,600.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	18	\$ 11,247.77
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	12	\$ 120,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	12	\$ 9,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	18	\$ 19,710.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	18	\$ 26,049.60
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	18	\$ 149,040.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	18	\$ 3,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	18	\$ 5,832.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	18	\$ 27,900.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	18	\$ 826.02
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	18	\$ 19,335.70
		<b>Total Unit cost - 5 and 6 bedroom</b>						<b>\$ 2,090,138.79</b>

**Total: \$ 12,760,274.64**

**Physical Needs Assessment**  
**Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001002	Development Name GHURA 100	DOFA Date or Construction Date 04/01/1974
-----------------------------------	-------------------------------	--

Development Type Rental <input checked="" type="checkbox"/> Turnkey III - Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 92	Number of Vacant Units 23
			Current Bedroom Distribution	
			0	0
			1	0
			2	20
			3	60
			4	20
			5	0
			5+	0
			Total Current Units 100	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
Install new roofing system	2
Structural ceiling crack	2
Concrete spall at ceiling	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	4
Re-seal all windows	4
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	5
Replace existing cleanouts with concrete collar	5
Install new galvanized water meter box & new gate valve	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements \$

Per Unit Hard Cost \$

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes  No

Development Has Long-Term Physical and Social Viability Yes  No

Date Assessment Prepared

Source(s) of Information

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

**Physical Needs Assessment**  
**Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001002	Development Name GHURA 100	DOFA Date or Construction Date 04/01/1974
-----------------------------------	-------------------------------	--

Development Type Rental <input checked="" type="checkbox"/> Turnkey III - Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 92	Number of Vacant Units 23		
Current Bedroom Distribution						
0	0	1	0	2	20	
3	60	4	20	5	0	%
5+	0					Total Current Units
						100

General Description of Needed Physical Improvements	Urgency of Need (1-5)
New light fixtures	5
New interior entrance doors w/hardware	5
Prepare & paint all interior	5
Remove & replace all wood/gypsum wall with CMU	5
Laundry rehab	5
Bathroom with all new fixtures	5
Bathroom accessories w/garb bars	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
New waste line from unit to main	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 12,585,498
--	---------------

Per Unit Hard Cost	\$ 125,855
--------------------	------------

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared

Source(s) of Information	04/18/2005
--------------------------	------------

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

Project # GQ10P001002 (GHURA 100)  
 Project Name Yona, Sites 1 & 2

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 92</b>					
<b>Unit Count: 100</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	20	60	20	0	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1	3	2		

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
100	Insulation
100	Roofing systems
100	New Refrigerator
100	Split A/C sleeve
100	New light fixtures
100	Dehumidifier
100	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 24,851,920.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 4,122,500.00	\$ 14,875,320.00	\$ 5,854,100.00	\$ -	\$ -
------	-----------------	------------------	-----------------	------	------

<b>Total for Recommended Modernization</b>	\$ 12,585,498.24
<b>Percentage of TDC</b>	50.64%

Project #  
Project Name

GQ10P001002 (GHURA 100)  
Yona Site 1 and 2

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (20 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	20	\$ 36,371.52
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	20	\$ 99,149.76
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	20	\$ 4,446.79
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	20	\$ 121,323.00
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	20	\$ 13,231.04
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	20	\$ 3,612.24
	EN	Re-seal all windows & a/c panels	LF	148	\$ 1.90	\$ 281.20	20	\$ 5,624.00
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	20	\$ 16,666.80
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	20	\$ 696,041.28
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	20	\$ 111,605.76
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	20	\$ 7,723.20
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	20	\$ 18,000.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	20	\$ 37,500.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	20	\$ 16,500.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	20	\$ 19,486.72
		New range	Each	1	\$ 463.64	\$ 463.64	20	\$ 9,272.80
		New range hood	Each	1	\$ 279.57	\$ 279.57	20	\$ 5,591.36
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	20	\$ 14,532.00
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	20	\$ 16,998.29
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	20	\$ 24,000.00
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	20	\$ 32,400.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	20	\$ 6,394.08
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	20	\$ 55,706.00
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	20	\$ 934.20
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	20	\$ 15,224.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	20	\$ 23,029.76
		Remove & replace all wood/gypsum wall with CMU walls	LF	448	\$ 14.17	\$ 6,349.13	20	\$ 126,982.55
	EN	install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	20	\$ 42,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	20	\$ 12,497.52
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	20	\$ 100,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	20	\$ 8,000.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	20	\$ 21,900.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	20	\$ 171,200.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	20	\$ 28,944.00
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	20	\$ 110,400.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	20	\$ 4,000.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	20	\$ 6,480.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	20	\$ 31,000.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	20	\$ 917.80
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	20	\$ 15,462.05
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	20	\$ 12,906.63
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	20	\$ 8,500.00
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 2,112,555.15</b>

		<b>Three(3) Bed Room (60 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	60	\$ 139,424.16
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	60	\$ 380,074.08
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	60	\$ 13,340.38
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	60	\$ 363,969.00
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	60	\$ 39,693.12
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	60	\$ 10,836.72
	EN	Re-seal all windows & a/c panels	LF	200	\$ 1.90	\$ 380.00	60	\$ 22,800.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	60	\$ 50,000.40
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	60	\$ 2,668,158.24
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	60	\$ 427,822.08
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	60	\$ 23,169.60
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	60	\$ 54,000.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	60	\$ 112,500.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	60	\$ 49,500.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	60	\$ 58,460.16
		New range	Each	1	\$ 463.64	\$ 463.64	60	\$ 27,818.40
		New range hood	Each	1	\$ 279.57	\$ 279.57	60	\$ 16,774.08
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	60	\$ 43,596.00
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	60	\$ 67,993.15
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	60	\$ 100,800.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	60	\$ 105,300.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	60	\$ 22,379.28
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	60	\$ 190,992.00
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	60	\$ 2,802.60
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	20	\$ 15,224.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	20	\$ 23,029.76
		Remove & replace all wood/gypsum wall with CMU walls install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	LF	688	\$ 14.17	\$ 9,750.45	60	\$ 585,026.76
	EN		Each	4	\$ 700.00	\$ 2,800.00	60	\$ 168,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	60	\$ 37,492.56
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	60	\$ 300,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	60	\$ 24,000.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	60	\$ 65,700.00
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	60	\$ 642,000.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	60	\$ 86,832.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	60	\$ 414,000.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	60	\$ 12,000.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	60	\$ 19,440.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	60	\$ 93,000.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	60	\$ 2,753.40
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	60	\$ 62,499.23
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	60	\$ 38,719.89
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	60	\$ 25,500.00
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 7,607,421.05</b>

		<b>Four (4) Bed Room (20 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	20	\$ 48,495.36
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	20	\$ 132,199.68
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	20	\$ 4,446.79
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	20	\$ 121,323.00
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	20	\$ 13,231.04
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	20	\$ 3,612.24
	EN	Re-seal all windows & a/c panels	LF	210	\$ 1.90	\$ 399.00	20	\$ 7,980.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	20	\$ 16,666.80
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	20	\$ 928,055.04
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	20	\$ 148,807.68
		Remove & replace downspouts/splashblocks	Each	4	\$ 96.54	\$ 386.16	20	\$ 7,723.20
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	20	\$ 18,000.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	20	\$ 37,500.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	20	\$ 16,500.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	20	\$ 19,486.72
		New range	Each	1	\$ 463.64	\$ 463.64	20	\$ 9,272.80
		New range hood	Each	1	\$ 279.57	\$ 279.57	20	\$ 5,591.36
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	20	\$ 14,532.00
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	20	\$ 33,996.58
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	20	\$ 48,000.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	20	\$ 35,100.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	20	\$ 9,591.12
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	20	\$ 76,205.81
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	20	\$ 1,121.04
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	20	\$ 15,224.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	20	\$ 23,029.76
		Remove & replace all wood/gypsum wall with CMU walls install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	LF	728	\$ 14.17	\$ 10,317.33	20	\$ 206,346.65
	EN		Each	5	\$ 700.00	\$ 3,500.00	20	\$ 70,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	20	\$ 12,497.52
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	20	\$ 200,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	20	\$ 16,000.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	20	\$ 21,900.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	20	\$ 256,800.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	20	\$ 28,944.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	20	\$ 165,600.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	20	\$ 4,000.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	20	\$ 6,480.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	20	\$ 31,000.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	20	\$ 917.80
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	20	\$ 21,484.11
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	20	\$ 19,359.95
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	20	\$ 8,500.00
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 2,865,522.04</b>

Total: \$ 12,585,498.24

**Physical Needs Assessment**  
**Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001004	Development Name GHURA 99	DOFA Date or Construction Date 12/31/1982
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings 87	Number of Vacant Units 21
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 0    1 0    2 26 3 30    4 43    5 0 5+ 0	Total Current Units 99
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	4
Re-seal all windows	4
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	5
Replace existing cleanouts with concrete collar	5
Install new galvanized water meter box & new gate valve	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5
New interior entrance doors w/hardware	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
--	----

Per Unit Hard Cost	\$
--------------------	----

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared \_\_\_\_\_

Source(s) of Information \_\_\_\_\_

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original  <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001004	Development Name GHURA 99	DOFA Date or Construction Date 12/31/1982
-----------------------------------	------------------------------	--

Development Type Rental <input checked="" type="checkbox"/> Turnkey III - Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 87	Number of Vacant Units 21
			Current Bedroom Distribution	
			0 0	1 0
			2 26	21.2 %
			3 30	
			4 43	
			5 0	
			5+ 0	
			Total Current Units 99	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
New light fixtures	5
Prepare & paint all interior	5
Remove & replace all wood/gypsum wall with CMU	5
Laundry rehab	5
Bathroom with all new fixtures	5
Bathroom accessories w/grab bar	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
New waste line from unit to main	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 8,246,975
--	--------------

Per Unit Hard Cost	\$ 83,303
--------------------	-----------

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared	04/18/2005
--------------------------	------------

Source(s) of Information	04/18/2005
--------------------------	------------

Inspections conducted by BTI, GHURA, UPCS, REAC, & work orders

Project #  
Project Name

GQ10P001004 (GHURA 99)  
Agat

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 87</b>					
<b>Unit Count: 99</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	26	30	22	21	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1				

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
99	Insulation
99	New Refrigerator
99	Split A/C sleeve
99	New light fixtures
99	Dehumidifier
99	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 25,970,532.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 5,359,250.00	\$ 7,437,660.00	\$ 6,439,510.00	\$ 6,734,112.00	\$ -
------	-----------------	-----------------	-----------------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 8,246,975.22
<b>Percentage of TDC</b>	31.76%

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001004 (GHURA 99)							
Project Name		Agat							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Two (2) Bedroom (26 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	26	\$ 47,282.98	
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	26	\$ 128,894.69	
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	26	\$ 5,780.83	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	26	\$ 157,719.90	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	26	\$ 17,200.35	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	26	\$ 4,695.91	
	EN	Re-seal all windows	LF	148	\$ 1.90	\$ 281.20	26	\$ 7,311.20	
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	26	\$ 21,666.84	
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	26	\$ 145,087.49	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	26	\$ 23,400.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	26	\$ 48,750.00	
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	26	\$ 21,450.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	26	\$ 25,332.74	
		New range	Each	1	\$ 463.64	\$ 463.64	26	\$ 12,054.64	
		New range hood	Each	1	\$ 279.57	\$ 279.57	26	\$ 7,268.77	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	26	\$ 18,891.60	
		<b>Throughout Unit</b>							
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	26	\$ 22,097.77	
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	26	\$ 31,200.00	
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	26	\$ 42,120.00	
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	26	\$ 8,312.30	
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	26	\$ 72,417.80	
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	26	\$ 1,214.46	
		Remove & replace all wood/gypsum wall with CMU walls	SF	856	\$ 14.17	\$ 12,131.37	20	\$ 242,627.38	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	26	\$ 54,600.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	26	\$ 16,246.78	
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	26	\$ 130,000.00	
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	26	\$ 10,400.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	26	\$ 28,470.00	
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	26	\$ 222,560.00	
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	26	\$ 37,627.20	
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	26	\$ 143,520.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	26	\$ 5,200.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	26	\$ 8,424.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	26	\$ 40,300.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	26	\$ 1,193.14	
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	26	\$ 20,100.66	
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	26	\$ 16,778.62	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	26	\$ 11,050.00	
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 1,859,248.05</b>	

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001004 (GHURA 99)							
Project Name		Agat							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Three(3) Bed Room (30 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	30	\$ 69,712.08	
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	30	\$ 190,037.04	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	30	\$ 6,670.19	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	30	\$ 181,984.50	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	30	\$ 19,846.56	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	30	\$ 5,418.36	
	EN	Re-seal all windows	LF	200	\$ 1.90	\$ 380.00	30	\$ 11,400.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	30	\$ 25,000.20	
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	30	\$ 213,911.04	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	30	\$ 27,000.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	30	\$ 56,250.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	30	\$ 24,750.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	30	\$ 29,230.08	
		New range	Each	1	\$ 463.64	\$ 463.64	30	\$ 13,909.20	
		New range hood	Each	1	\$ 279.57	\$ 279.57	30	\$ 8,387.04	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	30	\$ 21,798.00	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	30	\$ 33,996.58	
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	30	\$ 50,400.00	
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	30	\$ 52,650.00	
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	30	\$ 11,189.64	
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	30	\$ 95,496.00	
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	30	\$ 1,401.30	
		Remove & replace all wood/gypsum wall with CMU walls	SF	856	\$ 14.17	\$ 12,131.37	14	\$ 169,839.17	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	30	\$ 84,000.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	30	\$ 18,746.28	
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	30	\$ 150,000.00	
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	30	\$ 12,000.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	30	\$ 32,850.00	
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	30	\$ 321,000.00	
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	30	\$ 43,416.00	
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	30	\$ 207,000.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	30	\$ 6,000.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	30	\$ 9,720.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	30	\$ 46,500.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	30	\$ 1,376.70	
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	30	\$ 31,249.61	
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	30	\$ 19,359.95	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	30	\$ 12,750.00	
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 2,316,245.51</b>	

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001004 (GHURA 99)							
Project Name		Agat							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Four (4) Bed Room (22 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	22	\$ 53,344.90	
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	22	\$ 145,419.65	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	22	\$ 4,891.47	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	22	\$ 133,455.30	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	22	\$ 14,554.14	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	22	\$ 3,973.46	
	EN	Re-seal all windows	LF	210	\$ 1.90	\$ 399.00	22	\$ 8,778.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	22	\$ 18,333.48	
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	22	\$ 163,688.45	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	22	\$ 19,800.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	22	\$ 41,250.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	22	\$ 18,150.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	22	\$ 21,435.39	
		New range	Each	1	\$ 463.64	\$ 463.64	22	\$ 10,200.08	
		New range hood	Each	1	\$ 279.57	\$ 279.57	22	\$ 6,150.50	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	22	\$ 15,985.20	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	22	\$ 37,396.23	
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	22	\$ 52,800.00	
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	22	\$ 38,610.00	
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	22	\$ 10,550.23	
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	22	\$ 83,826.39	
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	22	\$ 1,233.14	
		Remove & replace all wood/gypsum wall with CMU walls	SF	864	\$ 14.17	\$ 12,244.75	16	\$ 195,915.94	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	22	\$ 77,000.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	22	\$ 13,747.27	
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	22	\$ 220,000.00	
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	22	\$ 17,600.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	22	\$ 24,090.00	
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	22	\$ 282,480.00	
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	22	\$ 31,838.40	
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	22	\$ 182,160.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	22	\$ 4,400.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	22	\$ 7,128.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	22	\$ 34,100.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	22	\$ 1,009.58	
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	22	\$ 23,632.52	
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	22	\$ 21,295.94	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	22	\$ 9,350.00	
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 2,049,573.67</b>	

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001004 (GHURA 99)							
Project Name		Agat							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Five(5) Bed Room (21 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	21	\$ 50,920.13	
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	21	\$ 138,809.66	
	EN	Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	21	\$ 4,669.13	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	21	\$ 127,389.15	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	21	\$ 13,892.59	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	21	\$ 3,792.85	
	EN	Re-seal all windows	LF	230	\$ 1.90	\$ 437.00	21	\$ 9,177.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	21	\$ 17,500.14	
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	21	\$ 156,248.06	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	21	\$ 18,900.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	21	\$ 39,375.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	21	\$ 17,325.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	21	\$ 20,461.06	
		New range	Each	1	\$ 463.64	\$ 463.64	21	\$ 9,736.44	
		New range hood	Each	1	\$ 279.57	\$ 279.57	21	\$ 5,870.93	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	21	\$ 15,258.60	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	7	\$ 283.30	\$ 1,983.13	21	\$ 41,645.81	
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	21	\$ 60,480.00	
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	21	\$ 41,107.50	
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	21	\$ 10,070.68	
		Remove and Install new vinyl flooring w/ base	SF	1284	\$ 3.18	\$ 4,087.23	21	\$ 85,831.80	
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	21	\$ 1,177.09	
		Remove & replace all wood/gypsum wall with CMU walls	SF	964	\$ 14.17	\$ 13,661.96	14	\$ 191,267.47	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	21	\$ 88,200.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	21	\$ 13,122.40	
		<b>Bath Room with all new fixtures</b>		2	\$ 5,000.00	\$ 10,000.00	21	\$ 210,000.00	
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	21	\$ 16,800.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	21	\$ 22,995.00	
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	21	\$ 269,640.00	
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	21	\$ 30,391.20	
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	21	\$ 173,880.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	21	\$ 4,200.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	21	\$ 6,804.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	21	\$ 32,550.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	21	\$ 963.69	
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	21	\$ 21,874.73	
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	21	\$ 20,327.94	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	21	\$ 8,925.00	
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	21	\$ 20,327.94	
		<b>Total Unit cost - 5 bedroom</b>						<b>\$ 2,021,908.00</b>	
							<b>Total:</b>	<b>\$ 8,246,975.22</b>	

**Physical Needs Assessment**  
**Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001003	Development Name GHURA 83	DOFA Date or Construction Date 12/31/1984
-----------------------------------	------------------------------	--

Development Type Rental <input checked="" type="checkbox"/> Turnkey III - Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 49	Number of Vacant Units 29
Current Bedroom Distribution 0 0    1 0    2 24 3 26    4 33    5 0 5+ 0				Total Current Units 83

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	4
Re-seal all windows	4
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	5
Replace existing cleanouts with concrete collar	5
Install new galvanized water meter box & new gate valve	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5
New interior entrance doors w/hardware	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
--	----

Per Unit Hard Cost	\$
--------------------	----

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared \_\_\_\_\_

Source(s) of Information \_\_\_\_\_

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

**Physical Needs Assessment**  
**Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001003	Development Name GHURA 83	DOFA Date or Construction Date 12/31/1984
-----------------------------------	------------------------------	--

Development Type Rental <input checked="" type="checkbox"/> Turnkey III - Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 49	Number of Vacant Units 29
Current Bedroom Distribution 0 0    1 0    2 24 3 26    4 33    5 0 5+ 0				Total Current Units 83
% 34.9				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
New light fixtures	5
Prepare & paint all interior	5
Remove & replace all wood/gypsum wall with CMU	5
Laundry rehab	5
Bathroom with all new fixtures	5
Bathroom accessories w/grab bar	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 6,626,359
Per Unit Hard Cost	\$ 79,836
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Date Assessment Prepared	
Source(s) of Information	04/18/2005

Inspections conducted by BTI, GHURA, UPCS, REAC, & work orders

Project #  
Project Name

GQ10P001003 (GHURA 83)  
Inarajan

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 15</b>					
<b>Unit Count: 28</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	8	9	4	7	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1				

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
28	Insulation
28	New Refrigerator
28	Split A/C sleeve
28	New light fixtures
28	Dehumidifier
28	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 7,295,822.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 1,649,000.00	\$ 2,231,298.00	\$ 1,170,820.00	\$ 2,244,704.00	\$ -
------	-----------------	-----------------	-----------------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 2,231,719.57
<b>Percentage of TDC</b>	30.59%

Guam Housing And Urban Renewal Authority								
Project #	GQ10P001003 (GHURA 83)							
Project Name	Inarajan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (8 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	8	\$ 14,548.61
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	8	\$ 39,659.90
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	8	\$ 1,778.72
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	8	\$ 48,529.20
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	8	\$ 5,292.42
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	8	\$ 1,444.90
	EN	Re-seal all windows & a/c panels	LF	148	\$ 1.90	\$ 281.20	8	\$ 2,249.60
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	8	\$ 6,666.72
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	8	\$ 44,642.30
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	8	\$ 15,000.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	8	\$ 3,709.12
		New range hood	Each	1	\$ 279.57	\$ 279.57	8	\$ 2,236.54
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	8	\$ 5,812.80
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	8	\$ 6,799.32
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	8	\$ 9,600.00
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	8	\$ 12,960.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	8	\$ 2,557.63
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	8	\$ 22,282.40
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	8	\$ 373.68
		Remove & replace all wood/gypsum wall with CMU walls	SF	432	\$ 14.17	\$ 6,122.37	8	\$ 48,978.98
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	8	\$ 16,800.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	8	\$ 4,999.01
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	8	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	8	\$ 3,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	8	\$ 8,760.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	8	\$ 68,480.00
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	8	\$ 44,160.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	8	\$ 1,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	8	\$ 2,592.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	8	\$ 12,400.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	8	\$ 367.12
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	8	\$ 6,184.82
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	8	\$ 5,162.65
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	8	\$ 3,400.00
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 534,823.13</b>

Guam Housing And Urban Renewal Authority								
Project #	GQ10P001003 (GHURA 83)							
Project Name	Inarajan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Three(3) Bed Room (9 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	9	\$ 20,913.62
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	9	\$ 57,011.11
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	9	\$ 2,001.06
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	9	\$ 54,595.35
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	9	\$ 5,953.97
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	9	\$ 1,625.51
	EN	Re-seal all windows & a/c panels	LF	200	\$ 1.90	\$ 380.00	9	\$ 3,420.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	9	\$ 7,500.06
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	9	\$ 64,173.31
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	9	\$ 8,100.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	9	\$ 16,875.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	9	\$ 7,425.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	9	\$ 8,769.02
		New range	Each	1	\$ 463.64	\$ 463.64	9	\$ 4,172.76
		New range hood	Each	1	\$ 279.57	\$ 279.57	9	\$ 2,516.11
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	9	\$ 6,539.40
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	9	\$ 10,198.97
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	9	\$ 15,120.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	9	\$ 15,795.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	9	\$ 3,356.89
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	9	\$ 28,648.80
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	9	\$ 420.39
		Remove & replace all wood/gypsum wall with CMU walls	SF	342	\$ 14.17	\$ 4,846.88	9	\$ 43,621.91
	EN	Install split a/c pipe sleeve w/contour & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	9	\$ 25,200.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	9	\$ 5,623.88
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	9	\$ 45,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	9	\$ 3,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	9	\$ 9,855.00
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	9	\$ 96,300.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	9	\$ 62,100.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	9	\$ 1,800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	9	\$ 2,916.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	9	\$ 13,950.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	9	\$ 413.01
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	9	\$ 9,374.88
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	9	\$ 5,807.98
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	9	\$ 3,825.00
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 674,519.01</b>

Guam Housing And Urban Renewal Authority								
Project #	GQ10P001003 (GHURA 83)							
Project Name	Inarajan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Four (4) Bed Room (4 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	4	\$ 9,699.07
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	4	\$ 26,439.94
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	4	\$ 889.36
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	4	\$ 24,264.60
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	4	\$ 2,646.21
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	4	\$ 722.45
	EN	Re-seal all windows & a/c panels	LF	210	\$ 1.90	\$ 399.00	4	\$ 1,596.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	4	\$ 3,333.36
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	4	\$ 29,761.54
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	4	\$ 7,500.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	4	\$ 3,897.34
		New range	Each	1	\$ 463.64	\$ 463.64	4	\$ 1,854.56
		New range hood	Each	1	\$ 279.57	\$ 279.57	4	\$ 1,118.27
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	4	\$ 2,906.40
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	4	\$ 6,799.32
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	4	\$ 9,600.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	4	\$ 7,020.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	4	\$ 1,918.22
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	4	\$ 15,241.16
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	4	\$ 224.21
		Remove & replace all wood/gypsum wall with CMU walls	SF	702	\$ 14.17	\$ 9,948.86	4	\$ 39,795.43
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	4	\$ 14,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	4	\$ 2,499.50
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	4	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	4	\$ 3,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	4	\$ 4,380.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	4	\$ 51,360.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	4	\$ 33,120.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	4	\$ 800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	4	\$ 1,296.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	4	\$ 6,200.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	4	\$ 183.56
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	4	\$ 4,296.82
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	4	\$ 3,871.99
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	4	\$ 1,700.00
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 371,035.30</b>

Guam Housing And Urban Renewal Authority								
Project #	GQ10P001003 (GHURA 83)							
Project Name	Inarajan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Five(5) Bed Room (7 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	7	\$ 16,973.38
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	7	\$ 46,269.89
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	7	\$ 1,556.38
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	7	\$ 42,463.05
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	7	\$ 4,630.86
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	7	\$ 1,264.28
	EN	Re-seal all windows & a/c panels	LF	230	\$ 1.90	\$ 437.00	7	\$ 3,059.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	7	\$ 5,833.38
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	7	\$ 52,082.69
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	7	\$ 6,300.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	7	\$ 13,125.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	7	\$ 5,775.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	7	\$ 6,820.35
		New range	Each	1	\$ 463.64	\$ 463.64	7	\$ 3,245.48
		New range hood	Each	1	\$ 279.57	\$ 279.57	7	\$ 1,956.98
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	7	\$ 5,086.20
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	7	\$ 283.30	\$ 1,983.13	7	\$ 13,881.94
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	7	\$ 20,160.00
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	7	\$ 13,702.50
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	7	\$ 3,356.89
		Remove and Install new vinyl flooring w/ base	SF	1284	\$ 3.18	\$ 4,087.23	7	\$ 28,610.60
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	7	\$ 392.36
		Remove & replace all wood/gypsum wall with CMU walls	SF	585	\$ 14.17	\$ 8,290.71	7	\$ 58,035.00
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	7	\$ 29,400.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	7	\$ 4,374.13
		<b>Bath Room with all new fixtures</b>		2	\$ 5,000.00	\$ 10,000.00	7	\$ 70,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	7	\$ 5,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	7	\$ 7,665.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	7	\$ 89,880.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	7	\$ 57,960.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	7	\$ 1,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	7	\$ 2,268.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	7	\$ 10,850.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	7	\$ 321.23
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	7	\$ 7,291.58
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	7	\$ 6,775.98
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	7	\$ 2,975.00
		<b>Total Unit cost - 5 bedroom</b>						\$ 651,342.12
							<b>Total:</b>	\$ 2,231,719.57

Project #  
Project Name

GQ10P001003 (GHURA 83)  
Merizo

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 15</b>					
<b>Unit Count: 28</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	8	9	4	7	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1			1	

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
28	Insulation
28	New Refrigerator
28	Split A/C sleeve
28	New light fixtures
28	Dehumidifier
28	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 7,295,822.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 1,649,000.00	\$ 2,231,298.00	\$ 1,170,820.00	\$ 2,244,704.00	\$ -
------	-----------------	-----------------	-----------------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 2,237,866.27
<b>Percentage of TDC</b>	30.67%

**Guam Housing And Urban Renewal Authority**

Project #	GQ10P001003 (GHURA 83)							
Project Name	Merizo							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Five(5) Bed Room (7 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	7	\$ 16,973.38
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	7	\$ 46,269.89
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	7	\$ 1,556.38
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	7	\$ 42,463.05
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	7	\$ 4,630.86
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	7	\$ 1,264.28
	EN	Re-seal all windows & a/c/ panels	LF	230	\$ 1.90	\$ 437.00	7	\$ 3,059.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	7	\$ 5,833.38
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	7	\$ 52,082.69
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	7	\$ 6,300.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	7	\$ 13,125.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	7	\$ 5,775.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	7	\$ 6,820.35
		New range	Each	1	\$ 463.64	\$ 463.64	7	\$ 3,245.48
		New range hood	Each	1	\$ 279.57	\$ 279.57	7	\$ 1,956.98
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	7	\$ 5,086.20
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	7	\$ 283.30	\$ 1,983.13	7	\$ 13,881.94
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	7	\$ 20,160.00
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	7	\$ 13,702.50
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	7	\$ 3,356.89
		Remove and Install new vinyl flooring w/ base	SF	1284	\$ 3.18	\$ 4,087.23	7	\$ 28,610.60
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	7	\$ 392.36
		Remove & replace all wood/gypsum wall with CMU walls	SF	585	\$ 14.17	\$ 8,290.71	7	\$ 58,035.00
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	7	\$ 29,400.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	7	\$ 4,374.13
		<b>Bath Room with all new fixtures</b>		2	\$ 5,000.00	\$ 10,000.00	7	\$ 70,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	7	\$ 5,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	7	\$ 7,665.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	7	\$ 89,880.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	7	\$ 57,960.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	7	\$ 1,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	7	\$ 2,268.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	7	\$ 10,850.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	7	\$ 321.23
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	7	\$ 7,291.58
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	7	\$ 6,775.98
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	7	\$ 2,975.00
		<b>Total Unit cost - 5 bedroom</b>						<b>\$ 651,342.12</b>
							<b>Total:</b>	<b>\$ 2,237,866.27</b>

**Guam Housing And Urban Renewal Authority**

Project #	GQ10P001003 (GHURA 83)							
Project Name	Merizo							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (8 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	8	\$ 14,548.61
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	8	\$ 39,659.90
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	8	\$ 1,778.72
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	8	\$ 48,529.20
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	8	\$ 5,292.42
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	8	\$ 1,444.90
	EN	Re-seal all windows & a/c panels	LF	148	\$ 1.90	\$ 281.20	8	\$ 2,249.60
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	8	\$ 6,666.72
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	8	\$ 44,642.30
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	8	\$ 15,000.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	8	\$ 3,709.12
		New range hood	Each	1	\$ 279.57	\$ 279.57	8	\$ 2,236.54
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	8	\$ 5,812.80
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	8	\$ 6,799.32
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	8	\$ 9,600.00
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	8	\$ 12,960.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	8	\$ 2,557.63
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	8	\$ 22,282.40
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	8	\$ 373.68
		Remove & replace all wood/gypsum wall with CMU walls	SF	432	\$ 14.17	\$ 6,122.37	8	\$ 48,978.98
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	8	\$ 16,800.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	8	\$ 4,999.01
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	8	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	8	\$ 3,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	8	\$ 8,760.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	8	\$ 68,480.00
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	8	\$ 44,160.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	8	\$ 1,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	8	\$ 2,592.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	8	\$ 12,400.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	8	\$ 367.12
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	8	\$ 6,184.82
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	8	\$ 5,162.65
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	8	\$ 3,400.00
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 534,823.13</b>

**Guam Housing And Urban Renewal Authority**

Project #	GQ10P001003 (GHURA 83)							
Project Name	Merizo							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Three(3) Bed Room (9 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	9	\$ 20,913.62
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	9	\$ 57,011.11
	EN	Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	9	\$ 2,001.06
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	9	\$ 54,595.35
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	9	\$ 5,953.97
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	9	\$ 1,625.51
	EN	Re-seal all windows & a/c panels	LF	200	\$ 1.90	\$ 380.00	9	\$ 3,420.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	9	\$ 7,500.06
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	9	\$ 64,173.31
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	9	\$ 8,100.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	9	\$ 16,875.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	9	\$ 7,425.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	9	\$ 8,769.02
		New range	Each	1	\$ 463.64	\$ 463.64	9	\$ 4,172.76
		New range hood	Each	1	\$ 279.57	\$ 279.57	9	\$ 2,516.11
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	9	\$ 6,539.40
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	9	\$ 10,198.97
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	9	\$ 15,120.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	9	\$ 15,795.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	9	\$ 3,356.89
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	9	\$ 28,648.80
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	9	\$ 420.39
		Repair structural ceiling cracks	LF	10	\$ 22.00	\$ 220.00	9	\$ 1,980.00
		Remove & replace all wood/gypsum wall with CMU walls	SF	342	\$ 14.17	\$ 4,846.88	9	\$ 43,621.91
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	9	\$ 25,200.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	9	\$ 5,623.88
		<b>Bath Room with all new fixtures</b>						
		Bath room accessories w/ grab bars	Lot	1	\$ 5,000.00	\$ 5,000.00	9	\$ 45,000.00
			Lot	1	\$ 400.00	\$ 400.00	9	\$ 3,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	9	\$ 9,855.00
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	9	\$ 96,300.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	9	\$ 62,100.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	9	\$ 1,800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	9	\$ 2,916.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	9	\$ 13,950.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	9	\$ 413.01
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	9	\$ 9,374.88
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	9	\$ 5,807.98
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	9	\$ 3,825.00
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 676,499.01</b>

**Guam Housing And Urban Renewal Authority**

Project #	GQ10P001003 (GHURA 83)							
Project Name	Merizo							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Four (4) Bed Room (4 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	4	\$ 9,699.07
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	4	\$ 26,439.94
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	4	\$ 889.36
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	4	\$ 24,264.60
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	4	\$ 2,646.21
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	4	\$ 722.45
	EN	Re-seal all windows & a/c/ panels	LF	210	\$ 1.90	\$ 399.00	4	\$ 1,596.00
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	9	\$ 7,500.06
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	4	\$ 29,761.54
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	4	\$ 7,500.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	4	\$ 3,897.34
		New range	Each	1	\$ 463.64	\$ 463.64	4	\$ 1,854.56
		New range hood	Each	1	\$ 279.57	\$ 279.57	4	\$ 1,118.27
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	4	\$ 2,906.40
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	4	\$ 6,799.32
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	4	\$ 9,600.00
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	4	\$ 7,020.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	4	\$ 1,918.22
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	4	\$ 15,241.16
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	4	\$ 224.21
		Remove & replace all wood/gypsum wall with CMU walls	SF	702	\$ 14.17	\$ 9,948.86	4	\$ 39,795.43
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	4	\$ 14,000.00
		<b>Laundry Rehab</b>						
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	4	\$ 2,499.50
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	4	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	4	\$ 3,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	4	\$ 4,380.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	4	\$ 51,360.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	4	\$ 33,120.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	4	\$ 800.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	4	\$ 1,296.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	4	\$ 6,200.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	4	\$ 183.56
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	4	\$ 4,296.82
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	4	\$ 3,871.99
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	4	\$ 1,700.00
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 375,202.00</b>

Project #  
Project Name

GQ10P001003 (GHURA 83)  
Umatac

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 15</b>					
<b>Unit Count: 28</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	8	8	4	7	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
	1				

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
27	Insulation
27	New Refrigerator
27	Split A/C sleeve
27	New light fixtures
27	Dehumidifier
27	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 7,047,900.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 1,649,000.00	\$ 1,983,376.00	\$1,170,820.00	\$ 2,244,704.00	\$ -
------	-----------------	-----------------	----------------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 2,156,773.01
<b>Percentage of TDC</b>	30.60%

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001003 (GHURA 83)							
Project Name		Umatac							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Two (2) Bedroom (8 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	8	\$ 14,548.61	
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	8	\$ 39,659.90	
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	8	\$ 1,778.72	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	8	\$ 48,529.20	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	8	\$ 5,292.42	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	8	\$ 1,444.90	
	EN	Re-seal all windows & a/c panels	LF	148	\$ 1.90	\$ 281.20	8	\$ 2,249.60	
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	8	\$ 6,666.72	
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	8	\$ 44,642.30	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	8	\$ 15,000.00	
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69	
		New range	Each	1	\$ 463.64	\$ 463.64	8	\$ 3,709.12	
		New range hood	Each	1	\$ 279.57	\$ 279.57	8	\$ 2,236.54	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	8	\$ 5,812.80	
		<b>Throughout Unit</b>							
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	8	\$ 6,799.32	
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	8	\$ 9,600.00	
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	8	\$ 12,960.00	
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	8	\$ 2,557.63	
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	8	\$ 22,282.40	
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	8	\$ 373.68	
		Remove & replace all wood/gypsum wall with CMU walls	SF	432	\$ 14.17	\$ 6,122.37	8	\$ 48,978.98	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	8	\$ 16,800.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	8	\$ 4,999.01	
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	8	\$ 40,000.00	
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	8	\$ 3,200.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	8	\$ 8,760.00	
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	8	\$ 68,480.00	
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	8	\$ 44,160.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	8	\$ 1,600.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	8	\$ 2,592.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	8	\$ 12,400.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	8	\$ 367.12	
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	8	\$ 6,184.82	
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	8	\$ 5,162.65	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	8	\$ 3,400.00	
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 534,823.13</b>	

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001003 (GHURA 83)							
Project Name		Umatac							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Three(3) Bed Room (8 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	8	\$ 18,589.89	
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	8	\$ 50,676.54	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	8	\$ 1,778.72	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	8	\$ 48,529.20	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	8	\$ 5,292.42	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	8	\$ 1,444.90	
	EN	Re-seal all windows & a/c panels	LF	200	\$ 1.90	\$ 380.00	8	\$ 3,040.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	8	\$ 6,666.72	
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	8	\$ 57,042.94	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	8	\$ 15,000.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69	
		New range	Each	1	\$ 463.64	\$ 463.64	8	\$ 3,709.12	
		New range hood	Each	1	\$ 279.57	\$ 279.57	8	\$ 2,236.54	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	8	\$ 5,812.80	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	8	\$ 9,065.75	
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	8	\$ 13,440.00	
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	8	\$ 14,040.00	
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	8	\$ 2,983.90	
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	8	\$ 25,465.60	
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	8	\$ 373.68	
		Remove & replace all wood/gypsum wall with CMU walls	SF	342	\$ 14.17	\$ 4,846.88	8	\$ 38,775.03	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	8	\$ 22,400.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	8	\$ 4,999.01	
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	8	\$ 40,000.00	
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	8	\$ 3,200.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	8	\$ 8,760.00	
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	8	\$ 85,600.00	
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	8	\$ 55,200.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	8	\$ 1,600.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	8	\$ 2,592.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	8	\$ 12,400.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	8	\$ 367.12	
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	8	\$ 8,333.23	
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	8	\$ 5,162.65	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	8	\$ 3,400.00	
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 599,572.45</b>	

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001003 (GHURA 83)							
Project Name		Umatac							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Four (4) Bed Room (4 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	4	\$ 9,699.07	
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	4	\$ 26,439.94	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	4	\$ 889.36	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	4	\$ 24,264.60	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	4	\$ 2,646.21	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	4	\$ 722.45	
	EN	Re-seal all windows & a/c panels	LF	210	\$ 1.90	\$ 399.00	4	\$ 1,596.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	4	\$ 3,333.36	
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	4	\$ 29,761.54	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	4	\$ 7,500.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	4	\$ 3,897.34	
		New range	Each	1	\$ 463.64	\$ 463.64	4	\$ 1,854.56	
		New range hood	Each	1	\$ 279.57	\$ 279.57	4	\$ 1,118.27	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	4	\$ 2,906.40	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	4	\$ 6,799.32	
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	4	\$ 9,600.00	
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	4	\$ 7,020.00	
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	4	\$ 1,918.22	
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	4	\$ 15,241.16	
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	4	\$ 224.21	
		Remove & replace all wood/gypsum wall with CMU walls	SF	702	\$ 14.17	\$ 9,948.86	4	\$ 39,795.43	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	4	\$ 14,000.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	4	\$ 2,499.50	
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	4	\$ 40,000.00	
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	4	\$ 3,200.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	4	\$ 4,380.00	
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	4	\$ 51,360.00	
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	4	\$ 33,120.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	4	\$ 800.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	4	\$ 1,296.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	4	\$ 6,200.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	4	\$ 183.56	
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	4	\$ 4,296.82	
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	4	\$ 3,871.99	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	4	\$ 1,700.00	
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 371,035.30</b>	

**Guam Housing And Urban Renewal Authority**

Project #		GQ10P001003 (GHURA 83)							
Project Name		Umatac							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Five(5) Bed Room (7 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	7	\$ 16,973.38	
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	7	\$ 46,269.89	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	7	\$ 1,556.38	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	7	\$ 42,463.05	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	7	\$ 4,630.86	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	7	\$ 1,264.28	
	EN	Re-seal all windows & a/c panels	LF	230	\$ 1.90	\$ 437.00	7	\$ 3,059.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 833.34	\$ 833.34	7	\$ 5,833.38	
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	7	\$ 52,082.69	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	7	\$ 6,300.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	7	\$ 13,125.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	7	\$ 5,775.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	7	\$ 6,820.35	
		New range	Each	1	\$ 463.64	\$ 463.64	7	\$ 3,245.48	
		New range hood	Each	1	\$ 279.57	\$ 279.57	7	\$ 1,956.98	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	7	\$ 5,086.20	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	7	\$ 283.30	\$ 1,983.13	7	\$ 13,881.94	
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	7	\$ 20,160.00	
		Prepare and paint all interior	SF	1450	\$ 1.35	\$ 1,957.50	7	\$ 13,702.50	
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	7	\$ 3,356.89	
		Remove and Install new vinyl flooring w/ base	SF	1284	\$ 3.18	\$ 4,087.23	7	\$ 28,610.60	
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	7	\$ 392.36	
		Remove & replace all wood/gypsum wall with CMU walls	SF	585	\$ 14.17	\$ 8,290.71	7	\$ 58,035.00	
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	7	\$ 29,400.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	7	\$ 4,374.13	
		<b>Bath Room with all new fixtures</b>		2	\$ 5,000.00	\$ 10,000.00	7	\$ 70,000.00	
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	7	\$ 5,600.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	7	\$ 7,665.00	
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	7	\$ 89,880.00	
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	7	\$ 57,960.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	7	\$ 1,400.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	7	\$ 2,268.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	7	\$ 10,850.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	7	\$ 321.23	
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	7	\$ 7,291.58	
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	7	\$ 6,775.98	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	7	\$ 2,975.00	
		<b>Total Unit cost - 5 bedroom</b>						<b>\$ 651,342.12</b>	
							<b>Total:</b>	<b>\$ 2,156,773.01</b>	

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001005	Development Name GHURA 82	DOFA Date or Construction Date 09/23/1991
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings 18	Number of Vacant Units 15
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	Current Bedroom Distribution 0 0    1 82    2 0 3 0    4 0    5 0 5+ 0	18.3 % Total Current Units 82
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
Install new roofing system	2
Structural ceiling crack	2
Concrete spall at ceiling	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	3
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	4
Remove & install new vinyl flooring w/base	4
Re-seal all windows	4
Install insulation	4
Remove & paint all exterior	5
Replace existing cleanouts with concrete collar	5
Install new galvanized water meter box & new gate valve	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5
New interior entrance doors w/hardware	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
--	----

Per Unit Hard Cost	\$
--------------------	----

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared \_\_\_\_\_

Source(s) of Information \_\_\_\_\_

Inspections conducted by GHURA, UPCS, REAC & work orders

**Physical Needs Assessment**  
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001005	Development Name GHURA 82	DOFA Date or Construction Date 09/23/1991
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings 18	Number of Vacant Units 15
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	Current Bedroom Distribution 0 0    1 82    2 0 3 0    4 0    5 0 5+ 0	18.3 %  Total Current Units 82
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Prepare & paint all interior	5
Remove & replace all wood/gypsum wall with CMU	5
Laundry rehab	5
Bathroom with all new fixtures	5
Bathroom accessories w/grab bars	5
New light fixtures	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
New waste line from unit to main	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 7,559,682
Per Unit Hard Cost	\$ 92,191
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Date Assessment Prepared	
Source(s) of Information	04/18/2005

Project # GQ10P001005 (GHURA 82)  
 Project Name Dededo Elderly

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 7</b>					
<b>Unit Count: 33</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
33	0	0	0	0	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
7					

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
33	Insulation
33	Roofing systems
33	New Refrigerator
33	Split A/C sleeve
33	New light fixtures
33	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 5,230,137.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ 5,230,137.00	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------	------	------	------	------	------

<b>Total for Recommended Modernization</b>	\$ 3,052,840.13
<b>Percentage of TDC</b>	58.37%

**Project #**  
**Project Name**

**GQ10P001005 (GHURA 82)**  
**Dededo**

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>One (1) Bed Room (33 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1600	\$ 1.01	\$ 1,616.00	33	\$ 53,328.00
		Prepare and paint all exterior	SF	1600	\$ 2.75	\$ 4,406.66	33	\$ 145,419.65
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	33	\$ 7,337.21
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	33	\$ 200,182.95
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	33	\$ 21,831.22
	EN	Installation of roofing membrane	SF	1600	\$ 19.33	\$ 30,935.17	33	\$ 1,020,860.54
	SECU	Replace exterior porch light (front and back)	Each	2	\$ 60.20	\$ 120.41	33	\$ 3,973.46
	EN	Re-seal all windows	LF	148	\$ 1.90	\$ 281.20	33	\$ 9,279.60
	EN	Installation of insulation	SF	1600	\$ 3.10	\$ 4,960.26	33	\$ 163,688.45
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	33	\$ 27,500.22
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	33	\$ 29,700.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	33	\$ 61,875.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	33	\$ 27,225.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	33	\$ 32,153.09
		New range	Each	1	\$ 463.64	\$ 463.64	33	\$ 15,300.12
		New range hood	Each	1	\$ 279.57	\$ 279.57	33	\$ 9,225.74
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	33	\$ 23,977.80
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	2	\$ 283.30	\$ 566.61	33	\$ 18,698.12
		New closet doors & accessories	Each	3	\$ 240.00	\$ 720.00	33	\$ 23,760.00
		Prepare and paint all interior	SF	1100	\$ 1.35	\$ 1,485.00	33	\$ 49,005.00
	EN	New light fixtures	Each	5	\$ 53.28	\$ 266.42	33	\$ 8,791.86
		Remove and Install new vinyl flooring w/ base	SF	600	\$ 3.18	\$ 1,909.92	33	\$ 63,027.36
	EN	GFI outlet	Each	4	\$ 9.34	\$ 37.37	33	\$ 1,233.14
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	33	\$ 25,119.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	33	\$ 37,999.10
		Remove & replace all wood/gypsum wall with CMU walls	LF	224	\$ 14.17	\$ 3,174.56	33	\$ 104,760.61
	EN	install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	2	\$ 700.00	\$ 1,400.00	33	\$ 46,200.00
	EN	<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	33	\$ 165,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	33	\$ 13,200.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	33	\$ 282,480.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	33	\$ 47,757.60
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	33	\$ 182,160.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	33	\$ 6,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	33	\$ 10,692.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	33	\$ 51,150.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	33	\$ 1,514.37
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	33	\$ 25,512.38
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	33	\$ 21,295.94
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	33	\$ 14,025.00
		<b>Total Unit cost - All 1 bedroom Units</b>						<b>\$ 3,052,840.13</b>

Project # GQ10P001005 (GHURA 82)  
 Project Name Agat Elderly

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 7</b>					
<b>Unit Count: 32</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
32	0	0	0	0	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
9					

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
32	Insulation
32	Roofing systems
32	New Refrigerator
32	Split A/C sleeve
32	New light fixtures
32	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 5,071,648.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ 5,071,648.00	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------	------	------	------	------	------

<b>Total for Recommended Modernization</b>	\$ 2,960,329.82
<b>Percentage of TDC</b>	58.37%

**Project #**  
**Project Name**

**GQ10P001005 (GHURA 82)**  
**Agat - Elderly**

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>One (1) Bed Room (32 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1600	\$ 1.01	\$ 1,616.00	32	\$ 51,712.00
		Prepare and paint all exterior	SF	1600	\$ 2.75	\$ 4,406.66	32	\$ 141,012.99
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	32	\$ 7,114.87
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	32	\$ 194,116.80
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	32	\$ 21,169.66
	EN	Installation of roofing membrane	SF	1600	\$ 19.33	\$ 30,935.17	32	\$ 989,925.38
	EN	Installation of insulation	SF	1600	\$ 3.10	\$ 4,960.26	32	\$ 158,728.19
	SECU	Replace exterior porch light (front and back)	Each	2	\$ 60.20	\$ 120.41	32	\$ 3,853.06
	EN	Re-seal all windows	LF	148	\$ 1.90	\$ 281.20	32	\$ 8,998.40
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	32	\$ 26,666.88
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	32	\$ 28,800.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	32	\$ 60,000.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	32	\$ 26,400.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	32	\$ 31,178.75
		New range	Each	1	\$ 463.64	\$ 463.64	32	\$ 14,836.48
		New range hood	Each	1	\$ 279.57	\$ 279.57	32	\$ 8,946.18
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	32	\$ 23,251.20
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	2	\$ 283.30	\$ 566.61	32	\$ 18,131.51
		New closet doors & accessories	Each	3	\$ 240.00	\$ 720.00	32	\$ 23,040.00
		Prepare and paint all interior	SF	1100	\$ 1.35	\$ 1,485.00	32	\$ 47,520.00
	EN	New light fixtures	Each	5	\$ 53.28	\$ 266.42	32	\$ 8,525.44
		Remove and Install new vinyl flooring w/ base	SF	600	\$ 3.18	\$ 1,909.92	32	\$ 61,117.44
		GFI outlet	Each	4	\$ 9.34	\$ 37.37	32	\$ 1,195.78
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	32	\$ 24,358.40
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	32	\$ 36,847.62
		Remove & replace all wood/gypsum wall with CMU walls	LF	224	\$ 14.17	\$ 3,174.56	32	\$ 101,586.04
	EN	install spm a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	2	\$ 700.00	\$ 1,400.00	32	\$ 44,800.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	32	\$ 160,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	32	\$ 12,800.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	32	\$ 273,920.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	32	\$ 46,310.40
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	32	\$ 176,640.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	32	\$ 10,368.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	32	\$ 6,400.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	32	\$ 49,600.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	32	\$ 1,468.48
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	32	\$ 24,739.28
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	32	\$ 20,650.61
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	32	\$ 13,600.00
		<b>Total Unit cost - All 1 bedroom Units</b>						<b>\$ 2,960,329.82</b>

**Project #**  
**Project Name**

GQ10P001005 (GHURA 82)  
 Talofoto Elderly

<b>Type of Construction: Detached Semi-Detached</b>					
<b>Number of Buildings: 7</b>					
<b>Unit Count: 32</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
8	0	0	0	0	0

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
8	Insulation
8	Roofing systems
8	New Refrigerator
8	Split A/C sleeve
8	New light fixtures
8	Remove and replace windows to sliding

TDC Calculation: Total All Units | Published TDC 2003 | \$ 1,267,912.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ 1,267,912.00	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------	------	------	------	------	------

<b>Total for Recommended Modernization</b>	\$ 713,918.93
<b>Percentage of TDC</b>	56.31%

Project #  
Project Name

GQ10P001005 (GHURA 82)  
Talofofo - Elderly

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>One (1) Bed Room (8 Units)</b>						
	EN	Remove & replace windows to sliding type w/screen	Each	6	\$ 702.38	\$ 4,214.28	8	\$ 33,714.24
		Remove existing exterior paint including roof fascia	SF	1600	\$ 1.01	\$ 1,616.00	8	\$ 12,928.00
		Prepare and paint all exterior	SF	1600	\$ 2.75	\$ 4,406.66	8	\$ 35,253.25
		Remove existing exterior storage doors & frames	Each	1	\$ 74.11	\$ 74.11	8	\$ 592.91
		Install new aluminum exterior storage doors & door frames	Each	1	\$ 2,022.05	\$ 2,022.05	8	\$ 16,176.40
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	8	\$ 5,292.42
	EN	Installation of roofing membrane	SF	1600	\$ 19.33	\$ 30,935.17	8	\$ 247,481.34
	EN	Installation of insulation	SF	1600	\$ 3.10	\$ 4,960.26	8	\$ 39,682.05
	SECU	Replace exterior porch light (front and back)	Each	2	\$ 60.20	\$ 120.41	8	\$ 963.26
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	8	\$ 6,666.72
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	5	\$ 4,500.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	7	\$ 13,125.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	5	\$ 4,125.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	5	\$ 4,871.68
		New range	Each	1	\$ 463.64	\$ 463.64	8	\$ 3,709.12
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	8	\$ 5,812.80
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	2	\$ 283.30	\$ 566.61	8	\$ 4,532.88
		New closet doors & accessories	Each	3	\$ 240.00	\$ 720.00	8	\$ 5,760.00
	EN	New light fixtures	Each	5	\$ 53.28	\$ 266.42	8	\$ 2,131.36
		Remove and Install new vinyl flooring w/ base	SF	600	\$ 3.18	\$ 1,909.92	8	\$ 15,279.36
		GFI outlet	Each	4	\$ 9.34	\$ 37.37	8	\$ 298.94
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	8	\$ 6,089.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	8	\$ 9,211.90
		Remove & replace all wood/gypsum wall with CMU walls	SF	224	\$ 14.17	\$ 3,174.56	8	\$ 25,396.51
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	2	\$ 700.00	\$ 1,400.00	8	\$ 11,200.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	8	\$ 40,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	8	\$ 3,200.00
							8	
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	8	\$ 68,480.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	8	\$ 11,577.60
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	8	\$ 44,160.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	8	\$ 1,600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	8	\$ 2,592.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	8	\$ 12,400.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	8	\$ 367.12
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	8	\$ 6,184.82
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	8	\$ 5,162.65
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	8	\$ 3,400.00
		<b>Total Unit cost - All 1 bedroom Units</b>						<b>\$ 713,918.93</b>

Project # GQ10P001005 (GHURA 82)  
 Project Name Merizo Elderly

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 7</b>					
<b>Unit Count: 32</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
9	0	0	0	0	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
2					

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
9	Insulation
9	Roofing systems
9	New Refrigerator
9	Split A/C sleeve
9	New light fixtures
9	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 1,426,401.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ 1,426,401.00	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------	------	------	------	------	------

<b>Total for Recommended Modernization</b>	\$ 832,592.76
<b>Percentage of TDC</b>	58.37%

Project #  
Project Name

GQ10P001005 (GHURA 82)  
Merizo - Elderly

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>One (1) Bed Room (9 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1600	\$ 1.01	\$ 1,616.00	9	\$ 14,544.00
		Prepare and paint all exterior	SF	1600	\$ 2.75	\$ 4,406.66	9	\$ 39,659.90
	EN	Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	9	\$ 2,001.06
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	9	\$ 54,595.35
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	9	\$ 5,953.97
	EN	Installation of roofing membrane	SF	1600	\$ 19.33	\$ 30,935.17	9	\$ 278,416.51
	EN	Installation of insulation	SF	1600	\$ 3.10	\$ 4,960.26	9	\$ 44,642.30
	SECU	Replace exterior porch light (front and back)	Each	2	\$ 60.20	\$ 120.41	9	\$ 1,083.67
	EN	Re-seal all windows & a/c panels	LF	148	\$ 1.90	\$ 281.20	9	\$ 2,530.80
		Remove and replace all wood work at exterior storage	Each	1	\$ 833.34	\$ 833.34	9	\$ 7,500.06
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	9	\$ 8,100.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	9	\$ 16,875.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	9	\$ 7,425.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	9	\$ 8,769.02
	EN	New range	Each	1	\$ 463.64	\$ 463.64	9	\$ 4,172.76
	EN	New range hood	Each	1	\$ 279.57	\$ 279.57	9	\$ 2,516.11
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	9	\$ 6,539.40
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	2	\$ 283.30	\$ 566.61	9	\$ 5,099.49
		New closet doors & accessories	Each	3	\$ 240.00	\$ 720.00	9	\$ 6,480.00
		Prepare and paint all interior	SF	1100	\$ 1.35	\$ 1,485.00	9	\$ 13,365.00
	EN	New light fixtures	Each	5	\$ 53.28	\$ 266.42	9	\$ 2,397.78
		Remove and Install new vinyl flooring w/ base	SF	600	\$ 3.18	\$ 1,909.92	9	\$ 17,189.28
	EN	GFI outlet	Each	4	\$ 9.34	\$ 37.37	9	\$ 336.31
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	9	\$ 6,850.80
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	9	\$ 10,363.39
		Remove & replace all wood/gypsum wall with CMU walls	SF	224	\$ 14.17	\$ 3,174.56	9	\$ 28,571.07
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	2	\$ 700.00	\$ 1,400.00	9	\$ 12,600.00
	EN	<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	9	\$ 45,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	9	\$ 3,600.00
	EN	New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	9	\$ 77,040.00
		New waste line from unit to main	LF	80	\$ 18.09	\$ 1,447.20	9	\$ 13,024.80
	EN	New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	9	\$ 49,680.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	9	\$ 1,800.00
	EN	Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	9	\$ 2,916.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	9	\$ 13,950.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	9	\$ 413.01
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	9	\$ 6,957.92
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	9	\$ 5,807.98
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	9	\$ 3,825.00
		<b>Total Unit cost - All 1 bedroom Units</b>						<b>\$ 832,592.76</b>

**Physical Needs Assessment**  
**Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001008	Development Name GHURA 48	DOFA Date or Construction Date 03/31/1987
-----------------------------------	------------------------------	--

Development Type Rental <input checked="" type="checkbox"/> Turnkey III - Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 23	Number of Vacant Units 12			
Current Bedroom Distribution							
0	1	2	3	4	5	5+	
0	0	24	14	5	5	0	
							Total Current Units 48

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Termite treatment	2
Install new roofing system	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	4
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
Replace existing stairway with metal/concrete	5
New SS double bowl sink	5
New range	5
New refrigerator	5
New light fixtures	5
Bathroom with all new fixtures	5
Bathroom accessories w/grab bars	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 4,435,176
--	--------------

Per Unit Hard Cost	\$ 92,399
--------------------	-----------

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared	04/18/2005
Source(s) of Information	04/18/2005

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

Project # GQ10P001008 (GHURA 48)  
 Project Name Dededo

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 23</b>					
<b>Unit Count: 48</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	24	14	5	5	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
48	Insulation
48	Roofing systems
48	New Refrigerator
48	Split A/C sleeve
48	New light fixtures
48	Dehumidifier

TDC Calculation: Total All Units					Published TDC 2003	\$ 11,484,793.00
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>	
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00	

<b>TDC by Bedroom for Project</b>					
\$ -	\$ 4,947,000.00	\$ 3,470,908.00	\$ 1,463,525.00	\$ 1,603,360.00	\$ -

<b>Total for Recommended Modernization</b>	\$ 4,435,176.31
<b>Percentage of TDC</b>	38.62%

Guam Housing And Urban Renewal Authority

GQ10P001008 (GHURA 48)

Project #

Project Name

Dededo

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (24 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	24	\$ 43,645.82
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	24	\$ 118,979.71
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	24	\$ 5,336.15
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	24	\$ 145,587.60
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	24	\$ 15,877.25
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	24	\$ 835,249.54
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	24	\$ 133,926.91
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	24	\$ 4,334.69
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	4	\$ 1,200.00
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	24	\$ 11,127.36
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	24	\$ 17,438.40
		<b>Throughout Unit</b>						
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	24	\$ 7,672.90
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	24	\$ 66,847.20
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	24	\$ 50,400.00
		Replace existing stairway with metal/concrete	Each	1	\$ 1,680.00	\$ 1,680.00	18	\$ 30,240.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	1	\$ 400.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	24	\$ 26,280.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	24	\$ 205,440.00
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	24	\$ 132,480.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	12	\$ 2,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	24	\$ 7,776.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	24	\$ 37,200.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	24	\$ 1,101.36
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	24	\$ 18,554.46
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 1,946,090.03</b>

**Guam Housing And Urban Renewal Authority**

**GQ10P001008 (GHURA 48)**

**Project #**

**Project Name**

**Dededo**

		<b>Three(3) Bed Room (14 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	14	\$ 32,532.30
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	14	\$ 88,683.95
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	14	\$ 3,112.75
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	14	\$ 84,926.10
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	14	\$ 9,261.73
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	14	\$ 622,570.26
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	14	\$ 99,825.15
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	14	\$ 2,528.57
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	4	\$ 1,200.00
		<b>Kitchen Area</b>						
		New wood base cabinet	LF	12	\$ 75.00	\$ 900.00	8	\$ 7,200.00
		New counter top	LF	15	\$ 55.00	\$ 825.00	8	\$ 6,600.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	14	\$ 6,490.96
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	14	\$ 10,172.40
		<b>Throughout Unit</b>						
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	14	\$ 5,221.83
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	14	\$ 44,564.80
	EN	install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	14	\$ 39,200.00
		Replace existing stairway with metal/concrete	Each	1	\$ 1,680.00	\$ 1,680.00	7	\$ 11,760.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	3	\$ 15,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	3	\$ 1,200.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	14	\$ 15,330.00
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	14	\$ 149,800.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	14	\$ 96,600.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	7	\$ 1,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	14	\$ 4,536.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	14	\$ 21,700.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	14	\$ 642.46
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	14	\$ 14,583.15
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 1,404,437.11</b>

**Guam Housing And Urban Renewal Authority**

**GQ10P001008 (GHURA 48)**

**Project #**

**Project Name**

**Dededo**

		<b>Four (4) Bed Room (5 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	5	\$ 12,123.84
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	5	\$ 33,049.92
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	5	\$ 1,111.70
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	5	\$ 30,330.75
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	5	\$ 3,307.76
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	5	\$ 232,013.76
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	5	\$ 37,201.92
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	5	\$ 903.06
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	4	\$ 1,200.00
		<b>Kitchen Area</b>						
		New wood base cabinet	LF	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00
		New counter top	LF	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00
		New SS double bowl sink	Each	1	\$ 400.00	\$ 400.00	4	\$ 1,600.00
		New range	Each	1	\$ 463.64	\$ 463.64	5	\$ 2,318.20
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	5	\$ 3,633.00
		<b>Throughout Unit</b>						
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	5	\$ 2,397.78
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	5	\$ 19,051.45
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	5	\$ 17,500.00
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	1	\$ 10,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	1	\$ 800.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	5	\$ 5,475.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	5	\$ 64,200.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	5	\$ 41,400.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	3	\$ 600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	5	\$ 1,620.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	5	\$ 7,750.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	5	\$ 229.45
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	5	\$ 5,371.03
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 542,088.62</b>

**Guam Housing And Urban Renewal Authority**

**GQ10P001008 (GHURA 48)**

**Project #**

**Project Name**

**Dededo**

		<b>Five(5) Bed Room (5 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	5	\$ 12,123.84
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	5	\$ 33,049.92
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	5	\$ 1,111.70
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	5	\$ 30,330.75
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	5	\$ 3,307.76
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	5	\$ 232,013.76
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	5	\$ 37,201.92
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	5	\$ 903.06
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	4	\$ 1,200.00
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	2	\$ 1,800.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	2	\$ 1,650.00
		New SS double bowl sink	Each	1	\$ 400.00	\$ 400.00	2	\$ 800.00
		New range	Each	1	\$ 463.64	\$ 463.64	5	\$ 2,318.20
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	5	\$ 3,633.00
		<b>Throughout Unit</b>						
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	5	\$ 2,397.78
		Remove and Install new vinyl flooring w/ base	SF	1284	\$ 3.18	\$ 4,087.23	5	\$ 20,436.14
	EN	Install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	5	\$ 21,000.00
		<b>Bath Room with all new fixtures</b>		2	\$ 5,000.00	\$ 10,000.00	1	\$ 10,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	1	\$ 800.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	5	\$ 5,475.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	5	\$ 64,200.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	5	\$ 41,400.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	3	\$ 600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	5	\$ 1,620.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	5	\$ 7,750.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	5	\$ 229.45
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	5	\$ 5,208.27
		<b>Total Unit cost - 5 bedroom</b>						<b>\$ 542,560.55</b>

**Total: \$ 4,435,176.31**

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001007	Development Name GHURA 35	DOFA Date or Construction Date 06/30/1984
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings 29	Number of Vacant Units 2
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 0    1 0    2 0 3 25    4 5    5 5 5+ 0	Total Current Units 35
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Termite treatment	2
Install new roofing system	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
New electrical conduit & fixtures per unit	2
New wood base cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	3
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	4
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range	5
New refrigerator	5
New light fixtures	5
Bathroom with all new fixtures	5
Bathroom accessories w/grab bars	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 3,574,034
--	--------------

Per Unit Hard Cost	\$ 102,115
--------------------	------------

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared

Source(s) of Information	04/18/2005
--------------------------	------------

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

Project # GQ10P001007 (GHURA 35)  
 Project Name Dededo

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 29</b>					
<b>Unit Count: 35</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	0	25	5	5	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
		1			

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
35	Insulation
35	Roofing systems
35	New Refrigerator
35	Split A/C sleeve
35	New light fixtures
35	Dehumidifier

TDC Calculation: Total All Units | Published TDC 2003 | \$ 9,264,935.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

TDC by Bedroom for Project

\$ -	\$ -	\$ 6,198,050.00	\$ 1,463,525.00	\$ 1,603,360.00	\$ -
------	------	-----------------	-----------------	-----------------	------

<b>Total for Recommended Modernization</b>	\$ 3,574,034.34
<b>Percentage of TDC</b>	38.58%

**Project #**  
**Project Name**

**GQ10P001007 (GHURA 35)**  
**Dededo**

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Three(3) Bed Room (25 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	25	\$ 58,093.40
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	25	\$ 158,364.20
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	25	\$ 5,558.49
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	25	\$ 151,653.75
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	25	\$ 16,538.80
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	25	\$ 4,515.30
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	25	\$ 1,111,732.60
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	25	\$ 178,259.20
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	4	\$ 1,200.00
		<b>Kitchen Area</b>						
		New wood base cabinet	LF	12	\$ 75.00	\$ 900.00	11	\$ 9,900.00
		New counter top	LF	15	\$ 55.00	\$ 825.00	16	\$ 13,200.00
		New SS double bowl sink	Each	1	\$ 400.00	\$ 400.00	16	\$ 6,400.00
		New range	Each	1	\$ 500.00	\$ 500.00	25	\$ 12,500.00
	EN	New refrigerator	Each	1	\$ 600.00	\$ 600.00	25	\$ 15,000.00
		<b>Throughout Unit</b>						
	EN	New light fixtures	Each	5	\$ 35.00	\$ 175.00	25	\$ 4,375.00
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	25	\$ 79,580.00
	EN	install split a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	25	\$ 70,000.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	4	\$ 20,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	4	\$ 1,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	25	\$ 27,375.00
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	25	\$ 267,500.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	25	\$ 172,500.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	12	\$ 2,400.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	25	\$ 8,100.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	25	\$ 38,750.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	25	\$ 1,147.25
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	25	\$ 26,041.34
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 2,462,284.33</b>

**Project #**  
**Project Name**

**GQ10P001007 (GHURA 35)**

**Dededo**

		<b>Four (4) Bed Room (5 Units)</b>						
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	5	\$ 12,123.84
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	5	\$ 33,049.92
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	5	\$ 1,111.70
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	5	\$ 30,330.75
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	5	\$ 3,307.76
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	5	\$ 903.06
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	5	\$ 232,013.76
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	5	\$ 37,201.92
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	1	\$ 300.00
		<b>Kitchen Area</b>						
		New wood base cabinet	LF	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00
		New counter top	LF	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	4	\$ 3,897.34
		New range	Each	1	\$ 463.64	\$ 463.64	5	\$ 2,318.20
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	5	\$ 3,633.00
		<b>Throughout Unit</b>						
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	5	\$ 2,397.78
		Remove and Install new vinyl flooring w/ base	SF	1100	\$ 3.18	\$ 3,501.52	5	\$ 17,507.60
	EN	install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	5	\$ 17,500.00
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	2	\$ 20,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	2	\$ 1,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	5	\$ 5,475.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	5	\$ 64,200.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	5	\$ 41,400.00
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	3	\$ 600.00
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	5	\$ 1,620.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	5	\$ 7,750.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	5	\$ 229.45
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	5	\$ 5,371.03
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 552,742.11</b>

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001006	Development Name GHURA 28	DOFA Date or Construction Date 10/31/1982
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings 17	Number of Vacant Units 6
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 0    1 0    2 10 3 12    4 3    5 2 5+ 1	Total Current Units 28
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
Install new roofing system	2
Structural ceiling crack/spalling	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
Remove & replace windows	3
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	4
Remove & paint all exterior	4
Dehumidifier	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5
New interior entrance doors w/hardware	5
New light fixtures	5
Bathroom w/ all new fixtures	5
Bathroom accessories w/grab bar	5
Install concrete pad around unit	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 2,716,304
--	--------------

Per Unit Hard Cost	\$ 97,011
--------------------	-----------

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared	
--------------------------	--

Source(s) of Information	4/18/2005
--------------------------	-----------

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

Project # GQ10P001006 (GHURA 28)  
 Project Name Talofoto

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 17</b>					
<b>Unit Count: 28</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	10	12	3	2	1

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
				1	

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
28	Roofing systems
28	New Refrigerator
28	Split A/C sleeve
28	New light fixtures
28	Dehumidifier
28	Reseal windows

TDC Calculation: Total All Units | Published TDC 2003 | \$ 6,903,089.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 2,061,250.00	\$ 2,975,064.00	\$ 878,115.00	\$ 641,344.00	\$ 347,316.00
------	-----------------	-----------------	---------------	---------------	---------------

<b>Total for Recommended Modernization</b>	\$ 2,716,303.89
<b>Percentage of TDC</b>	39.35%

Project #  
Project Name

GQ10P001006 (GHURA 28)  
Talofoto

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Two (2) Bedroom (10 Units)</b>						
		Remove & replace windows to sliding type w/screen	Each	6	\$ 702.38	\$ 4,214.28	10	\$ 42,142.80
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	10	\$ 18,185.76
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	10	\$ 49,574.88
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	10	\$ 2,223.40
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	10	\$ 60,661.50
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	10	\$ 6,615.52
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	10	\$ 348,020.64
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	12	\$ 2,167.34
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	1	\$ 900.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	7	\$ 13,125.00
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	1	\$ 825.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	10	\$ 4,636.40
		New range hood	Each	1	\$ 279.57	\$ 279.57	3	\$ 838.70
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	10	\$ 7,266.00
		<b>Throughout Unit</b>						
		New entrance doors w/ hardware	Each	3	\$ 283.30	\$ 849.91	3	\$ 2,549.74
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	3	\$ 3,600.00
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	10	\$ 3,197.04
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	10	\$ 27,853.00
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	8	\$ 373.68
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	10	\$ 7,612.00
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	10	\$ 11,514.88
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	10	\$ 21,000.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	1	\$ 400.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	10	\$ 10,950.00
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	10	\$ 85,600.00
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	10	\$ 55,200.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	10	\$ 15,500.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	10	\$ 458.90
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	10	\$ 7,731.02
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 823,517.90</b>

Project #  
Project Name

GQ10P001006 (GHURA 28)  
Talofoto

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Three(3) Bed Room (12 Units)</b>						
		Remove & replace windows to sliding type w/screen	Each	7	\$ 702.38	\$ 4,916.66	12	\$ 58,999.92
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	12	\$ 27,884.83
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	12	\$ 76,014.82
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	12	\$ 2,668.08
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	12	\$ 72,793.80
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	12	\$ 7,938.62
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	12	\$ 533,631.65
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	12	\$ 2,167.34
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	3	\$ 2,700.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	5	\$ 9,375.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	3	\$ 2,475.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	8	\$ 7,794.69
		New range	Each	1	\$ 463.64	\$ 463.64	12	\$ 5,563.68
		New range hood	Each	1	\$ 279.57	\$ 279.57	6	\$ 1,677.41
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	12	\$ 8,719.20
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	4	\$ 4,532.88
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	4	\$ 6,720.00
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	12	\$ 4,475.86
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	12	\$ 38,198.40
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	11	\$ 513.81
		Repair structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	12	\$ 9,134.40
		Repair concrete spill at ceiling	SF	50	\$ 23.03	\$ 1,151.49	12	\$ 13,817.86
	EN	install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	12	\$ 33,600.00
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	1	\$ 400.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	12	\$ 13,140.00
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	12	\$ 128,400.00
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	12	\$ 82,800.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	12	\$ 18,600.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	12	\$ 550.68
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	12	\$ 12,499.85
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 1,192,787.76</b>

Project #  
Project Name

GQ10P001006 (GHURA 28)  
Talofoto

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Four (4) Bed Room (3 Units)</b>						
		Remove & replace windows to sliding type w/screen	Each	12	\$ 702.38	\$ 8,428.56	3	\$ 25,285.68
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	3	\$ 7,274.30
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	3	\$ 19,829.95
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	3	\$ 667.02
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	3	\$ 18,198.45
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	3	\$ 1,984.66
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	3	\$ 541.84
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	3	\$ 139,208.26
		<b>Kitchen Area</b>						
		New wood base cabinet	LF	12	\$ 75.00	\$ 900.00	1	\$ 900.00
		New wood wall cabinet	LF	15	\$ 125.00	\$ 1,875.00	2	\$ 3,750.00
		New counter top	LF	15	\$ 55.00	\$ 825.00	1	\$ 825.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	3	\$ 2,923.01
		New range	Each	1	\$ 463.64	\$ 463.64	3	\$ 1,390.92
		New range hood	Each	1	\$ 279.57	\$ 279.57	1	\$ 279.57
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	3	\$ 2,179.80
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	1	\$ 1,699.83
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	1	\$ 2,400.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	3	\$ 1,438.67
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	3	\$ 11,430.87
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	3	\$ 168.16
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	3	\$ 2,283.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	3	\$ 3,454.46
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	3	\$ 10,500.00
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	1	\$ 10,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	1	\$ 800.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	3	\$ 3,285.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	3	\$ 38,520.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	3	\$ 24,840.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	3	\$ 4,650.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	3	\$ 137.67
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	3	\$ 3,222.62
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 344,069.32</b>

Project #  
Project Name

GQ10P001006 (GHURA 28)  
Talofofo

Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required
		<b>Five(5) and Six (6) Bed Room (3 Units)</b>						
		Remove & replace windows to sliding type w/screen	Each	13	\$ 702.38	\$ 9,130.94	3	\$ 27,392.82
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	3	\$ 7,274.30
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	3	\$ 19,829.95
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	3	\$ 667.02
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	3	\$ 18,198.45
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	3	\$ 1,984.66
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	3	\$ 139,208.26
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	3	\$ 541.84
		<b>Kitchen Area</b>						
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	1	\$ 900.00
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	1	\$ 1,875.00
		New counter top	LF.	15	\$ 55.00	\$ 825.00	1	\$ 825.00
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	1	\$ 974.34
		New range	Each	1	\$ 463.64	\$ 463.64	3	\$ 1,390.92
		New range hood	Each	1	\$ 279.57	\$ 279.57	2	\$ 559.14
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	3	\$ 2,179.80
		<b>Throughout Unit</b>						
		New doors w/ hardware	Each	6	\$ 283.30	\$ 1,699.83	1	\$ 1,699.83
		New closet doors & accessories	Each	12	\$ 240.00	\$ 2,880.00	1	\$ 2,880.00
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	3	\$ 1,438.67
		Remove and Install new vinyl flooring w/ base	SF	1200	\$ 3.18	\$ 3,819.84	3	\$ 11,459.52
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	1	\$ 56.05
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	3	\$ 2,283.60
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	3	\$ 3,454.46
	EN	Install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	6	\$ 700.00	\$ 4,200.00	3	\$ 12,600.00
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	2	\$ 20,000.00
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	2	\$ 1,600.00
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	3	\$ 3,285.00
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	3	\$ 38,520.00
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	3	\$ 24,840.00
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	3	\$ 4,650.00
		Pest Control	Each	1	\$ 45.89	\$ 45.89	3	\$ 137.67
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	3	\$ 3,222.62
		<b>Total Unit cost - 5 and 6 bedroom</b>						<b>\$ 355,928.90</b>

Total: \$ 2,716,303.89

**Physical Needs Assessment**  
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
 (exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001009	Development Name GHURA 26	DOFA Date or Construction Date 01/31/1987
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings 17	Number of Vacant Units 1
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 0    1 0    2 6 3 16    4 4    5 0 5+ 0	3.8 % Total Current Units 26
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
GFI outlet	1
Termite treatment	2
Install new roofing system	2
Structural ceiling crack	2
Concrete spall at ceiling	2
New plumbing lines inside & outside unit	2
Exterior porch light (front & back)	2
New electrical conduit & fixtures per unit	3
New wood base cabinet	3
New wood wall cabinet	3
New counter tops	3
Remove & install new vinyl flooring w/base	4
Re-seal all windows	4
Install insulation	4
Remove & paint all exterior	4
Dehumidifier	5
Replace existing cleanouts with concrete collar	5
Install new galvanized water meter box & new gate valve	5
Install a/c pipe sleeve w/conduit & electrical power source & additional circuit breaker	5
Remove & replace existing W/H disconnect switch	5
Remove existing entrance door & frame, replace with new aluminum door & door frame	5
Remove existing screen door & frame, replace with new security screen door & frame	5
Remove & replace all wood work at exterior storage	5
New SS double bowl sink	5
New range hood	5
New range	5
New refrigerator	5
New closet doors & accessories	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
--	----

Per Unit Hard Cost	\$
--------------------	----

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Date Assessment Prepared \_\_\_\_\_

Source(s) of Information \_\_\_\_\_

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157  
(exp. 06/30/2005)

HA Name Guam Housing and Urban Renewal Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
---	--

Development Number GQ10P001009	Development Name GHURA 26	DOFA Date or Construction Date 01/31/1987
-----------------------------------	------------------------------	--

Development Type	Occupancy Type	Structure Type	Number of Buildings <b>17</b>	Number of Vacant Units <b>1</b>
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 <u>0</u> 1 <u>0</u> 2 <u>6</u> 3 <u>16</u> 4 <u>4</u> 5 <u>0</u> 5+ <u>0</u>	Total Current Units <b>26</b>
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>		
Section 23, Bond Financed <input type="checkbox"/>				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
New light fixtures	5
New interior entrance doors w/hardware	5
Prepare & paint all interior	5
Remove & replace all wood/gypsum wall with CMU	5
Laundry rehab	5
Bathroom with all new fixtures	5
Bathroom accessories w/garb bars	5
Remove & replace existing telephone & cable box	5
Install concrete pad around unit	5
Pest control	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 3,407,685
Per Unit Hard Cost	\$ 131,065
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Date Assessment Prepared	
Source(s) of Information	04/18/2005

Inspections conducted by BTI, GHURA, UPCS, REAC & work orders

Project # GQ10P001009 (GHURA 26)  
 Project Name Asan

<b>Type of Construction: Detached/Semi-Detached</b>					
<b>Number of Buildings: 17</b>					
<b>Unit Count: 26</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
0	6	16	4	0	0

<b>Accessible Units:</b>					
<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>

<b>Recommended Energy Conservation Opportunities</b>	
<b>Number of Units</b>	<b>Description</b>
26	Roofing systems
26	New Refrigerator
26	Insulation
26	New light fixtures
26	Dehumidifier
26	Reseal windows
26	Split A/C sleeve

TDC Calculation: Total All Units | Published TDC 2003 | \$ 6,374,322.00

<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$ 158,489.00	\$ 206,125.00	\$ 247,922.00	\$ 292,705.00	\$ 320,672.00	\$ 347,316.00

**TDC by Bedroom for Project**

\$ -	\$ 1,236,750.00	\$ 3,966,752.00	\$ 1,170,820.00	\$ -	\$ -
------	-----------------	-----------------	-----------------	------	------

<b>Total for Recommended Modernization</b>	\$ 3,407,685.14
<b>Percentage of TDC</b>	53.46%

Project #		GQ10P001009 (GHURA 26)							
Project Name		Asan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Two (2) Bedroom (6 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	1800	\$ 1.01	\$ 1,818.58	6	\$ 10,911.46	
		Prepare and paint all exterior	SF	1800	\$ 2.75	\$ 4,957.49	6	\$ 29,744.93	
		Remove existing exterior doors & frames	Each	3	\$ 74.11	\$ 222.34	6	\$ 1,334.04	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	6	\$ 36,396.90	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	6	\$ 3,969.31	
	EN	Installation of roofing membrane	SF	1800	\$ 19.33	\$ 34,802.06	6	\$ 208,812.38	
	EN	Installation of insulation	SF	1800	\$ 3.10	\$ 5,580.29	6	\$ 33,481.73	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	6	\$ 1,083.67	
	EN	Re-seal all windows	LF	200	\$ 2.63	\$ 525.92	6	\$ 3,155.52	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	6	\$ 1,800.00	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	6	\$ 5,400.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	6	\$ 11,250.00	
		New counter tops	LF.	15	\$ 55.00	\$ 825.00	6	\$ 4,950.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	6	\$ 5,846.02	
		New range	Each	1	\$ 463.64	\$ 463.64	6	\$ 2,781.84	
		New range hood	Each	1	\$ 279.57	\$ 279.57	6	\$ 1,677.41	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	6	\$ 4,359.60	
		<b>Throughout Unit</b>							
		New entrance doors w/ hardware	Each	3	\$ 228.36	\$ 685.08	6	\$ 4,110.48	
		New closet doors & accessories	Each	5	\$ 240.00	\$ 1,200.00	6	\$ 7,200.00	
		Prepare and paint all interior	SF	1200	\$ 1.35	\$ 1,620.00	6	\$ 9,720.00	
	EN	New light fixtures	Each	6	\$ 53.28	\$ 319.70	6	\$ 1,918.22	
		Remove and Install new vinyl flooring w/ base	SF	875	\$ 3.18	\$ 2,785.30	6	\$ 16,711.80	
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	6	\$ 280.26	
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	6	\$ 4,567.20	
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	6	\$ 6,908.93	
		Remove & replace all wood/gypsum wall with CMU walls	LF	856	\$ 20.72	\$ 17,735.02	6	\$ 106,410.11	
	EN	install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	3	\$ 700.00	\$ 2,100.00	6	\$ 12,600.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	6	\$ 3,749.26	
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	6	\$ 30,000.00	
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	6	\$ 2,400.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	6	\$ 6,570.00	
		New plumbing lines inside & outside unit	SF	800	\$ 10.70	\$ 8,560.00	6	\$ 51,360.00	
		New electrical conduit & fixtures per unit	SF	800	\$ 6.90	\$ 5,520.00	6	\$ 33,120.00	
		Remove & replace existing telephone & cable box	Each	2	\$ 100.00	\$ 200.00	6	\$ 1,200.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	6	\$ 1,944.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	6	\$ 9,300.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	6	\$ 275.34	
		Install concrete pad around unit	LF	190	\$ 4.07	\$ 773.10	6	\$ 4,638.61	
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	6	\$ 3,871.99	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	6	\$ 2,550.00	
		<b>Total Unit cost - 2 bedroom</b>						<b>\$ 688,361.01</b>	

Project #		GQ10P001009 (GHURA 26)							
Project Name		Asan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Three(3) Bed Room (16 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2300	\$ 1.01	\$ 2,323.74	16	\$ 37,179.78	
		Prepare and paint all exterior	SF	2300	\$ 2.75	\$ 6,334.57	16	\$ 101,353.09	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	16	\$ 3,557.43	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	16	\$ 97,058.40	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	16	\$ 10,584.83	
	EN	Installation of roofing membrane	SF	2300	\$ 19.33	\$ 44,469.30	16	\$ 711,508.86	
	EN	Installation of insulation	SF	2300	\$ 3.10	\$ 7,130.37	16	\$ 114,085.89	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	16	\$ 2,889.79	
	EN	Re-seal all windows	LF	200	\$ 2.63	\$ 525.92	16	\$ 8,414.72	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	16	\$ 4,800.00	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	16	\$ 14,400.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	16	\$ 30,000.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	16	\$ 13,200.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	16	\$ 15,589.38	
		New range	Each	1	\$ 463.64	\$ 463.64	16	\$ 7,418.24	
		New range hood	Each	1	\$ 279.57	\$ 279.57	16	\$ 4,473.09	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	16	\$ 11,625.60	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	4	\$ 283.30	\$ 1,133.22	16	\$ 18,131.51	
		New closet doors & accessories	Each	7	\$ 240.00	\$ 1,680.00	16	\$ 26,880.00	
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	16	\$ 28,080.00	
	EN	New light fixtures	Each	7	\$ 53.28	\$ 372.99	16	\$ 5,967.81	
		Remove and Install new vinyl flooring w/ base	SF	1000	\$ 3.18	\$ 3,183.20	16	\$ 50,931.20	
		GFI outlet	Each	5	\$ 9.34	\$ 46.71	16	\$ 747.36	
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	16	\$ 12,179.20	
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	16	\$ 18,423.81	
		Remove & replace all wood/gypsum wall with CMU walls	LF	832	\$ 20.72	\$ 17,237.78	16	\$ 275,804.41	
	EN	install split arc pipe sleeve w/conduit & electrical power source & additional circuit breaker	Each	4	\$ 700.00	\$ 2,800.00	16	\$ 44,800.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibbs & access.	Each	1	\$ 624.88	\$ 624.88	16	\$ 9,998.02	
		<b>Bath Room with all new fixtures</b>	Lot	1	\$ 5,000.00	\$ 5,000.00	16	\$ 80,000.00	
		Bath room accessories w/ grab bars	Lot	1	\$ 400.00	\$ 400.00	16	\$ 6,400.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	16	\$ 17,520.00	
		New plumbing lines inside unit	SF	1000	\$ 10.70	\$ 10,700.00	16	\$ 171,200.00	
		New electrical conduit & fixtures per unit	SF	1000	\$ 6.90	\$ 6,900.00	16	\$ 110,400.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	16	\$ 5,184.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	16	\$ 24,800.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	16	\$ 734.24	
		Install concrete pad around unit	LF	256	\$ 4.07	\$ 1,041.65	16	\$ 16,666.46	
		Replace existing cleanouts with concrete collar	Each	2	\$ 322.67	\$ 645.33	16	\$ 10,325.30	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	16	\$ 6,800.00	
		<b>Total Unit Cost - 3 bedroom</b>						<b>\$ 2,130,112.41</b>	

Project #		GQ10P001009 (GHURA 26)							
Project Name		Asan							
Priority	Code	Broad Category Description	Unit	Qty	Unit Cost	Total	Units Requiring Work	Cost of Work Required	
		<b>Four (4) Bed Room (4 Units)</b>							
		Remove existing exterior paint including roof fascia	SF	2400	\$ 1.01	\$ 2,424.77	4	\$ 9,699.07	
		Prepare and paint all exterior	SF	2400	\$ 2.75	\$ 6,609.98	4	\$ 26,439.94	
		Remove existing exterior doors & frame	Each	3	\$ 74.11	\$ 222.34	4	\$ 889.36	
		Install new aluminum doors & door frames	Each	3	\$ 2,022.05	\$ 6,066.15	4	\$ 24,264.60	
	SECU	Remove screen door/frame replace w/new security screen door/frame	Each	2	\$ 330.78	\$ 661.55	4	\$ 2,646.21	
	EN	Installation of roofing membrane	SF	2400	\$ 19.33	\$ 46,402.75	4	\$ 185,611.01	
	EN	Installation of insulation	SF	2400	\$ 3.10	\$ 7,440.38	4	\$ 29,761.54	
	SECU	Replace exterior porch light (front and back)	Each	3	\$ 60.20	\$ 180.61	4	\$ 722.45	
	EN	Re-seal all windows	LF	210	\$ 1.90	\$ 399.00	4	\$ 1,596.00	
		Remove and replace all woodwork at exterior storage	Each	1	\$ 300.00	\$ 300.00	4	\$ 1,200.00	
		<b>Kitchen Area</b>							
		New wood base cabinet	LF.	12	\$ 75.00	\$ 900.00	4	\$ 3,600.00	
		New wood wall cabinet	LF.	15	\$ 125.00	\$ 1,875.00	4	\$ 7,500.00	
		New counter top	LF.	15	\$ 55.00	\$ 825.00	4	\$ 3,300.00	
		New SS double bowl sink	Each	1	\$ 974.34	\$ 974.34	4	\$ 3,897.34	
		New range	Each	1	\$ 500.00	\$ 500.00	4	\$ 2,000.00	
		New range	Each	1	\$ 463.64	\$ 463.64	4	\$ 1,854.56	
		New range hood	Each	1	\$ 279.57	\$ 279.57	4	\$ 1,118.27	
	EN	New refrigerator	Each	1	\$ 726.60	\$ 726.60	4	\$ 2,906.40	
		<b>Throughout Unit</b>							
		New doors w/ hardware	Each	6	\$ 228.36	\$ 1,370.16	4	\$ 5,480.64	
		New closet doors & accessories	Each	10	\$ 240.00	\$ 2,400.00	4	\$ 9,600.00	
		Prepare and paint all interior	SF	1300	\$ 1.35	\$ 1,755.00	4	\$ 7,020.00	
	EN	New light fixtures	Each	9	\$ 53.28	\$ 479.56	4	\$ 1,918.22	
		Remove and Install new vinyl flooring w/ base	SF	1197	\$ 3.18	\$ 3,810.29	4	\$ 15,241.16	
		GFI outlet	Each	6	\$ 9.34	\$ 56.05	4	\$ 224.21	
		Structural ceiling cracks	LF	25	\$ 30.45	\$ 761.20	4	\$ 3,044.80	
		Concrete spall at ceiling	SF	50	\$ 23.03	\$ 1,151.49	4	\$ 4,605.95	
		Remove & replace all wood/gypsum wall with CMU walls	LF	808	\$ 20.72	\$ 16,740.53	4	\$ 66,962.13	
	EN	Install split a/c pipe sieve w/conduit & electrical power source & additional circuit breaker	Each	5	\$ 700.00	\$ 3,500.00	4	\$ 14,000.00	
		<b>Laundry Rehab</b>							
		Replace laundry sink/faucet/hose bibs & access.	Each	1	\$ 624.88	\$ 624.88	4	\$ 2,499.50	
		<b>Bath Room with all new fixtures</b>	Lot	2	\$ 5,000.00	\$ 10,000.00	4	\$ 40,000.00	
		Bath room accessories w/ grab bars	Lot	2	\$ 400.00	\$ 800.00	4	\$ 3,200.00	
	EN	Dehumidifier	Each	1	\$ 1,095.00	\$ 1,095.00	4	\$ 4,380.00	
		New plumbing lines inside unit	SF	1200	\$ 10.70	\$ 12,840.00	4	\$ 51,360.00	
		New electrical conduit & fixtures per unit	SF	1200	\$ 6.90	\$ 8,280.00	4	\$ 33,120.00	
		Remove & replace existing W/H disconnect switch	Each	1	\$ 324.00	\$ 324.00	4	\$ 1,296.00	
		Termite treatment	Each	1	\$ 1,550.00	\$ 1,550.00	4	\$ 6,200.00	
		Pest Control	Each	1	\$ 45.89	\$ 45.89	4	\$ 183.56	
		Install concrete pad around unit	LF	264	\$ 4.07	\$ 1,074.21	4	\$ 4,296.82	
		Replace existing cleanouts with concrete collar	Each	3	\$ 322.67	\$ 968.00	4	\$ 3,871.99	
		Install new galvanized water meter box & new gate valve	Each	1	\$ 425.00	\$ 425.00	4	\$ 1,700.00	
		<b>Total Unit cost - 4 bedroom</b>						<b>\$ 589,211.73</b>	
								<b>\$ 3,407,685.14</b>	

**ATTACHMENT NO. 11**  
***Most Recent Board-Approved Operating Budget***

*The Guam Housing and Urban Renewal Authority's most recent operating budget is included in the following pages.*

**Operating Fund  
Calculation of Operating Subsidy  
PHA-Owned Rental Housing**

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

OMB Approval No. 2577-0029 (exp.06/30/2006)

**Section 1**

a) Name and Address of Public Housing Agency Guam Housing & Urban Renewal Authority 117 Bien Venida Avenue Sinajana, Guam 96910					b) Budget Submission to HUD required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
					c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units 750	e) Unit Months Available (UMAs) 9,000	f) Subject FYE 09 / 30 / 2006	g) ACC Number SF-272	h) Operating Fund Project Number G   Q   0   0   1   0   0   1   6   S		i) DUNS Number

**Section 2**

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
----------	-------------	------------------------	-------------------------

**Part A. Allowable Expenses and Additions**

01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	371.68	
02	Part A, Line 01 multiplied by .005	1.86	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)	750	
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	373.54	
07	Inflation factor	1,02800	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	384.00	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	15.47	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 9302004)	11.72	
13	Costs attributable to deprogrammed units		
14	<b>Total Allowable Expenses and Additions</b> (Sum of Part A, Lines 08 thru 13)	401.19	

**Part B. Dwelling Rental Income**

01	Total rent roll (as of 04012004)	\$ 8,052	
02	Number of occupied units as of rent roll date	593	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 + Line 02)	13.58	
04	Average monthly dwelling rental charge per unit for prior budget year	0.05	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	10.65	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)+ 3)	7.89	
07	50/50 Income split ((Part B, Line 03 + Line 06) + 2)	10.74	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	10.74	
09	Rental income adjustment factor	1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	11.06	
11	Projected occupancy percentage from form HUD-52728	97%	%
12	<b>Projected average monthly dwelling rental income per unit</b> (Part B, Line 10 times Line 11)	10.73	

**Part C. Non-dwelling Income**

01	Other income	0.00	
02	<b>Total operating receipts</b> (Part B, Line 12 plus Part C, Line 01)	10.73	
03	<b>PUM deficit or (Income)</b> (Part A, Line 14 minus Part C, Line 02)	390.46	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	3,514,140	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>			
01	FICA contributions	45,534	
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	593	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	593	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	14,825	
14	Other approved funding, not listed (Specify in Section 3)		
15	<b>Total add-ons</b> (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	60,359	
<b>Part E. Calculation of Operating Subsidy Eligibility Before Adjustments</b>			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	3,574,499	
02	Actual cost of Independent Audit (IA)	15,473	
03	<b>Operating subsidy eligibility before adjustments</b> (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	3,589,972	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
01	Utility Adjustment for Prior years		
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	( )	( )
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	0	
09	<b>Operating subsidy approvable for subject fiscal year</b> (total of Part E, Line 03 and Part F, Line 08)	3,589,972	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
10	Amount of operating subsidy approvable for subject fiscal year not funded		( )
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	<b>Funds obligated in subject fiscal year</b> (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	( )	( )
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	<b>Total amount due HUD to be collected in future fiscal year(s)</b> (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Project Number:

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part H. Calculation of Adjustments for Subject Fiscal Year</b>			
<b>This part is to be completed only after the subject fiscal year has ended</b>			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

**Section 3**

Remarks (provide part and line numbers)

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

Signature of Authorized HA Representative & Date:  X RONALD S. De GUZMAN, Executive Director	Signature of Authorized Field Office Representative & Date:  <i>Randy</i> 5/12/05
--	---

Public Reporting Burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for operating of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Allowable Expense Level (AEL), Allowable Utilities Expense Level and Other Costs for the major Operating Fund components. HUD reviews the information to determine each PHA's share of the total operating subsidy funds appropriated by Congress each fiscal year. HUD also uses the information as a means of estimating the annual aggregate operating subsidy eligibility of PHAs which serves as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

## Instructions

This form is used by Public Housing Agencies (PHAs) to calculate eligibility for operating subsidy from the Operating Fund, in accordance with regulations at 24 CFR Part 990.

It is used for PHA-owned rental public housing developments and PHA units in mixed housing developments when operating subsidy is requested for such developments under the Operating Fund.

It is **not** used for Turnkey III and Mutual Help Homeownership Opportunity programs, Sections 23 and 10(c) leased housing programs, or the Housing Choice Vouchers (Section 8) program.

Unless directed otherwise, a PHA that is eligible to receive operating subsidy will send this form to its local Field Office. This form must be submitted for each PHA fiscal year in which operating subsidy is requested as required by 24 CFR 990.111. A separate form must be prepared for each project or group of projects under a separate Annual Contributions Contract (ACC).

When a PHA requests operating subsidy solely to cover the cost of an Independent Audit (IA), only the heading, Section E, Lines 02 and 03, and Part F need be completed.

## SECTION 1

### Heading Information:

**d) Number of PHA Units.** Enter the total number of dwelling units in the developments covered. In the case of an HA development involving the acquisition of scattered site housing, see also 990.104(b). A unit that meets the definition of being a long term vacant unit (see 990.102) will be included in the number of dwelling units.

**e) Unit Months Available (UMAs).** Enter the product of PHA Project Units multiplied by the number of months the units will be available for occupancy during the subject fiscal year. Do not include units defined as long term vacant units or units approved for nondwelling use in this calculation; See 24 CFR 990.102, Unit months available. (Note: The number of UMAs shown on all forms used to calculate Operating Subsidy, as well as the Operating Budget, form HUD-52564, must be the same.)

**f) Subject Fiscal Year.** Enter the ending date of the subject fiscal year. The subject fiscal year is the PHA's fiscal year or requested budget year for which this form is submitted.

**g) ACC Number.** Enter the number of the Annual Contributions Contract (ACC) covering the projects for which this form is submitted.

**h) Operating Fund Project No.** Enter the Operating Fund Project Number for the corresponding Operating Budget, form HUD-52564.

**i) DUNS Number.** Dunn & Bradstreet Universal Numbering System identification number.

## SECTION 2

### Part A. Allowable Expenses and Additions

**Note.** Except where otherwise indicated, all entries in Part A must be Per Unit Per Month (PUM) amounts, rounded to the nearest two (2) decimal places. A PUM amount is derived by dividing the corresponding dollar amount by the UMAs shown in the heading.

**Line 01.** Enter the Allowable Expense Level (AEL) for the previous fiscal year (i.e., the PHA fiscal year immediately preceding the subject fiscal year) as shown on Part A, Line 08 of the latest approved form HUD-52723 for the previous fiscal year.

**Line 02.** Always enter the product of Part A, Line 01 multiplied by .005. This adjusts the AEL for the aging of units.

**Line 03.** Enter the Delta from form HUD-52720-B if a PHA has experienced a change in the number of its units in excess of 5 percent or 1,000 units, whichever is less, since the last adjustment was made to the Allowable Expense Level using form HUD-52720-B.

**Line 04.** Enter the number of Requested Year "Total Dwelling Units" from the latest form HUD-52720-A. This maintains a record of the number of units used the last time an adjustment was made to the Allowable Expense Level using form HUD-52720-A, for the purpose of determining, in future years, when these forms must be used again in computing the amount on Part A, Line 03.

**Line 05.** Leave blank unless specific instructions have been issued by HUD for add-on costs previously entered in Part D of this form to be permanently incorporated into the AEL by an entry to Part A, Line 05.

**Line 07.** Enter the applicable inflation factor from the "Inflation Factor" table. (Do not round.)

**Line 09.** Transition Funding (See 24 CFR 990.106.)

**Line 10.** Reserved. Leave blank unless specific instructions are provided by HUD.

**Line 11.** Enter the Allowable Utilities Expense Level for the subject fiscal year using form HUD-52722-A.

**Line 12.** Enter actual costs (not estimated cost) of audits that have been charged to the management phase of the PHA's owned rental housing projects and that have not yet been funded.

**Line 13.** Enter the estimated costs attributable to deprogrammed units (see 24 CFR Part 990.108(b)(1)) which have been excluded from the UMAs shown in the heading of this form. Documentation of the estimated costs must be attached. The costs entered on Part A, Line 13 must not be included in any other element of the calculation of operating subsidy.

### Part B. Dwelling Rental Income

**Note:** Except where otherwise indicated, round all entries in Part B to the nearest two (2) decimal places.

**Line 01.** Enter the total net dwelling rental charges (recurring monthly dwelling rent less the utility reimbursements) for units occupied by eligible lower-income families, rounded to the nearest dollar, from the Rent Roll for the first day of the month immediately preceding the month which is six months before the first day of the Requested Budget Year. However, if a change in the total of the Rent Rolls has occurred in a subsequent month which is before the beginning of the Requested Budget Year, and before the submission of the Requested Budget Year calculation of operating subsidy eligibility, the PHA may use the latest changed Rent Roll. In the space provided, indicate the date of the Rent Roll used. The rent roll will not reflect decreases resulting from the PHA's implementation of optional earned income exclusions; see 24 CFR 990.109(b)(2)(iii) and 24 CFR 5.609. The PHA must reflect changes in the rent roll due to changes in supply of utilities; see 24 CFR 990.109(b)(4).

**Line 02.** Enter the number of units occupied by eligible lower-income families as of the date of the Rent Roll used in Part B, Line 01.

**Line 03.** Enter the quotient of dividing Part B, Line 01 by Line 02. The PHA must reflect changes in the rent roll due to changes in supply of utilities; see 24 CFR 990.109(b)(4).

**Line 04.** Enter Part B, Line 03 from the last approved form HUD-52723 for the year prior to the Requested Budget Year. I.e., if the Calculation of Operating Subsidy is being prepared for a PHA fiscal year that ends June 30, 2003, the amount on Part B, Line 03 from the latest approved form HUD-52723 for the PHA fiscal year that ends June 30, 2002, would be entered on this line. The PHA must reflect changes in the rent roll due to changes in supply of utilities; see 24 CFR 990.109(b)(4).

**Line 05.** Enter Part B, Line 04 from the last approved form HUD-52723 for the year prior to the Requested Budget Year. The PHA must reflect changes in the rent roll due to changes in supply of utilities; see 24 CFR 990.109(b)(4).

**Line 06.** Enter the average for three years of the Average monthly dwelling rental charge per unit. This amount is the sum of (Part B, Line 03, Line 04, and Line 05) divided by three.

**Line 08.** Enter the lesser of Part B, Line 03 and Line 07. **Note:** The difference between Part B, Line 03 and Line 08 multiplied by the number of unit months available, the rental income change factor and the projected occupancy percentage is retained rental income that must be reflected in the PHA plan for resident related improvements and services.

**Line 09.** After the preprinted "1." enter, as a decimal, the rental income adjustment factor percentage for the subject fiscal year. (See 24 CFR 990.109). For example, 3 percent would be entered as .03 and would result in a rental income adjustment factor of 1.03.

**Line 10.** Enter the product of Part B, Line 08 multiplied by Line 09. If the PHA has a new project that will reach EIOP during the subject fiscal year refer to 24 CFR 990.109(c).

**Line 11.** Enter the Projected Occupancy Percentage determined in accordance with 24 CFR Part 990.109(b)(6) and the instructions of form HUD-52728, PHA Occupancy Percentage for a Requested Budget Year.

#### **Part C. Non-dwelling Income**

**Note:** Except where otherwise indicated, all entries in Part C must be Per Unit Per Month (PUM) amounts, rounded to the nearest two (2) decimal places, derived by dividing the corresponding dollar amounts by the UMAs shown in the heading.

**Line 01.** Enter an estimate of other income for the subject fiscal year as defined in 990.102.

**Line 03.** Subtract Part C, Line 02 from Part A, Line 14 and enter the difference. Enter a negative amount in brackets.

**Note:** All remaining entries (Part C, Line 04 thru Part H, Line 12) must be whole dollar amounts rounded to the nearest dollar.

**Line 04.** Enter the product of Part C, Line 03 multiplied by the UMAs shown in the heading, Section 1, e.

#### **Part D. Add-ons for Costs Attributable to Changes in Federal Law or Regulation.**

**Lines 03-08.** Enter the amounts, if any, of additional costs resulting from changes in Federal law or regulation, as provided in 24 CFR Part 990.108(c). Do not duplicate amounts previously incorporated in the Allowable Expense Level or to be incorporated in the Allowable Expense Level in the subject fiscal year (i.e., amounts entered on Part A, Line 05 of a form HUD-52723). **Complete documentation must be submitted to support all amounts claimed on Part D, Lines 03 thru 08.** Line 03, Family Self Sufficiency Program, FSS costs incurred under 24 CFR 984 are entered as authorized in the annual inflation factor notice. Line 04,

Energy add-on for loan amortization, see 24 CFR 990.107(f)(2). Line 05, Unit Reconfiguration, see 24 CFR 990.108(d). Line 06, Non-Dwelling Units, see 24 CFR 990.108(b)(2) and 990.108(e)(2). Line 07 Long-term Vacant Units, see 24 CFR 990.108(b)(3). Line 08 Phase Down for Demolitions, see 24 CFR 990.114.

**Line 09.** Enter the number of occupied units as of the rent roll date from Part B, Line 02.

**Line 10.** Enter the number of units occupied by PHA employees who are not otherwise eligible for such housing and therefore are not included in the units on Part D, Line 09.

**Line 11.** Enter the number of units occupied by police officers and other security personnel who are not otherwise eligible for such housing and therefore are not included in the occupied units on Part D, Line 09.

**Line 14.** Leave blank unless specific instructions are provided by HUD.

#### **Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments.**

**Line 01.** Enter the total of Part C, Lines 04 and Part D, Line 15. (Add amounts shown **without** brackets and subtract amounts shown **with** brackets.)

**Line 02.** Enter the actual costs chargeable to the management phase of the PHA's owned rental housing projects for all audits performed by an Independent Auditor not funded in a prior fiscal year. If an amount is entered on Part A, Line 12, enter Part A, Line 12 times the number of unit months available, Section 1, e.

#### **Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year.**

This part is used to make various adjustments to the operating subsidy eligibility determined in Part E, including adjustments to prior years' operating subsidy to be effected or funded during the subject fiscal year and additional operating subsidy eligibility (e.g., periodic set-asides for specific purposes) approvable during the subject fiscal year. Lines 10 thru 12 are used by the HUD Field Office to reconcile the total amount of operating subsidy approvable in the subject fiscal year (Line 09) with the amount of operating subsidy that is obligated.

**Note:** Never revise the lines in Part F (Lines 01 thru 12) after the end of the subject fiscal year.

**Line 01.** Enter the total of prior years' utility adjustments which will be included in the amount of operating subsidy approved during the subject fiscal year. The amount and fiscal year of each individual adjustment must be shown under Section 3. Enter a net amount owed HUD in brackets.

**Line 02.** Enter the amount of any additional operating subsidy eligibility (e.g., periodic set-asides for specific purposes or special funding distributions for the subject fiscal year). Identify all such amounts here or under Section 3.

**Line 03.** Enter any amount of operating subsidy eligibility for a prior fiscal year that was not funded (obligated) by HUD and will be obligated in the subject fiscal year. Identify under Section 3 the fiscal year not fully funded and the reason.

**Line 04.** Enter any HUD discretionary adjustments that will be effected during the subject fiscal year.

**Lines 05 and 06.** Enter any other adjustments to operating subsidy eligibility as directed by HUD not reflected in Part F, Line 01 or Line 04, that will be effected during the subject fiscal year. Enter an adjustment owed HUD (downward adjustment) in brackets.

**Line 07.** Enter the unfunded portion (100 percent minus the applicable percentage) of the subject year's eligibility (Part E, Line 03) in brackets. If, however, Part E, Line 03 is operating subsidy eligibility for IA costs only, do not make an entry on this line.

**APPLICATION FOR  
FEDERAL ASSISTANCE**

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b> 05/12/05	Applicant Identifier SF-272
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
			<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier GQ00100106S
<b>5. APPLICANT INFORMATION</b>				
Legal Name: Guam Housing and Urban Renewal Authority			Organizational Unit: Department:	
Organizational DUNS: 855031519			Division:	
Address: Street: 117 Bien Venida Avenue			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr. First Name: Ronald	
City: Sinajana			Middle Name S.	
County:			Last Name DeGuzman	
State: Guam		Zip Code 96910	Suffix:	
Country: U. S. A.			Email: rdeguzman@netpci.com	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 96-00001279			Phone Number (give area code) (671) 475-1378	Fax Number (give area code) (671) 477-7565
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Other (specify) Public Housing Authority	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): Public and Indian Housing 14-850			<b>9. NAME OF FEDERAL AGENCY:</b> U. S. Department of Housing and Urban Development	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Guam			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Low Rent Public Housing Program (GQ00100106S)	
<b>13. PROPOSED PROJECT</b> Start Date: October 1, 2005			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant Guam	
Ending Date: September 30, 2006			b. Project Guam	
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$	3,589,972 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	<sup>00</sup>	DATE:	
c. State	\$	<sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	186,570 <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	<sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$	<sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$	3,776,542 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>				
a. Authorized Representative				
Prefix Mr.	First Name Ronald		Middle Name S.	
Last Name DeGuzman			Suffix	
b. Title Executive Director			c. Telephone Number (give area code) (671) 475-1378	
d. Signature of Authorized Representative 			e. Date Signed 5/05/05	

Previous Edition Usable  
Authorized for Local Reproduction

Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102

## INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

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

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal Identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled</td> </tr> <tr> <td>B. County</td> <td>Institution of Higher Learning</td> </tr> <tr> <td>C. Municipal</td> <td>J. Private University</td> </tr> <tr> <td>D. Township</td> <td>K. Indian Tribe</td> </tr> <tr> <td>E. Interstate</td> <td>L. Individual</td> </tr> <tr> <td>F. Intermunicipal</td> <td>M. Profit Organization</td> </tr> <tr> <td>G. Special District</td> <td>N. Other (Specify)</td> </tr> <tr> <td>H. Independent School District</td> <td>O. Not for Profit Organization</td> </tr> </table>	A. State	I. State Controlled	B. County	Institution of Higher Learning	C. Municipal	J. Private University	D. Township	K. Indian Tribe	E. Interstate	L. Individual	F. Intermunicipal	M. Profit Organization	G. Special District	N. Other (Specify)	H. Independent School District	O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled																		
B. County	Institution of Higher Learning																		
C. Municipal	J. Private University																		
D. Township	K. Indian Tribe																		
E. Interstate	L. Individual																		
F. Intermunicipal	M. Profit Organization																		
G. Special District	N. Other (Specify)																		
H. Independent School District	O. Not for Profit Organization																		
8.	Select the type from the following list: <ul style="list-style-type: none"> <li>• "New" means a new assistance award.</li> <li>• "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date.</li> <li>• "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter:  <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> </li> </ul>	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

GQ00100106S

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

RON DEGUZMAN

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

05/12/2005

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**PHA/IHA Board Resolution**  
 Approving Operating Budget or Calculation of  
 Performance Funding System Operating Subsidy

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

OMB Approval No. 2577-0028 (Exp. 10/31/97)

Public Reporting Burden for this collection of Information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

(date)

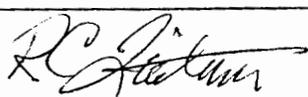
- Operating Budget Submitted on: May 12, 2005
- Operating Budget Revision Submitted on: \_\_\_\_\_
- Calculation of Performance Funding System Submitted on: \_\_\_\_\_
- Revised Calculation of Performance Funding System Submitted on: \_\_\_\_\_

I certify on behalf of the: (PHA/IHA Name) Guam Housing & Urban Renewal Authority  
 that:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g);  
and
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C.1001,1010,1012;31 U.S.C.3729,3802)

Board Chairman's Name (type)	Signature	Date
Rufo C. Taitano		5/12/05

Previous edition is obsolete

form HUD-52574 (10/95)  
 ref. handbook 7575.1

**ATTACHMENT NO. 12**  
***GHURA'S Response to RAC Comments***

*A copy of the letter send to the Resident Advisory Council regarding their comments of the 5-Year and 2005 Annual Plan is provided in the following page.*



# GHURA

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

117 Bien Venida Avenue, Sinajana, Guam 96910  
Phones: (671) 477-9851 to 4 • Fax: (671) 472-7565 • TTY: (671) 472-3701



June 30, 2005

**TO:** Augusta Naich Borja  
President, Resident Advisory Council

**FROM:** Philly San Nicolas  
Public Housing Manager (A)

**SUBJECT:** Resident(s) Issues/Concerns: PHA Planning

**Felix P. Camacho**  
Governor of Guam

**Kaleo S. Moylan**  
Lt. Governor of Guam

**Ronald S. DeGuzman**  
Executive Director

**Benny A. Pinaula**  
Deputy Director

**Board of Commissioners**

**Rufo C. Taitano**  
Chairman

**Ricardo A. Calvo**  
Vice Chairman

**Annie L. Paulino**  
Member

**Eduardo S. Bernal**  
Member

**Lolita Meno**  
Member

The Authority will take into consideration the items listed in your requests, as follows:

1. **SAFETY** – The Modernization Division has noted the concerns and will be placed as part of the Physical Needs Assessment.

Doors - Please note that the screen doors located at your unit are not security screen doors but are regular screen doors. The Authority is looking into another type of screen door that would suffice as a security screen door.

Windows - The residents would need to provide a stick/rod that would fit into base of the window so that the window does not easily slide open.

Lighting - The Authority would look into security lighting around the neighborhood, especially in darkened corners behind the units.

Community Programs - The Authority is applying for grants that would address community programs for the residents, as well as working with service providers and non-profit organizations to provide programs. The Authority believes that the RAC should also reach out to the community requesting for assistance. The Authority is not in the position to mandate meetings for residents to attend.

2. **PARKING** - The Modernization Division has noted the concerns and will be placed as part of the Physical Needs Assessment.

There are two parking slots allotted for each unit—a unit parking slot and a guest parking slot. Residents were informed to park in their assigned parking stalls; citations are issued for failure to comply. In cases where a resident owns three vehicles, that resident must request to use the next available guest slot.

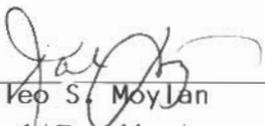
3. **SIGNS/ROADS** – The Modernization Division has noted the concerns and will be placed as part of the Physical Needs Assessment. We will also work with the Department of Public Works about addressing a non-skid coating over the entrance of Toto Gardens.

4. **OTHER/MISC.** - The Modernization Division has noted the concerns and will be placed as part of the Physical Needs Assessment. The Authority also requests that residents clean up in and around their units due to poor housekeeping, clutters, and unattended debris.

***ATTACHMENT NO. 13***  
***Certification Forms***

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

I, Kaleo S. Moylan the Chief Executive Officer of Guam certify  
that the Five Year and Annual PHA Plan of the Guam Housing & Urban Renewal Authority is  
consistent with the Consolidated Plan of Guam prepared  
pursuant to 24 CFR Part 91.

  
Kaleo S. Moylan *Governor of Guam (Acting)*  
Signed // Dated by Appropriate State or Local Official

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and  
Streamlined 5-Year/Annual PHA Plans***

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  standard Annual,  standard 5-Year/Annual or  streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 10/01/05, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis -Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Guam Housing & Urban Renewal Authority

GQ001 & GQ009

PHA Name

PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20\_\_
- Standard Five-Year PHA Plan for Fiscal Years 20<sup>05</sup>- 20<sup>09</sup>, including Annual Plan for FY 20<sup>05</sup>
- Streamlined Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 20\_\_

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

Name of Authorized Official <i>Ricardo Calvo</i>	Title <i>Acting Chairman, GHURA Board of Commissioners</i>
Signature <i>R. Calvo</i>	Date <i>7/14/09</i>

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.:

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

GQ001P001 (GHURA 250); GQ001P002 (GHURA 100); GQ001P003 (GHURA 83); GQ001P004 (GHURA 99);  
GQ001P005 (GHURA 82); GQ001P006 (GHURA 28); GQ001P007 (GHURA 35); GQ001P008 (GHURA 48);  
GQ001P009 (GHURA 26)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Ronald Lujan

Title

Executive Director, Acting

Signature



Date

7/14/05

X

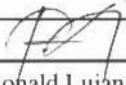
## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Guam Housing and Urban Renewal Authority</i> <i>117 Bien Venida Avenue, Sinajana, Guam 96910</i>  <b>Congressional District, if known:</b>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: <u>14.872</u>	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Ronald Lujan</u> Title: <u>Executive Director, Acting</u> Telephone No.: <u>(671) 475-1378</u> Date: <u>7/14/03</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Ronald Luan

Title

Executive Director, Acting

Signature



Date (mm/dd/yyyy)

7/14/05

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**ATTACHMENT NO. 12  
ASSET MANAGEMENT TABLE**

**Public Housing Asset Management**

<b>Development Identification</b>		<b>Activity Description</b>						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
<i>GHURA 250, GQ001, Sinajana, Agana Heights Mongmong, Toto</i>	<i>250, detach, semi-detach, family</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 100, GQ002, Yona</i>	<i>99, detach, semi-detach, family</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 83, GQ003, Inarajan, Merizo, Umatac</i>	<i>83, town house, detach, semi-detach, family</i>	<i>Vacancy Reduction Program, Modernization – upgrade kitchen/bathroom, electrical panels, closets</i>	<i>N/A</i>	<i>Currently viewing possibilities of disposition</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 99, GQ004, Agat</i>	<i>98, detach, semi-detach, family</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 82, GQ005, Agat, Dededo, Merizo, Talofof</i>	<i>82, cluster, elderly</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 28, GQ006, Talofof</i>	<i>28, duplex, detach, semi-detach, family</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 35, GQ007, Dededo</i>	<i>35, duplex, detach, semi-detach, family</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 48, GQ008, Dededo</i>	<i>48, detach, semi-detach, two-story</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Training</i>	<i>Energy Conservation, Security</i>
<i>GHURA 26, GQ009, Asan</i>	<i>26, detach, semi-detach, two-story</i>	<i>Vacancy Reduction Program, Modernization requirements – See CFP GQ-50105</i>					<i>Training</i>	<i>Energy Conservation, Security</i>