

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 2007



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) and GQ009 (Section 8)*

PHA Fiscal Year Beginning: (mm/yyyy) **10/2007**

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: **750** Number of S8 units: Number of public housing units:
 Number of S8 units: **2,515**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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
 - *Guam Housing and Urban Renewal Authority*
117 Bien Venida Avenue, Sinajana, Guam 96910
Telephone: (671) 475-1378; Fax: (671) 472-7565
- PHA development management offices
GHURA Asset Management Projects (AMP)
 - *AMP#1 Central Office: Rosinna Lastimoza*
Calle Paquito, Toto Gardens; Tel. (671) 477-9823; Fax: 472-1565
 - *AMP#2 Southeast Office: Noranette Martinez*
10 JC Rojas, Yona, Guam; Tel. (671) 789-9062; Fax: (671) 789-9063
 - *AMP#3 Southwest Office: Beatrice Acosta*
Pagachao Drive, Agat, Guam; Tel. (671) 565-5512; Fax: (671) 565-9855
 - *AMP#4 Northern Office: Rose Castro*
Calle Damian, Toto Gardens; Tel. (671) 477-9828; Fax: 477-1841

PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website: 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
- PHA development management offices
- 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 will provide quality affordable housing opportunities. GHURA further states that we will "promote the health, safety, and welfare of our people by the elimination of slum and blight conditions, by orderly redevelopment and renewal of communities, by proper planning of community development and by providing safe, decent, sanitary, and in good repair 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:
 - *Family unification program (apply for the maximum allowable vouchers 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 allowable vouchers per request).*

 - Reduce public housing vacancies:
 - *By reducing the vacant unit turnaround time to 25 days or less;*
 - *By implementing the deconcentration 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, GHURA has 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 LIHTC provides Federal tax credits to qualified project owners who agree to maintain all or portion of a project's units for low-income individuals or families.

- Acquire or build units or developments
 Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 63%
Improve FY2005 score of 63% to 90% on or before 2009

Improve voucher management: (SEMAP score) 79%
Improve FY2005 score to 90% on or before 2009

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

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

- *By reducing the Public Housing vacant unit turnaround time;*
- *By reducing Public Housing occupancy loss; and*
- *By improving the delivery services of the Public Housing and Section 8 HCV Programs.*

Renovate or modernize public housing units:
See attached Modernization Five-Year Annual Plan.

Demolish or dispose of obsolete public housing:

GHURA will conduct an assessment on its current development and will determine whether or not to dispose and/or replace several units located in the southern part of the island. A committee will conduct the assessment and provide recommendations. The decision to dispose and replace will consider all important factors such as resident and community input, history of occupancies and vacancies, income losses, need for affordable housing, demand (based on waiting list); etc.

Provide replacement public housing:
This is dependent on the Committee's review and assessment, as stated above.

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:

GHURA's Board of Commissioners adopted the Section 8 Homeownership Program on June 24, 2004, under Resolution No. 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 Family Self Sufficiency (FSS) Program who currently have escrow accounts. 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 through the participants of the FSS Program with escrow accounts in both the Section 8 and Public Housing programs;*
- Marketing through the Workforce Investment Act partners, other service providers servicing low-income families, and to the public.*

Implement public housing site-based waiting lists:
As GHURA moves forward towards implementing its Asset Management Projects, the site-based waiting lists will also be implemented.

Convert public housing to vouchers:
 Other: (list below)

Promote homeownership by linking interested households with in-house and/or local community-based first time homeownership preparation programs and resources.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - *By monitoring the demographics of each development;*
 - *By conducting an assessment of family and income levels to determine where to effectively implement deconcentration requirements; and*
 - *By enforcing GHURA's deconcentration policy that allows GHURA 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:
 - *By monitoring the demographics of each development;*
 - *By conducting an assessment of family and income levels to determine where to effectively implement the income mixing requirements in Public Housing; and*
 - *By enforcing GHURA'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:
 - *By monitoring and tracking criminal activities at each development and implementing measures to reduce criminal activities;*
 - *By 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;*
 - *By adding lighting to darkened areas and trimming shrubs in areas that are deemed potentially unsafe or may otherwise entice criminal activities;*
 - *By working with residents to implement a tenant patrol program; and*
 - *By contracting architectural designs under the Modernization Program that would improve safety/security.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
The Guma Trankilidat and GHURA 82 Elderly Development located in Tumon, Agat, Dededo, Merizo, and Talofoyo are designated for mix population for the elderly and persons with disabilities requiring accessible 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:
 - *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:
 - *Continue 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.

GHURA 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 to live independently and to improve their living conditions.

GHURA will work 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 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 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)

When appropriate, refer applicants and participants to agencies that provide supportive services to assist victims of domestic violence, dating violence, sexual assault or stalking to obtain or maintain safe and affordable housing.

Other PHA Goals and Objectives: (list below)

- *Keep the staff and residents informed on the changing requirements of PHAS and SEMAP and the importance of both systems to the agency.*
- *Adopt operational policies and procedures necessary to comply with HUD requirements and achieve the goal.*
- *Incorporate PHAS and SEMAP standards into employee performance evaluations.*
- *Enhance the PHA positive image by a planned effort to reach the various publics we serve and/or affect.*

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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.

Below is the Guam Housing and Urban Renewal Authority's (GHURA) Annual Plan, as required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The Plan was drawn up in consultation with residents, community members, and local officials.

The Plan highlights GHURA's commitment to delivering residents the best housing possible under current budget restraints. GHURA is taking active steps to continue to improve all aspects of its housing programs.

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.

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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 Deconcentration
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
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 (ACOP), 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
	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

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

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.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing AND Elderly Housing
 Combined Section 8 and Public Housing
 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	621		588 (49 per month)
Extremely low income <=30% AMI	562	90.5%	
Very low income (>30% but <=50% AMI)	47	7.6%	
Low income (>50% but <80% AMI)	12	1.9%	
Families with children	571	91.9%	
Elderly families	9	1.5%	
Families with Disabilities	41	6.6%	
White	5	.81%	
Black/African-American	1	.16%	
American Indian	1	.16%	
Asian	57	9.2%	
Hawaiian/Pacific Islander	552	88.9%	
Multi-Racial	5	.81%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	145	23.3%	
2 BR	193	31.1%	
3 BR	168	27.1%	
4 BR	95	15.3%	
5 BR	20	3.2%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance AND Guma Trankilidat Elderly Housing		
<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>1149</i>		<i>637 (53 per month)</i>
Extremely low income <=30% AMI	<i>1093</i>	<i>95.1%</i>	
Very low income (>30% but <=50% AMI)	<i>49</i>	<i>4.3%</i>	
Low income (>50% but <80% AMI)	<i>7</i>	<i>.6%</i>	
Families with children	<i>1054</i>	<i>91.7%</i>	
Elderly families	<i>41</i>	<i>3.6%</i>	
Families with Disabilities	<i>54</i>	<i>4.7%</i>	
<i>White</i>	<i>9</i>	<i>.783%</i>	
<i>Black/African-American</i>	<i>2</i>	<i>.174%</i>	
<i>Asian</i>	<i>76</i>	<i>6.61%</i>	
<i>Hawaiian/Pacific Islander</i>	<i>1062</i>	<i>92.43%</i>	

Characteristics by Bedroom Size			
1BR + 0BR (3)	340	29.6%	
2 BR	414	36.0%	
3 BR	272	23.7%	
4 BR	80	7.0%	
5 BR	21	1.8%	
5+ BR	4	.35%	
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)? 1 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Families eligible for the Mainstream Voucher Program			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed 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.
 - 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	<i>\$3,176,000</i>	
b) Public Housing Capital Fund	<i>\$2,186,758</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>\$27,504,000</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>	
h) Community Development Block Grant	<i>\$2,822,641</i>	<i>Public Services, Facilities, and Improvement Projects</i>
i) HOME	<i>\$1,302,614</i>	<i>Affordable housing, homebuyer & homeowner assistance</i>
Other Federal Grants (list below)		
<i>Emergency Shelter Grant</i>	<i>\$127,100</i>	<i>Essential services, operations, and homeless prevention activities</i>
<i>Continuum of Care: Shelter Plus Care Supportive Housing</i>	<i>\$699,720</i> <i>\$1,060,738</i>	<i>Homeless Rental Assistance Homeless Support Services</i>
<i>Guma Trankilidat Elderly</i>	<i>\$396,000</i>	<i>Operations for Elderly Development</i>

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$39,275,571	

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) ***1-25***
 When families are within a certain time of being offered a unit: (state time) ***one month***
 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)

DOJ Sex Offender Website

(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?⁴

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

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
- Overhoused
- Underhoused
- 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:
Applies to all public housing 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: *applied to all public housing developments.*
- 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: *Families that are hard-to-house based on the bedroom sizes.*

(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.

I 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)

1. *Referrals from non-profit organizations and government agencies;*
2. *Advertisements, flyers, posters, community bulletins, etc.*
3. *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)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent 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)
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 Policies

[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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	750	10-15 per month
Section 8 Vouchers	2515	20-25 per month
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates / Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)	N/A	
Guma Trankilidat (Elderly Housing)	49	0-1 per month

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
 - (a) *Admissions and Continued Occupancy Policy (ACOP)*
 - (b) *Maintenance Plan*

- (2) Section 8 Management: (list below)
 - (a) *Administrative Plan*
 - (b) *Homeownership Administrative Plan*
 - (c) *Guma Trankilidat 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)

-or-

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

**Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number ***GQ08P00150107*** FFY of Grant Approval: ***(10/2007)***

Original Annual Statement Annual Statement, Revision 1

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	<i>\$0</i>
2	1406 Operations	<i>\$146,271</i>
3	1408 Management Improvements	<i>\$146,271</i>
4	1410 Administration	<i>\$146,271</i>
5	1411 Audit	<i>\$1,000</i>
6	1415 Liquidated Damages	<i>\$0</i>
7	1430 Fees and Costs	<i>\$46,065</i>
8	1440 Site Acquisition	<i>\$0</i>
9	1450 Site Improvement	<i>\$3</i>
10	1460 Dwelling Structures	<i>\$971,826</i>
11	1465.1 Dwelling Equipment-Nonexpendable	<i>\$2</i>
12	1470 Nondwelling Structures	<i>\$0</i>
13	1475 Nondwelling Equipment	<i>\$5,000</i>
14	1485 Demolition	<i>\$0</i>
15	1490 Replacement Reserve	<i>\$0</i>
16	1492 Moving to Work Demonstration	<i>\$0</i>
17	1495.1 Relocation Costs	<i>\$1</i>
18	1498 Mod Used for Development	<i>\$0</i>
19	1502 Contingency	<i>\$0</i>
20	Amount of Annual Grant (Sum of lines 2-19)	<i>\$1,462,710</i>
21	Amount of line 20 Related to LBP Activities	<i>\$0</i>
22	Amount of line 20 Related to Section 504 Compliance	<i>\$0</i>
23	Amount of line 20 Related to Security	<i>\$0</i>
24	Amount of line 20 Related to Energy Conservation Measures	<i>\$0</i>

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<i>PHA-WIDE</i>	<i>OPERATIONS</i>	<i>1406</i>	<i>\$146,271</i>
<i>PHA-WIDE</i>	<i>MANAGEMENT IMPROVEMENTS</i>	<i>1408</i>	<i>\$146,271</i>
<i>PHA-WIDE</i>	<i>ADMINISTRATION</i>	<i>1410</i>	<i>\$146,271</i>
<i>PHA-WIDE</i>	<i>AUDIT COSTS</i>	<i>1411</i>	<i>\$1,000</i>
<i>PHA-WIDE</i>	<i>FEES AND COSTS</i>	<i>1430</i>	<i>\$46,065</i>
<i>PHA-WIDE</i>	<i>SITE IMPROVEMENTS</i>	<i>1450</i>	<i>\$3</i>
<i>GHURA 250</i>	<i>DWELLING STRUCTURES: Lighting, Kitchen, Bathroom, Interior/Exterior Painting, Floor tiles, A/C Sleeve/Circuit, Dehumidifier, Doors/Frames/Security, Exhaust fans, Windows/Frames/Security</i>	<i>1460</i>	<i>\$971,826</i>
<i>PHA-WIDE</i>	<i>DWELLING STRUCTURES: Vacancy Reduction</i>	<i>1460</i>	<i>\$1</i>
<i>PHA-WIDE</i>	<i>DWELLING EQUIPMENT</i>	<i>1465</i>	<i>\$2</i>
<i>PHA-WIDE</i>	<i>NON-DWELLING EQUIPMENT</i>	<i>1475</i>	<i>\$5,000</i>
<i>PHA-WIDE</i>	<i>RELOCATION COST</i>	<i>1495</i>	<i>\$1</i>

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
<i>PHA-WIDE</i>	<i>SEPTEMBER 30, 2009</i>	<i>SEPTEMBER 30, 2011</i>
<i>GHURA 250</i>	<i>SEPTEMBER 30, 2009</i>	<i>SEPTEMBER 30, 2011</i>

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-OR-

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GQ001	PHA WIDE	25	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Lighting & Fixtures			\$538,875	October 2007
Kitchen			\$852,000	October 2007
Bathroom			\$962,000	October 2007
Interior Painting			\$1,354,258	October 2007
Waterblasting/Roof			\$2	October 2007
Floor Tiles			\$4	October 2007
A/C Circuit/Sleeve			\$4	October 2007
Dehumidifier			\$4	October 2007
Doors/Frames/Security			\$1,300,679	October 2007
Exhaust Fans			\$4	October 2007
Windows/Frames/Security			\$4	October 2007
Exterior Painting			\$652,046	October 2007
Pest Control			\$4	October 2007
Vacancy Reduction			\$4	October 2007
Relocation			\$4	October 2007
Site Improvements: Playground, Sidewalks, Appliances			\$585,002	October 2007
Total estimated cost over next 5 years			\$7,451,087	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GQ001	PHA WIDE	25	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements				
Software Upgrade			\$4	October 2007
Asset Management Training			\$360,000	October 2007
Homeownership			\$4	October 2007
Management Information Systems Audit and Assessment			\$4	October 2007
Section 504 Accessibility Assessment			\$4	October 2007
Energy Conservation Audit, Assessment, Measures			\$4	October 2007
Physical and Management Needs Assessment			\$4	October 2007
Total estimated cost over next 5 years			\$360,024	

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)
- Development name:
 - Development (project) number:
 - 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:

8. Demolition and Disposition

[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.)

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

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

[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.

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

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

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> 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? 06/15/00

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.)

Services and Programs				
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>Section 3</i>	<i>No specific size</i>	<i>Announcement-interview process with potential employer</i>	<i>PHA Main Office PHA Development Office</i>	<i>Public Housing and Section 8 residents</i>
<i>Section 8 Homeownership</i>	<i>5 per year</i>	<i>Must meet eligibility requirements and approval of home loan</i>	<i>GHURA Community Development Office, 3rd Floor, GCIC Bldg, Hagatma</i>	<i>Section 8 and Public Housing residents</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
<i>Public Housing</i>	<i>N/A – voluntary program</i>	<i>35 participants as of 06/01/07</i>
<i>Section 8</i>	<i>136 (mandated number) as of June 2005</i>	<i>129 participants as of 06/01/07</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

**APPENDIX 7
COMMUNITY SERVICE AND FAMILY SELFSUFFICIENCY
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/V A Appropriations Act reinstated this provision.

GHURA believes that the community service requirement should not be perceived by the resident to be a punitive or demeaning activity, but rather to be a 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, GHURA 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.

A. COMMUNITY SERVICE

GHURA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. GHURA 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:

- Working with Mayors' offices in obtaining services to assist GHURA in improving the physical conditions, including building clean-ups, neighborhood clean-ups, gardening and landscape work;
- Assisting other residents through the resident organization;
- Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
- Active participation in neighborhood group special projects;
- Assisting in after-school youth programs or literacy programs;
- Unpaid tutoring of elementary or high school age residents;
- Assisting in on-site computer training centers;
- 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.

B. PROGRAM ADMINISTRATION

GHURA may administer its own community service program in conjunction with the formation of cooperative relationships 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. GHURA may seek to contract its community service program out to a third-party.

GHURA 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, GHURA will confirm the resident's participation. Should contracting out the community service function be determined to be the most efficient method for GHURA to accomplish this requirement, GHURA will monitor the agency for contract compliance.

GHURA will assure that the service is not labor that would normally be performed by GHURA employees responsible for the essential maintenance and property services. In conjunction with its own or partnership program, GHURA will provide reasonable accommodations for accessibility to persons with disabilities.

C. SELF-SUFFICIENCY

GHURA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage nonexempt 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:

- Apprenticeships and job readiness training;
- Voluntary substance abuse and mental health counseling and treatment;
- English proficiency classes, GED classes, adult education, college, technical schools or other formal education;
- Household management, budget and credit counseling, or employment counseling;
- Work placement program required by the TANF program;
- Training to assist in operating a small business GHURA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.

D. GEOGRAPHIC LOCATION

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

E. EXEMPTIONS

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

- Is age 62 years or older;
- 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;
- 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:
 1. Subsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing of publicly assisted housing) only if sufficient private sector employment is not available;
 5. On-the-job-training;
 6. Job-search and job-readiness assistance;
 7. Community service programs;

8. Vocational educational training (not to exceed 12 months with respect to any individual);
 9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school 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; and
 12. The provision of childcare services to an individual who is participating in a community service program.
- 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 GHURA is located, including a State-administered welfare-to-work program.
 - 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 program of the State in which GHURA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in noncompliance with such program.

F. FAMILY OBLIGATIONS

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

- Receive a written description of the community service requirement, information on the process for verifying exemption status and the affect of noncompliance on their tenancy.
- Complete certification forms regarding their exempt or non-exempt status from the community service requirement and submit the executed forms within 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 exemption 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 GHURA at time of certification or recertification) of activities performed over the past 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 GHURA to make up the deficient hours over the next 12-month period. The entire household will be allowed to enter into such an agreement only once during the household's entire tenancy with GHURA.

If, during the 12-month period, a non-exempt person becomes exempt, it is his or her responsibility to report this to GHURA and to provide documentation with 10 calendar days of

the occurrence. The community service requirement will remain in effect until such time as the exempt status is reported to GHURA and verified.

If, during the 12-month period, an exempt person becomes nonexempt, it is his or her responsibility to report this to GHURA within 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 nonexempt 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 90 days of discovery or the household's lease will be subject to termination.

Each household member must supply GHURA 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.

G. GHURA OBLIGATIONS

Each household member must supply GHURA 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.

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

GHURA 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 GHURA's Grievance Procedures if they disagree with the determination of exemption status or noncompliance.

GHURA 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:

- Going from unemployment to employment;
- Entering a self-sufficiency program;
- 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 be limited to:

- Third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activities;
- Birth certificates to verify age 62 or older; or
- 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 exception.

H. COOPERATIVE RELATIONSHIPS WITH WELFARE AGENCIES

GHURA 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.

I. LEASE REQUIREMENTS AND DOCUMENTATION

GHURA's lease has a 12-month term and is automatically renewable except for noncompliance 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. GHURA will not renew or extend the lease if the household contains a non-exempt member who has failed to comply with the community service requirement. Documentation of compliance or non-compliance will be placed in each resident file.

J. 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 FY2001, 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 GHURA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, GHURA will notify the resident:

1. of the noncompliance;
2. that the determination is subject to GHURA's administrative grievance procedure;
3. 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;
4. that before the expiration of the lease term, GHURA must offer the resident an opportunity to cure the noncompliance during the next 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 or economic self-sufficiency activity needed to make up the total number of hours required over the 12-month term of the lease.

COMMUNITY SERVICE/SELF-SUFFICIENCY REQUIREMENT

GHURA will provide written notice of the community service requirement and describe the process to change exemption status of family members. GHURA will determine compliance once each 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, an annual review of status will be performed 12 months after the initial determination and every 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 requirements 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. It should be noted that new admissions, as well as families in occupancy, are affected by this requirement. As a general rule, the new lease will be executed for new admissions on or after GHURA's fiscal year that begins after October 1, 2003 and for current residents at the time of their annual redetermination or other interim redetermination 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.

GHURA 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 GHURA staff, or work that is otherwise unacceptable. GHURA may not allow a family to build credits toward this requirement by working more or less than eight (8) hours per month.

GHURA 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:

- The elderly, age 62 years of age or older, blind or disabled as defined under law and who are unable to comply;
- The caretakers of such elderly, blind or disabled individuals;
- Individuals/families receiving public assistance who are in compliance with state or TANF requirements;
- 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 use 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)

AMP #1 – Sinajana, Agana Heights, Mongmong, Asan

AMP #2 – Yona, Talofof, Inarajan

AMP #3 – Agat, Merizo, Umatac

AMP #4 – Toto, Dededo

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)

- AMP #1 – Sinajana, Agana Heights, Mongmong, Asan*
- AMP #2 – Yona, Talofoyo, Inarajan*
- AMP #3 – Agat, Merizo, Umatac*
- AMP #4 – Toto, Dededo*

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 is being developed

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

- AMP #1 – Sinajana, Agana Heights, Mongmong, Asan*
- AMP #2 – Yona, Talofoyo, Inarajan*
- AMP #3 – Agat, Merizo, Umatac*
- AMP #4 – Toto, Dededo*

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)]

24.0 PET POLICY

24.1 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 an addendum to the Residential Dwelling Lease; violation of these regulations shall constitute a violation of said Lease.

24.2 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 Guam laws or regulations governing the owning or keeping of common household pets in dwelling accommodations and GHURA policies, rules 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 are 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 GHURA's financial interest in its properties.

24.3 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. 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.

24.4 RULES

A. Registration

1. 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.
2. The registration must be updated annually at the time of the annual reexamination of Resident income.
3. The registration will include, but not be limited to:
 - (a) Documentation that the pet has had required inoculations.
 - (b) 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 or neutered within two weeks after the pet attains the prescribed age.

- (c) 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.

B. Security Deposit

1. Residents who own or keep a 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 Residents.
2. The pet deposit must be paid prior to the pet being brought onto the premises.
3. 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.
4. The pet deposit may also be used by GHURA to provide the cost of an animal care facility in circumstances where GHURA has had to remove the pet to such.
5. The unused portion of the pet deposit will be refunded to the Resident within 30 days after the Resident vacates the unit or no longer owns or keeps a pet in the dwelling unit.

C. Maintenance Fee

In addition to the security deposit, the Resident will be required to pay a 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.).

24.5 BASIC GUIDELINES

A. Only the following types of numbers 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.

24.6 STANDARDS OF PET CARE

- A. Resident owning or keeping a pet is responsible for:
 1. Providing adequate care, nutrition, exercise and medical care for the pet. Pets that appear to be poorly cared for will be reported to appropriate authorities.
 2. 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.
 3. 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.
 4. Making arrangements for care of the pet during any absence of more than 12 hours.
 5. Exercising common sense and common courtesy with respect to other Residents who may have sensitivities, allergies to, be easily frightened of, or dislike pets.
 6. Disposing of pet waste, litter, etc. pursuant to any instructions issued and posted by GHURA's maintenance section.
- B. Protection of the Pet

If the health or safety of the pet is threatened by the death or incapacity of the Resident owning 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 GHURA despite reasonable efforts has been unable to contact the responsible party or parties, GHURA may contact the appropriate local authority (or designated agent of such an authority) and request the removal of the pet. Any cost shall be borne by the Resident.

24.7 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 development, then GHURA may, after reasonable notice and during reasonable hours, enter and inspect the premises.

24.8 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 in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

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? 17
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)

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. SAFETY

- *Requesting for a door viewer (peep hole) to be installed in front door in order to see who is at the front door.*
- *To upgrade locks for security screen door*
- *To provide a better secured window latch for windows*
- *To provide more lighting around the neighborhood especially in dark areas*
- *To revitalize the neighborhood watch program*
- *To enhance involvement with the surrounding communities*

B. PARKING

- *To enforce strict parking rules, especially residents/guests parking along curbs and interferes with passage of emergency vehicles*
- *To have assigned parking stalls*

C. SIGNS/ROADS

- *To install signs, such as "Children at Play"*
- *To upgrade signs that are faded*

D. PEST CONTROL

- *To conduct periodic pest control treatment in and around the units in all developments*

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

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

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

List changes below:

Other: (list below)

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)

4. 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, up to 2 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 PHA goals to increase assisted housing choice 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 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 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 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 be also 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.

Attachments

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

Attachment No. 1

Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Goal #1: Expand the supply of assisted housing objectives

The Authority continues to reduce its vacant unit turnaround time and make dwelling units readily available for families to lease out under its Public Housing Program. Management is consistently analyzing how it could improve or reduce the leasing time frame. Management has

reassessed the in-take process and determined among other reasons, that families have not been able to submit required documents in a timely manner.

GHURA continues to administer the Mainstream Housing Choice Voucher Program. The Program is a collaborative effort with key non-profit organizations in the community. Non-profit organizations will refer disabled households to GHURA to apply under the Mainstream Program. If the waiting list is closed and families are referred under the Mainstream Program, GHURA will open the wait list for this particular referral. GHURA currently administers 175 Housing Choice Vouchers under the Mainstream Program.

Goal #2: Improve the quality of assisted Housing

GHURA has implemented measures to improve the quality of the delivery of services under the Public Housing and Section 8 HCV Programs. The Authority has implemented various procedures and mandates in an effort to improve its PHAS and SEMAP scores. Management is consistently enhancing and increasing program compliance monitoring to ensure internal controls are being enforced. Audit Reports are also closely reviewed to determine problematic issues and find ways to reduce or eliminate them.

GHURA also aims to improve services for the elderly and persons with disabilities. The Authority has been collaborating with various non-profit organizations to increase outreach and referrals and to seek various ways improve the delivery of other housing service.

Additionally, the Authority conducts Needs Assessments under its Capital Fund Program to help identify and fund improvement projects in Public Housing. The Needs Assessment relies on resident input to prioritize identified improvement projects.

Goal #3: Increase assisted housing choices objectives

GHURA has been seeking various ways to increase housing choices for the island's families by implementing its Section 8 Homeownership Program. GHURA's Board of Commissioners adopted plans to implement the Section 8 Homeownership Program prioritizing families who are currently under the Section 8 Family Self-sufficiency Program who have escrow balances and desire to use the monies toward a down payment on a new home.

Goal #4: Provide an improved living environment

The Authority collaborated with Residents to determine the safety needs of each development and to assist in the tracking of crimes in the neighborhood.

The Authority also carefully screened new applicants and participants to ensure a drug-free and crime free neighborhoods. New admissions were also orientated with the Authority's drug-free and crime free policy.

Goal #5: Promote Self-sufficiency and asset development of assisted households

The Authority continues to participate and collaborate with other government agencies and non-profit organizations under the Workforce Investment Act. FSS participants seeking self-sufficiency services have been linked and/or referred for services that include job placement, child care, job training, GED training, higher education placement, etc.

Goal #6: Ensure equal opportunity and affirmatively further fair housing objectives

GHURA continues to post signs and use fair housing statements to affirmatively further fair housing.

Attachment No. 2 <i>GHURA's Section 8 Homeownership Program</i>
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GHURA's Section 8 Homeownership Program was adopted on June 24, 2004 through Resolution FY04-049. The intent of the program is to provide homeownership possibilities through a system grounded in self-sufficiency, training, and counseling support. The Program was 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 meetings 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:

- Qualifications: All families seeking mortgage assistance under the Section 8 Homeownership Program must satisfy all eligibility requirements including minimum income, employment, and credit history.*
- 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.*
- Homeownership Counseling: Prior to commencing assistance, the family is mandated to attend and satisfactorily complete the pre-assistance homeownership counseling program.*
- 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 Standard (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.*
- Financing: Prior to approval of participation in the program, the family must secure financing for the home. The Authority will conduct a preliminary prequalification of the family for initial mortgage loan application screening.*
- 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.*
- The maximum term of assistance: Except in the case of an elderly or disabled family, the Section 8 Homeownership assistance may be only 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. 3			
Resident Advisory Council Membership			
OFFICE	NAME	ADDRESS/CONTACT NUMBER	METHOD OF SELECTION
<i>President</i>	<i>Incanasion L. Tyquiengco</i>	<i>P.O. Box 9391 Dededo, GU 96929 (H) (671) 633-1281;(cell) 777-7112</i>	<i>Resident Election 2/24/2007</i>
<i>Vice President</i>	<i>Babias Saimon</i>	<i>1779 Renato Silves Bldg. PMB 250 Dededo, GU 96926 (H) (671) 477-5729</i>	<i>Resident Election 2/24/2007</i>
<i>Secretary</i>	<i>Beauleen J. Mendiola</i>	<i>P.O. Box 5173 Hagatna, GU 96932 (H) (671) 477-0036</i>	<i>Resident Election 2/24/2007</i>
<i>Treasurer</i>	<i>Lila S. Guzman</i>	<i>P.O. Box 898 Hagatna, GU 96932 (H) (671) 472-8234</i>	<i>Resident Election 2/24/2007</i>
<i>Liaison Officer</i>	<i>Sharlene Cruz</i>	<i>(cell) 456-0210</i>	<i>Resident Election 2/24/2007</i>

Attachment No. 3			
Resident Membership of PHA Governing Board			
<i>Resident Governing Board Member</i>	<i>Lolita R. Meno</i>	<i>Guam Housing and Urban Renewal Authority, 117 Bien Venida Avenue, Sinajana, Guam Tel. (671) 475-1378</i>	<i>Resident Election 9/25/2004</i>

Attachment No. 4
FY2006 RASS Follow-up Plan

GHURA's Resident Service and Satisfaction survey conducted by REAC for fiscal year 2006 resulted in scores below the national standards in areas of: communications, safety, and neighborhood appearance. This follow-up plan outlines how GHURA anticipates to improve its scores in these areas and what funding source will be used to implement the improvement plan.

Communications

Funding from the Public Housing operating budget has been identified to improve communications 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 communicate important resident information regarding the Public Housing program.

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. Various options to help deter crime from the different developments are currently being explored by the Housing Authority and the members of the Resident Advisory Council.

Neighborhood Appearances

Capital funding and funding from the operating budget have been identified for the continued improvement of Public Housing developments. A Needs Assessment was conducted and modernization priorities have been identified for the next improvement projects. The Needs Assessment included input from Public Housing Residents.

Attachment No. 5 De-concentration and Income-Mixing Policy

10.5 DECONCENTRATION POLICY

It is GHURA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, GHURA will skip families on the waiting list to reach other families with a lower or higher income.

GHURA will accomplish this in a uniform and non-discriminating manner. GHURA will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, GHURA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which GHURA developments are located, and the income levels of the families on the waiting list. Based on this analysis, GHURA will determine the level of marketing strategies and deconcentration incentives to implement.

10.6 OFFER OF A UNIT

When GHURA discovers that a unit will become available, staff will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

GHURA will contact the family by first class mail to make the unit offer. The family will be given seven (7) calendar days from the date the letter was mailed to contact GHURA regarding the offer. In order to expedite the process, GHURA will sometimes make the first contact by telephone, so that a determination of interest in the unit may be made more quickly. When a unit is rejected on the basis of a phone contact with the family, such rejection will be documented in the applicant file.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, GHURA will send the family a letter documenting the offer and the rejection.

10.6 REJECTION OF UNIT

If in making the offer to the family GHURA skipped over other families on the waiting list in order to meet their deconcentration goal and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If GHURA did not skip over other families on the waiting list to reach this family and the family rejects the unit without good cause, the family will be offered a second and final unit for occupancy. If the family rejects the second and final offer without good cause, the family will

forfeit their application and will be ineligible for Public Housing assistance for a period of 24 months.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). If the applicant is willing to accept an offered unit but is unable to move at the time of the offer and they can show clear evidence of their inability to move, they will not lose their place on the waiting list. The family will be offered the right to an informal review of any decision to alter their application status.

Attachment No. 6

Significant Amendments of GHURA's 5-Year and Annual Plan

Amendment #1:

In the 5-Year and 2005 Annual Plan, GHURA requested to have Unit #52 Kalachucha taken Off-line for the purpose of utilizing the building to warehouse maintenance supply. The Authority had set out to improve the maintenance response time, by reducing the time it takes the maintenance staff to obtain the necessary supplies and equipment from the central office. However, the Authority reassessed the current maintenance site-based office and determined that it would be more efficient and cost-effective to renovate and extend the current building to add space for warehousing. The renovation/construction of the building commenced on March 2006 and is expected to be completed by July 2006. Unit #52 Kalachucha has been returned back to the Public Housing inventory for leasing. The unit will require repairs but should be ready for leasing as soon as it is repairs are completed.

Amendment #2:

GHURA requested to implement the "Police-in-the Neighborhood" Program during the fiscal year 2005. Unfortunately, the implementation will be delayed until further notice until the Authority can determine the best approach to implement the program. The Authority is reassessing the current safety needs and the impact the program will have when Project-base is implemented in 2007.

Amendment #3:

The Guam Housing and Urban Renewal Authority (GHURA) received a total of \$62,752 in additional grant funding to complete the Fiscal Year 2006. The original grant amount that was awarded in July 2006 was \$2,124,006, bringing the total grant award to \$2,186,758.

Funds will be used to address roof repairs at the GHURA 48 (Dededo) and GHURA 100 (Yona) public housing developments.

Amendment #4:

The Guam Housing and Urban Renewal Authority (GHURA) revised its Admissions and Continued Occupancy Policy (ACOP). The Board of Commissioners approved the ACOP in April 2007. New items included in the ACOP are the Limited English Proficiency (LEP) Plan and the Violence Against Women Act (VAWA).

Amendment #5:

The Guam Housing and Urban Renewal Authority (GHURA) is currently revising and reviewing its Section Eight Administrative Plan.

Attachment No. 7
GHURA's Organizational Chart

Attachment No. 8
GHURA's Capital Fund Annual Statements
For Periods ending March 31, 2007

Capital Fund Program Annual Statement
Parts I, II, and II

GQ08P00150106 **Semi-annual report ending March 31, 2007**



50106 to
3_31_07.xls

GQ08P00150105 **Semi-annual report ending March 31, 2007**



50105-rev#2 to
3_31_071.xls

GQ08P00150104 **Semi-annual report ending March 31, 2007**



50104REV3 to
3_31_071.xls

GQ08P00150103 **Semi-annual report ending March 31, 2007**



50103REV3-03_31_
07.xls

GQ08D00150103 **Semi-annual report ending March 31, 2007**



50103D MAR07
REV#1.xls

Attachment No. 9
GHURA's Most Recent Board-Approved Operating Budget

Attached under separate cover.

[gq001-CY 2007 OFND SUBS CALC AND PH OP BUDGET-attachment9.pdf](#)

Guam Housing and Urban Renewal Authority

FY2007

ORGANIZATIONAL CHARTS



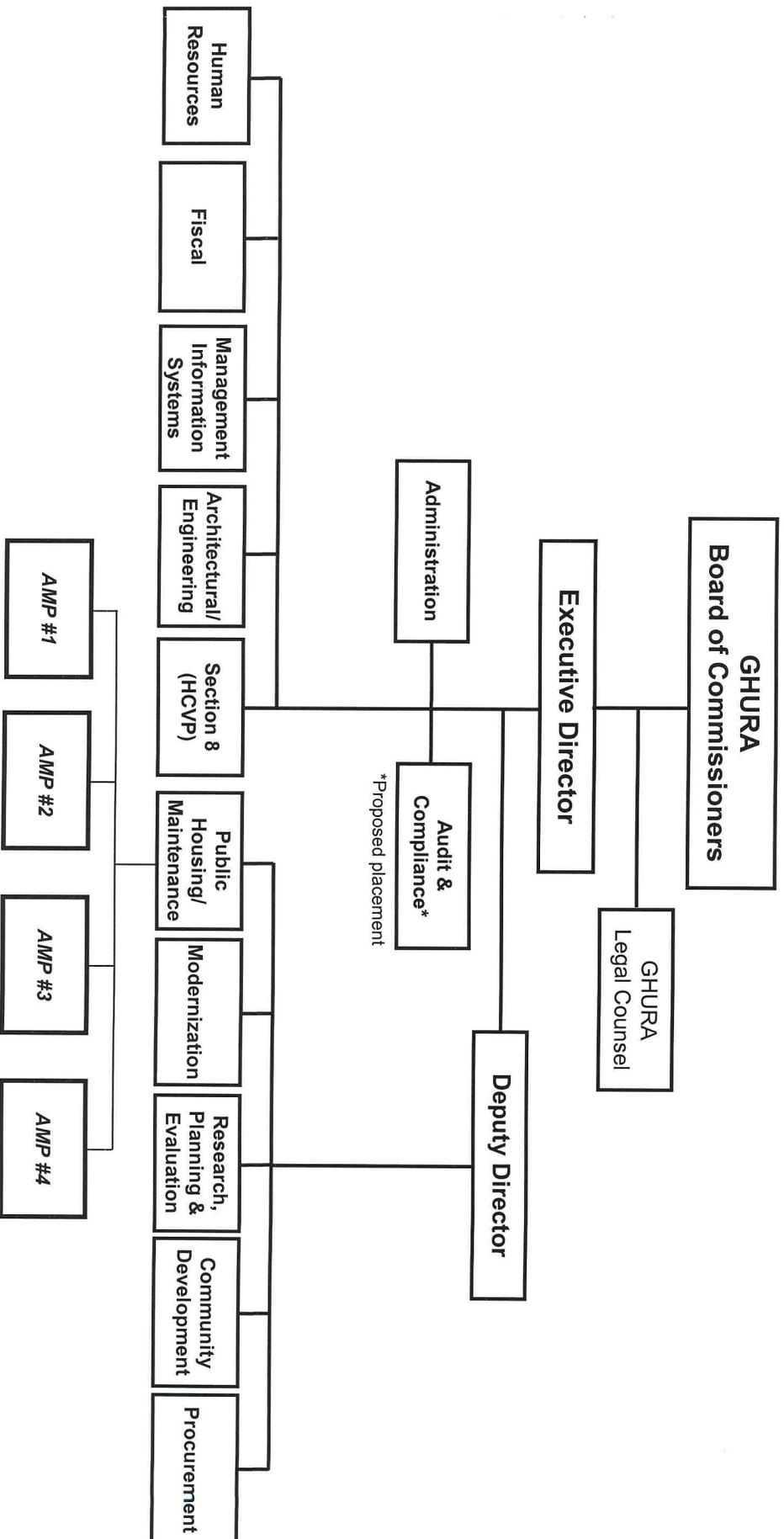
As of July 9, 2007

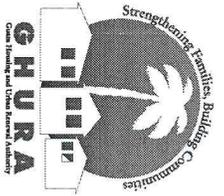


GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2007

ORGANIZATIONAL CHART

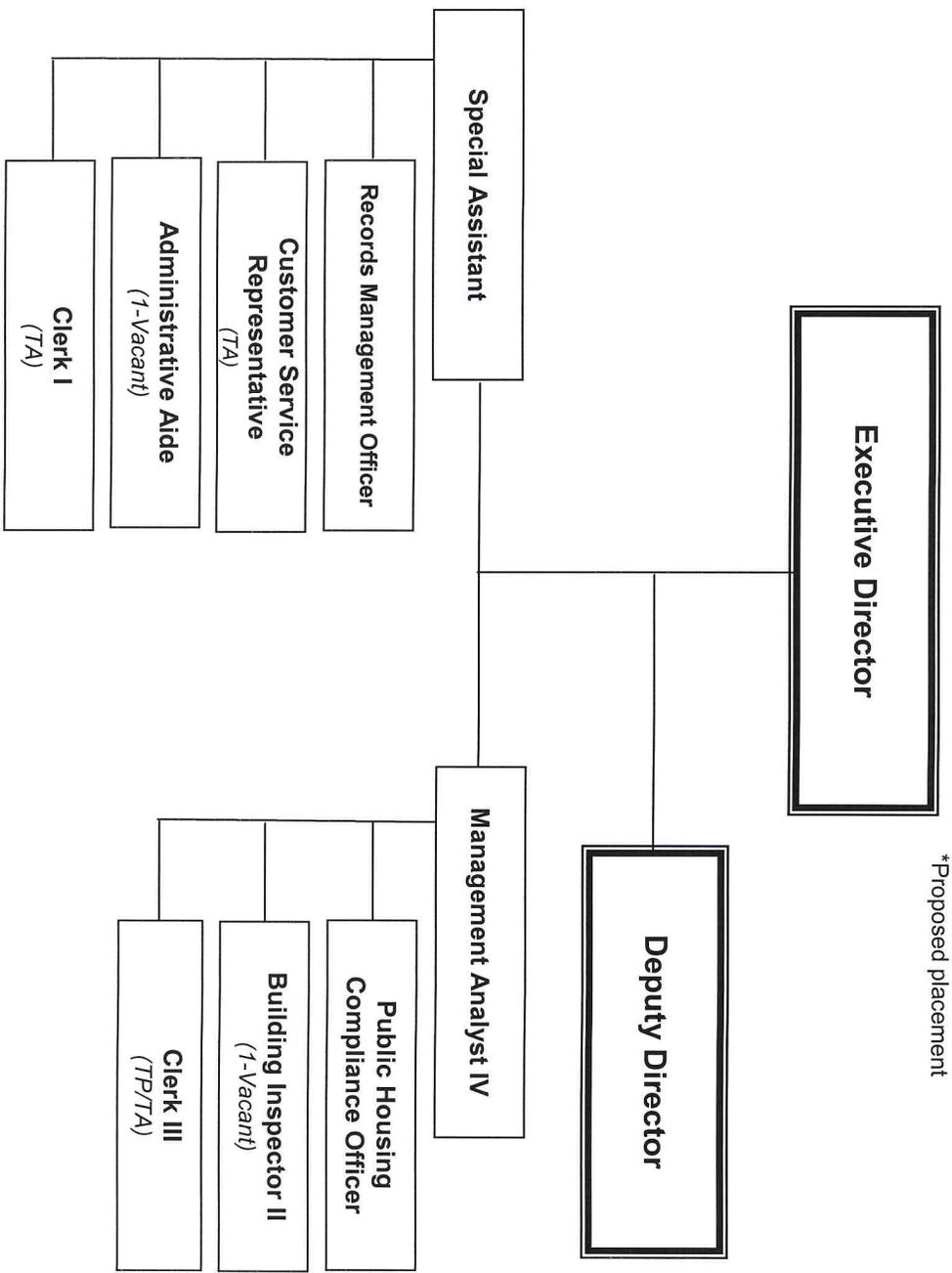




GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2007 Organizational Chart

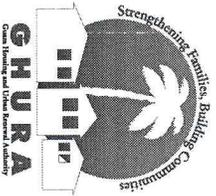
ADMINISTRATION / EXECUTIVE / AUDIT & COMPLIANCE *



*Proposed placement

Note: TP – Temporary Position; TA – Temporary Appointment.

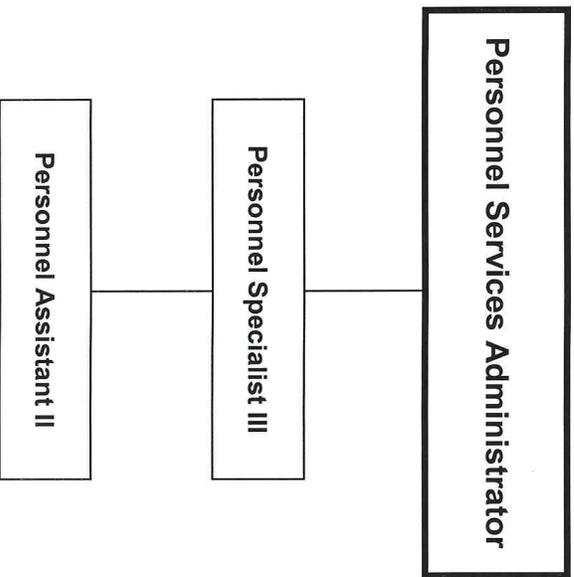
(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

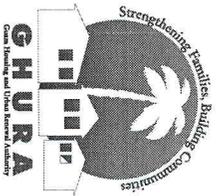
FY2007 Organizational Chart

HUMAN RESOURCES



Note: TP – Temporary Position; TA – Temporary Appointment.

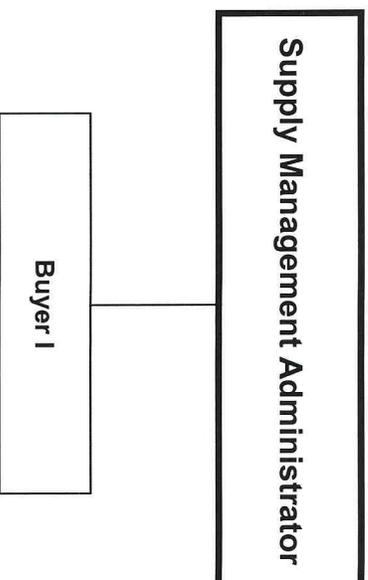
(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

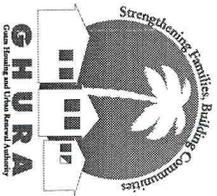
FY2007 Organizational Chart

PROCUREMENT



Note: TP – Temporary Position; TA – Temporary Appointment.

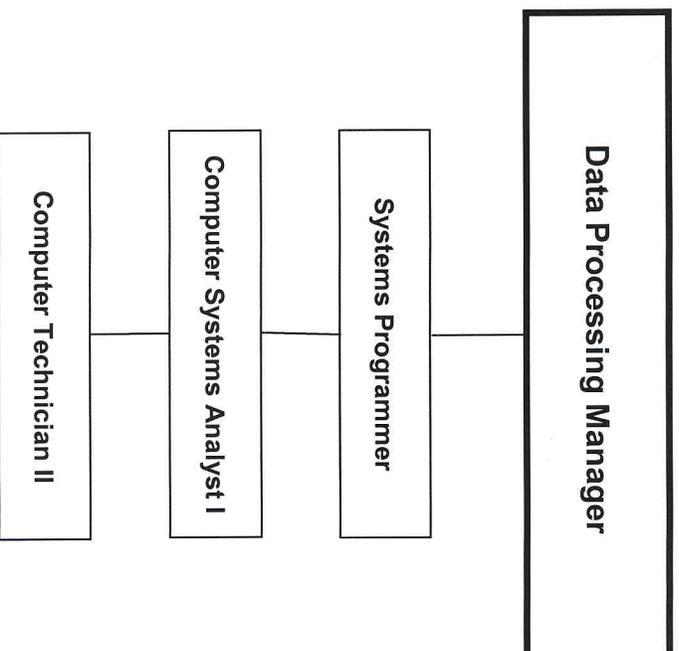
(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

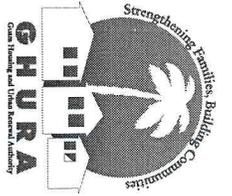
FY2007 Organizational Chart

MANAGEMENT INFORMATION SYSTEMS



Note: TP – Temporary Position; TA – Temporary Appointment.

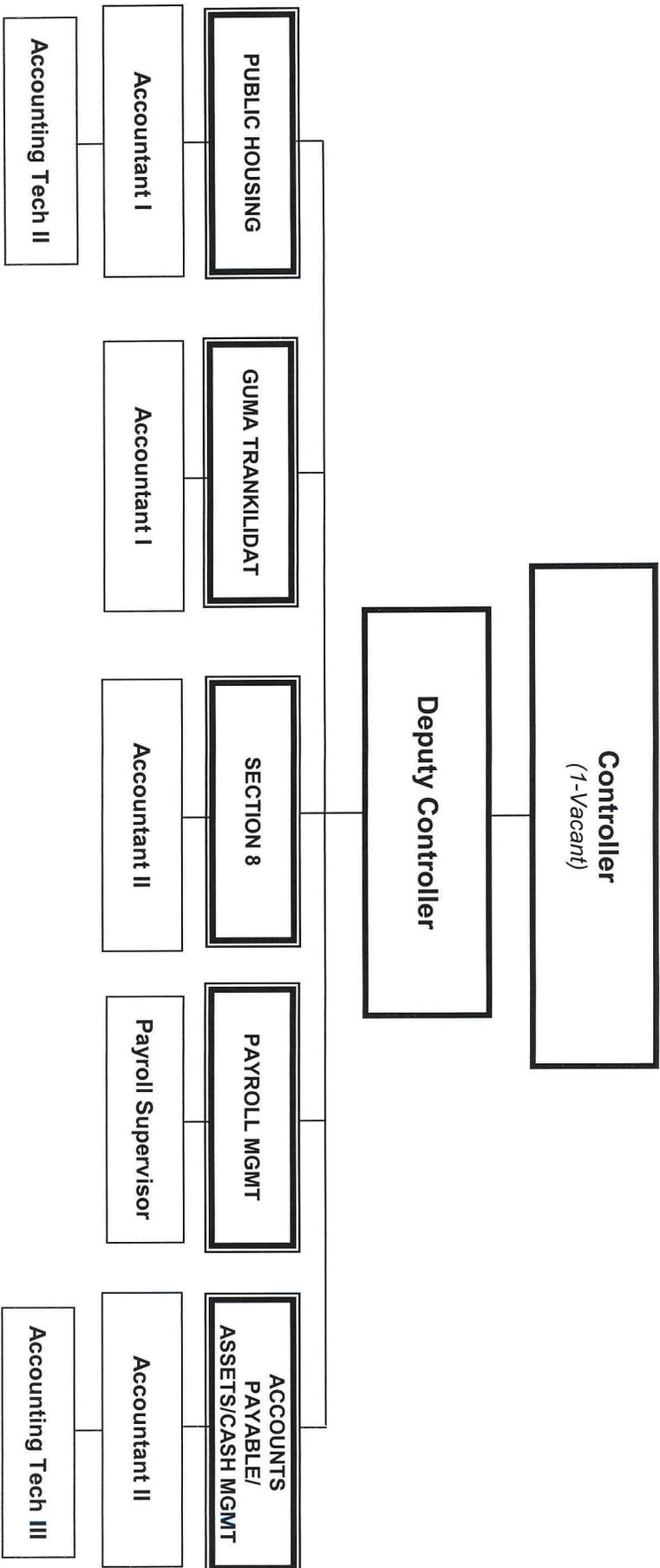
(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

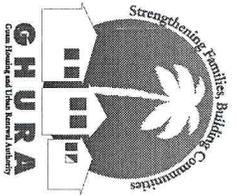
FY2007 Organizational Chart

FISCAL



Note: TP – Temporary Position; TA – Temporary Appointment.

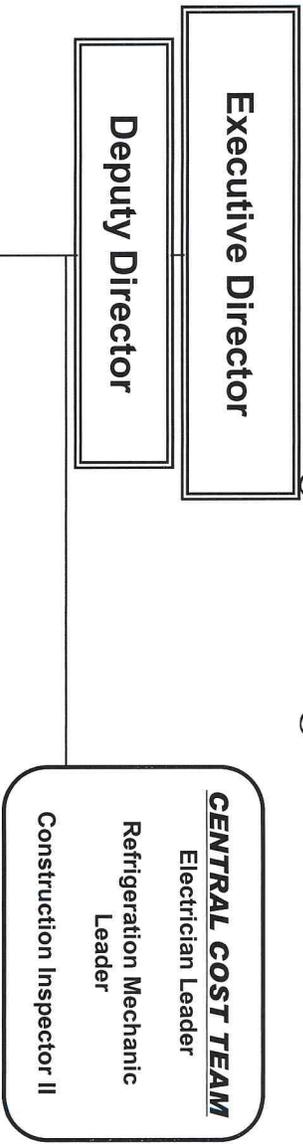
(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2007 Organizational Chart

PUBLIC HOUSING - Asset Management Program



AMP #1
CENTRAL - 158 units
 GHURA 250 (Sinajana-46, Agana Heights-38, Mongmong-48)
 GHURA 26 (Asan-26)

AMP #2
SOUTHEAST - 163 units
 GHURA 100 (Yona-99)
 GHURA 83 (Inarajan-28)
 GHURA 82 (Talofofo-8)
 GHURA 28 (Talofofo-28)

AMP #3
SOUTHWEST - 195 units
 GHURA 99 (Agat-99)
 GHURA 82 (Agat-32; Merizo-9)
 GHURA 83 (Merizo-28; Umatac-27)

AMP #4
NORTH - 234 units
 GHURA 250 (Toto-118)
 GHURA 82 (Dededo-33)
 GHURA 35 (Dededo-35)
 GHURA 48 (Dededo-48)

Property Site Manager
(1-Vacant**)

Property Site Manager
(1-Vacant**)

Property Site Manager
(1-Vacant**)

Property Site Manager
(1-Vacant**)

***Data Control Clerk/Coordinator**

***Data Control Clerk/Coordinator**

***Data Control Clerk/Coordinator (1A)**

***Data Control Clerk/Coordinator**

Housing Specialist Interviewer Clerk

***Building Maintenance Leader (2-FTEs)**
Maintenance Worker (2-FTEs)

Housing Specialist Interviewer Clerk

Building Maintenance Leader (1-Vacant)
***Maintenance Worker (2-FTEs)**

Housing Specialist Interviewer Clerk (TA)

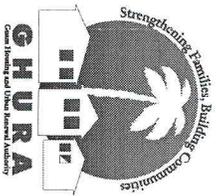
Building Maintenance Leader
***Maintenance Worker (2-FTEs)**
***Maintenance Laborer (TA)**

Housing Specialist Interviewer Clerk

Building Maintenance Leader
***Maintenance Worker (2-FTEs)**
***Maintenance Laborer (2-FTEs - TAs)**

**Employees currently detailed to position

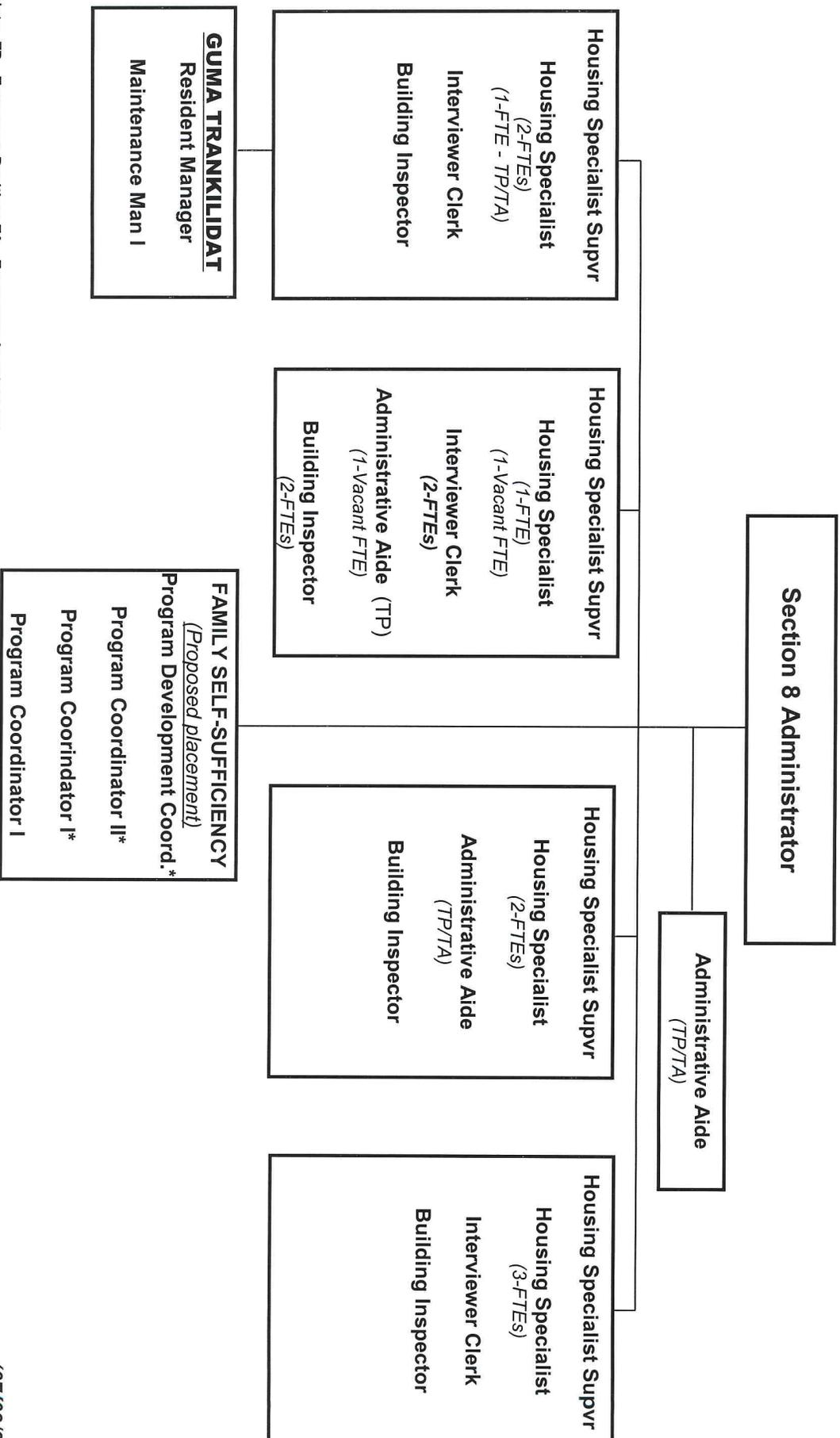
*Position subject to job analysis



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2007 Organizational Chart

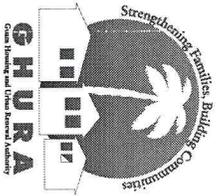
SECTION 8 (Housing Choice Voucher Program)



Note: TP – Temporary Position; TA – Temporary Appointment.

*Proposed detail appointment

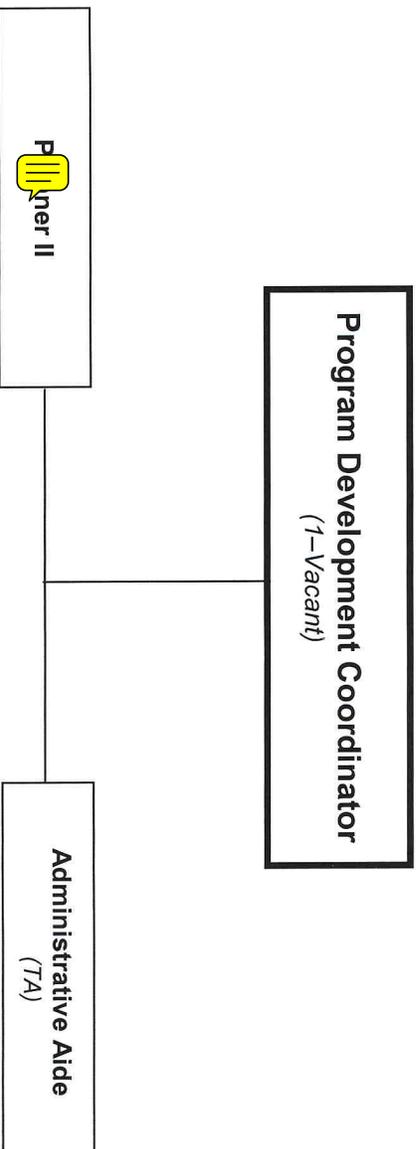
(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

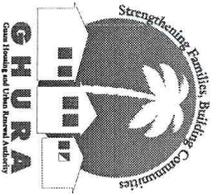
FY2007 Organizational Chart

MODERNIZATION



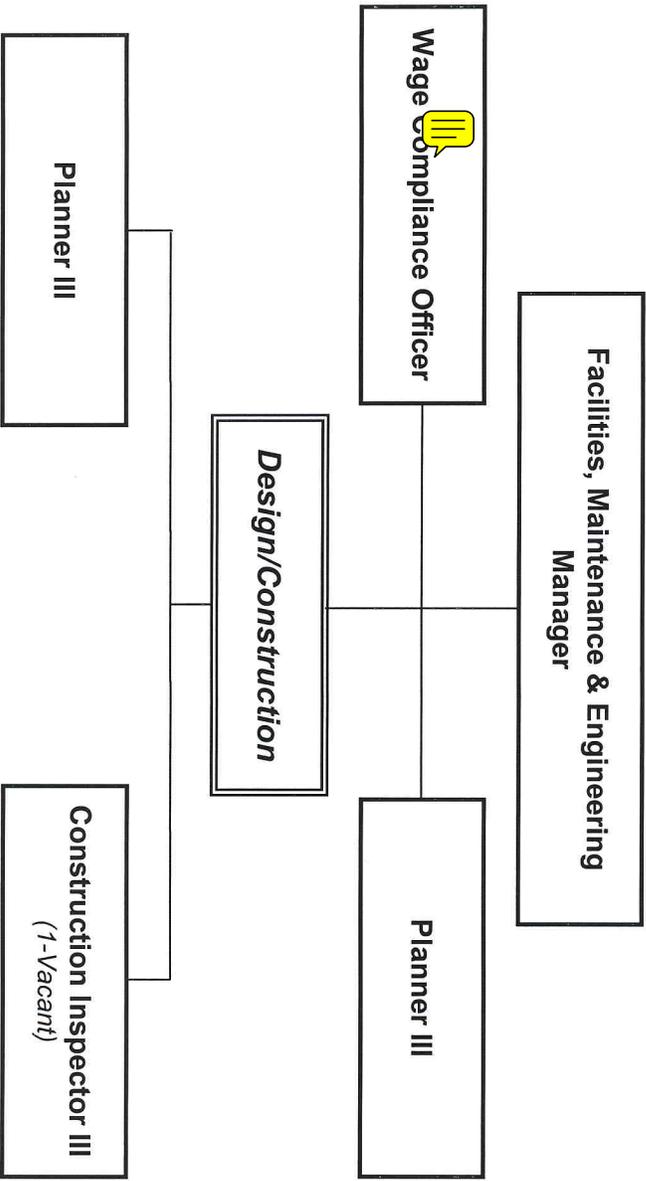
Note: TP – Temporary Position; TA – Temporary Appointment.

(07/09/07)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2007 Organizational Chart ARCHITECTURAL / ENGINEERING



Note: TP – Temporary Position; TA – Temporary Appointment.

Annual Statement / Performance and Evaluation Report

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

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number	Federal FY of Grant
	CFP Grant No. GQ08P00150107 RHF Grant No. N/A	FFY 2007

/ / Original Annual Statement / / Reserve for Disasters/Emergencies / X / Revised Annual Statement/Revision No. _1_
 / / 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	\$218,676	\$146,271	\$0.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$218,676	\$146,271	\$0.00	\$0.00
	Management Improvements (Hard Costs)	\$0	\$0	\$0.00	\$0.00
4	1410 Administration	\$172,358	\$146,271	\$0.00	\$0.00
5	1411 Audit	\$1,000	\$1,000	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$70,000	\$46,065	\$0.00	\$0.00
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00
9	1450 Site Improvement	\$3	\$3	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,501,042	\$971,826	\$0.00	\$0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	\$2	\$2	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$5,000	\$5,000	\$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	\$1	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0	\$0	\$0
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$2,186,758	\$1,462,710	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0	\$0.00	\$0.00

Signature of Executive Director and Date X	Signature of Field Office Manager and Date 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. GQ08P00150107		FFY 2007		Revision #1	
				RHF Grant No. N/A					
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				ORIGINAL	REVISED	OBLIGATED	EXPENDED		
PHA-WIDE	Operations	1406		\$ 218,676	\$ 146,271				
				\$ 218,676	\$ 146,271				
PHA-WIDE	Management Improvements 504 Needs Assessment Physical/Mngmnt Needs Assessment	1408		\$ 218,676	\$ 146,271				
				\$ 218,676	\$ 146,271				
PHA-WIDE	Administration	1410.1			\$ 146,271				
	1. Salaries (non-technical)	1410.1							
	MOD Coordinator/Wage Compliance Planner II (100%)		1	\$ 31,064					
	Administrative Aide (100%)		1	\$ 41,172					
	2. Benefits (25%)	1410.9	3	\$ 20,639					
	3. Administrative/Fiscal Staff (sal/ben)			\$ 23,219					
	4. Travel/Perdiem/RegFees	1410.10	1	\$ 25,000					
	5. Phone/Radio	1410.16		\$ 10,900					
	6. Printing/Advertising	1410.19		\$ 1,765					
	7. Sundry/Supplies	1410.19		\$ 2,500					
	8. Rent/Office Space	1410.00		\$ 7,000					
	9. Legal	1410.4		\$ 9,000					
	CFP ACCOUNT NO. 1410:			\$ 172,358	\$ 146,271	\$ -	\$ -		
PHA-WIDE	Audit Costs	1411	1	\$ 1,000	\$ 1,000				
FEES AND COSTS	FME Manager	1430.1		\$ 18,395	\$ 7,358				
	Inspector	1430.1		\$ 46,603	\$ 34,955				
	Sundry (Direct Costs)	1430		\$ 5,003	\$ 3,752				
	CFP ACCOUNT NO. 1430:			\$ 70,000	\$ 46,065	\$ -	\$ -		

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. GQ08P00150107		FFY 2007		Revision #1	
RHF Grant No. N/A				Total Estimated Cost		Total Actual Cost		Status of Work	
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	ORIGINAL	REVISED	OBLIGATED	EXPENDED		
SITE IMPROVE	Sidewalks	1450		\$ 1	\$ 1				
PHA-WIDE	Playground Equipment	1450		\$ 1	\$ 1				
	Basketball Court	1450		\$ 1	\$ 1				
	CFP ACCOUNT NO. 1450:			\$ 3	\$ 3	\$ -	\$ -		
GHURA 250/100	Lighting & Fixtures (Energy Efficient)	1460	90	\$122,500	\$ 72,000				
GHURA 250/100	Kitchen	1460	90	\$296,997	\$ 216,000				
GHURA 250/100	Bathroom	1460	90	\$294,039	\$ 162,000				
GHURA 250/100	Interior Painting	1460	90	\$312,500	\$ 180,000				
GHURA 250/100	Floor Tiles	1460	90	\$125,000	\$ 71,819				
GHURA 250	A/C Sleeve/Circuit	1460	90	\$1	\$ 1				
GHURA 250	Dehumidifier	1460	90	\$1	\$ 1				
GHURA 250/100	Doors/Frames/Security	1460	90	\$350,000	\$ 270,000				
GHURA 250/100	Exhaust Fans	1460	90	\$1	\$ 1				
GHURA 250/100	Windows/Frames/Shutters/Security	1460	90	\$1	\$ 1				
GHURA 250	Exterior Painting	1460	250	\$1	\$ 1				
GHURA 48/100	Roof/Structural	1460	75		\$ 1				
PHA-WIDE	Vacancy Reduction	1460		\$ 1	\$ 1				
	CFP ACCOUNT NO. 1465:			\$ 1,501,042	\$ 971,826				
PHA-WIDE	Refrigerator	1465.1	99	\$ 1	\$ 1				
PHA-WIDE	Range	1465.1	99	\$ 1	\$ 1				
	CFP ACCOUNT NO. 1465:			\$ 2	\$ 2	\$ -	\$ -		
PHA-WIDE	Office/Computer Equipment for MOD staff			\$ 5,000	\$ 5,000				
	CFP ACCOUNT NO. 1475:			\$ 5,000	\$ 5,000				
GHURA 100	Relocation Cost	1495.1		\$ 1	\$ 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.: GQ01P00150107 RHF Grant No. N/A			FFY 2007	
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-09	12-Sep-09		30-Sep-11	12-Sep-11		
Mgmt Improvements	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Administration	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Audit	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Fees and Costs	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Site Improvements	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Dwelling Structures	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Dwelling Equipment Nonexpendable	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		
Relocation Costs	30-Sep-09	12-Sep-09		30-Sep-11	12-Sep-11		

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY			/ / Original 5-Year Plan / X / Revision No. 1		
Development Number/Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	See Annual Statement	conduct 5-Year PNA			
Lighting & Fixtures		\$60,000	\$40,000	\$60,000	\$64,000
Kitchen		\$210,000	\$140,000	\$225,000	\$240,000
Bathroom		\$150,000	\$240,000	\$195,000	\$208,000
Interior Painting		\$187,500	\$125,000	\$225,000	\$200,000
Waterblasting/Roof		\$1	\$1	\$1	\$1
Floor Tiles		\$95,917	\$1	\$1	\$1
A/C Sleeve/Circuit		\$1	\$1	\$1	\$1
Dehumidifier		\$1	\$1	\$1	\$1
Doors/Frames/Security		\$223,398	\$181,814	\$271,813	\$264,812
Exhaust Fans		\$1	\$1	\$1	\$1
Window/Frames/Shutters/Security		\$1	\$1	\$1	\$1
Exterior Paintng		\$1	\$1	\$1	\$1
Vacancy Reduction		\$1	\$1	\$1	\$1
Pest Control		\$1	\$1	\$1	\$1
Roof Structural		\$0	\$0	\$0	\$1
Operations		\$146,271	\$146,271	\$146,271	\$146,271
Mgmt Improvements		\$146,274	\$146,274	\$146,274	\$146,274
Administration		\$146,274	\$146,274	\$146,274	\$146,274
Fees and Costs		\$46,065	\$46,065	\$46,065	\$46,065
Audit Costs		\$1,000	\$1,000	\$1,000	\$1,000
Computer Hardware		\$1	\$1	\$1	\$1
Relocation		\$1	\$1	\$1	\$1
Site Improvements		\$50,000	\$250,000	\$1	\$1
Appliances		\$1	\$1	\$1	\$1
Total CFP Funds (Est.)		\$1,462,710	\$1,462,710	\$1,462,710	\$1,462,710
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: 2008 PHA FY: 2009	Qty	Estimated Costs	Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010	Qty	Estimated Costs	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011	Qty	Estimated Costs	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012	Qty	Estimated Costs
	GHURA 82: Agat, Dededo, Merizo, Talofof; GHURA 83: Inarajan, Merizo, Umatac			GHURA 35: DededoGHURA 26:Asan, GHURA 28: Tal, GHURA 83:Agat, Dededo, Merizo, Talofof GHURA 99: Agat GHURA 250: Sinajana, Mongmong, Toto, Agana Heights			GHURA 26: Asan GHURA 28: Talofof GHURA 99: Agat			GHURA 48: Dededo GHURA GHURA 100: Yona		
	Lighting & Fixtures	75	\$60,000	Lighting & Fixtures	50	\$40,000	Lighting & Fixtures	75	\$60,000	Lighting & Fixtures	80	\$64,000
	Kitchen	75	\$210,000	Kitchen	50	\$140,000	Kitchen	75	\$225,000	Kitchen	80	\$240,000
	Bathroom	75	\$150,000	Bathroom	50	\$240,000	Bathroom	75	\$195,000	Bathroom	80	\$208,000
	Interior Painting	75	\$187,500	Interior Painting	50	\$125,000	Interior Painting	75	\$225,000	Interior Painting	80	\$200,000
	Floor Tiles	75	\$95,917	Waterblasting/Roof	1	\$1	Floor Tiles	75	\$1	Floor Tiles	80	\$1
	A/C Sleeve/Circuit	75	\$1	Floor Tiles	50	\$1	A/C Sleeve/Circuit	75	\$1	A/C Sleeve/Circuit	80	\$1
	Dehumidifier	83	\$1	A/C Sleeve/Circuit	50	\$1	Dehumidifier	75	\$1	Dehumidifier	80	\$1
	Doors/Frames/Security	75	\$223,398	Dehumidifier	50	\$1	Doors/Frames/Security	75	\$271,813	Doors/Frames/Security	80	\$264,812
	Exhaust Fans	75	\$1	Doors/Frames/Security	50	\$181,814	Exhaust Fans	75	\$1	Exhaust Fans	80	\$1
	Windows/Frames/Shut/Sec	75	\$1	Exhaust Fans	50	\$1	Windows/Frames/Shut/Sec	75	\$1	Windows/Frames/Shut/Sec	80	\$1
	Pest Control	75	\$1	Windows/Frames/Shut/Sec	50	\$1	Pest Control	75	\$1	Pest Control	1	\$1
	Roof Coating	75	\$1	Exterior Painting	250	\$1	Waterblasting/Roof	1	\$1	Waterblasting/Roof	1	\$1
				Pest Control	750	\$1				Roof/Structural	1	\$1
#1406	Operations		\$146,271	Operations		\$146,271	Operations		\$146,271	Operations		\$146,271
	Software		\$1	Software		\$1	Software		\$1	Software		\$1
	Planning - Mgt Imp.		\$146,271	Planning - Mgt Imp.		\$146,271	Planning - Mgt Imp.		\$146,271	Planning - Mgt Imp.		\$146,271
	Homeownership		\$1	Homeownership		\$1	Homeownership		\$1	Homeownership		\$1
	504 Access Assess		\$1	504 Access Assess		\$1	504 Access Assess		\$1	504 Access Assess		\$1
#1460	Vacancy Reduction		\$1	Vacancy Reduction		\$1	Vacancy Reduction		\$1	Vacancy Reduction		\$1
#1475	Hardware		\$1	Hardware		\$1	Hardware		\$1	Hardware		\$1
#1490	Relocation		\$1	Relocation		\$1	Relocation		\$1	Relocation		\$1
#1450	Site Improvements		\$50,000	Site Improvements		\$250,000	Site Improvements		\$1	Site Improvements		\$1
#1465	Appliances		\$1	Appliances		\$1	Appliances		\$1	Appliances		\$1
			\$342,549			\$542,549			\$292,550			\$292,550

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name		/ X / Original 5-Year Plan			
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		/ / Revision No.			
Development Number/Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	See Annual Statement	conduct 5-Year PNA			
Lighting & Fixtures		\$173,250	\$28,125	\$157,500	\$180,000
Kitchen		\$276,000	\$36,000	\$300,000	\$240,000
Bathroom		\$276,000	\$36,000	\$250,000	\$400,000
Interior Painting		\$393,758	\$87,500	\$381,000	\$492,000
Waterblasting/Roof		\$1	\$1	\$0	\$0
Floor Tiles		\$1	\$1	\$1	\$1
A/C Sleeve/Circuit		\$1	\$1	\$1	\$1
Dehumidifier		\$1	\$1	\$1	\$1
Doors/Frames/Security		\$599,335	\$210,000	\$714,843	\$491,343
Exhaust Fans		\$1	\$1	\$1	\$1
Window/Frames/Shutters/Security		\$1	\$1	\$1	\$1
Exterior Paintng		\$1	\$652,043	\$1	\$1
Vacancy Reduction		\$1	\$1	\$1	\$1
Pest Control		\$1	\$1	\$1	\$1
Operations		\$25,000	\$218,676	\$25,000	\$25,000
Mgmt Improvements		\$75,003	\$135,003	\$75,003	\$75,003
Administration		\$212,400	\$212,400	\$212,400	\$212,400
Fees and Costs		\$70,000	\$70,000	\$70,000	\$70,000
Audit Costs		\$1,000	\$1,000	\$1,000	\$1,000
Computer Hardware		\$1	\$1	\$1	\$1
Relocation		\$1	\$1	\$1	\$1
Site Improvements		\$85,000	\$500,000	\$1	\$1
Appliances		\$1	\$1	\$1	\$1
Total CFP Funds (Est.)		\$2,186,758	\$2,186,758	\$2,186,758	\$2,186,758
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: 2008 PHA FY: 2009	Qty	Estimated Costs	Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010	Qty	Estimated Costs	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011	Qty	Estimated Costs	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012	Qty	Estimated Costs
	GHURA 82: Agat, Dededo, Merizo, Talofofo; GHURA 83: Inarajan, Merizo, Umatac			GHURA 35: Dededo, GHURA 26: Asan, GHURA 28: Tal, GHURA 83: Agat, Dededo, Merizo, Talofofo GHURA 99: Agat GHURA 250: Sinajana, Mongmong, Toto, Agana Heights			GHURA 26: Asan GHURA 28: Talofofo GHURA 99: Agat			GHURA 48: Dededo GHURA GHURA 100: Yona		
	Lighting & Fixtures	165	\$173,250	Lighting & Fixtures	15	\$28,125	Lighting & Fixtures	70	\$157,500	Lighting & Fixtures	80	\$180,000
	Kitchen	115	\$276,000	Kitchen	15	\$36,000	Kitchen	100	\$300,000	Kitchen	80	\$240,000
	Bathroom	115	\$276,000	Bathroom	15	\$36,000	Bathroom	100	\$250,000	Bathroom	80	\$400,000
	Interior Painting	150	\$393,758	Interior Painting	35	\$87,500	Interior Painting	127	\$381,000	Interior Painting	148	\$492,000
	Waterblasting/Roof	1	\$1	Waterblasting/Roof	1	\$1	Floor Tiles	100	\$1	Floor Tiles	108	\$1
	Floor Tiles	150	\$1	Floor Tiles	30	\$1	A/C Sleeve/Circuit	153	\$1	A/C Sleeve/Circuit	148	\$1
	A/C Sleeve/Circuit	150	\$1	A/C Sleeve/Circuit	15	\$1	Dehumidifier	153	\$1	Dehumidifier	148	\$1
	Dehumidifier	150	\$1	Dehumidifier	15	\$1	Doors/Frames/Security	153	\$714,843	Doors/Frames/Security	148	\$491,343
	Doors/Frames/Security	150	\$599,335	Doors/Frames/Security	15	\$210,000	Exhaust Fans	153	\$1	Exhaust Fans	148	\$1
	Exhaust Fans	150	\$1	Exhaust Fans	15	\$1	Windows/Frames/Shut/Se	153	\$1	Windows/Frames/Shut/Se	148	\$1
	Windows/Frames/Shut/Sec	150	\$1	Windows/Frames/Shut/Se	15	\$1	Exterior Painting	1	\$1	Exterior Painting	1	\$1
	Exterior Painting	83	\$1	Exterior Painting	250	\$652,043	Pest Control	1	\$1	Pest Control	1	\$1
	Pest Control	1	\$1	Pest Control	750	\$1						
#1406	Operations		\$25,000	Operations		\$218,676	Operations		\$25,000	Operations		\$25,000
	Software		\$1	Software		\$1	Software		\$1	Software		\$1
	Planning - Mgt Imp.		\$75,000	Planning - Mgt Imp.		\$135,000	Planning - Mgt Imp.		\$75,000	Planning - Mgt Imp.		\$75,000
	Homeownership		\$1	Homeownership		\$1	Homeownership		\$1	Homeownership		\$1
	504 Access Assess		\$1	504 Access Assess		\$1	504 Access Assess		\$1	504 Access Assess		\$1
#1460	Vacancy Reduction		\$1	Vacancy Reduction		\$1	Vacancy Reduction		\$1	Vacancy Reduction		\$1
#1475	Hardware		\$1	Hardware		\$1	Hardware		\$1	Hardware		\$1
#1490	Relocation		\$1	Relocation		\$1	Relocation		\$1	Relocation		\$1
#1450	Site Improvements		\$85,000	Site Improvements		\$500,000	Site Improvements		\$1	Site Improvements		\$1
#1465	Appliances		\$1	Appliances		\$1	Appliances		\$1	Appliances		\$1
			\$185,007			\$853,683			\$100,008			\$100,008

Annual Statement / Performance and Evaluation Report

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

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. GQ08P00150103 RHF Grant No. N/A		Federal FY of Grant FFY 2003	
/ / Original Annual Statement		/ / Reserve for Disasters/Emergencies		/ X / Revised Annual Statement/Revision No. <u> 3 </u>	
/ X / Performance and Evaluation Report for Period Ending March 31, 2007				/ / 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	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$120,000.00	\$ 120,000.00	\$120,000.00	\$120,000.00
3	1408 Management Improvements	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00
4	1410 Administration	\$120,291.00	\$88,878.33	\$88,878.33	\$15,772.81
5	1411 Audit	\$750.00	\$750.00	\$750.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$62,500.00	\$62,500.00	\$62,500.00	\$62,500.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$246,950.06	\$246,950.06	\$246,950.06	\$246,950.06
10	1460 Dwelling Structures	\$616,422.94	\$647,835.61	\$647,835.61	\$647,835.61
11	1465.1 Dwelling Equipment -- Nonexpendable	\$0	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0.00	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$1,202,914	\$1,202,914.00	\$1,202,914.00	\$1,129,058.48
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date			Signature of Field Office Manager and Date		
X			X		

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

Revision #3

Part II: Supporting Pages

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				GQ08P00150103 Revision #3 RHF Grant No. NA				FFY 2003
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	OPERATIONS Maintenance - Yona Site Base P&E Construction (PO#05-2875)+Amend#1	1406		\$ 100,000	\$ 105,511.01	78,418.75	78,418.75	ck# 25292/ 101420/ ck#100282/ 283/ 285/ 286/ 287/ 288/ 289/ 290/ 292/ 293/ 295/ 296/ 357/ 358/ 404/ 409/ 411/ 418/ 423/ 428/ 430/ 435/ 441/ 449/ 453/ 457/ 461/ 471/ 477/ 557/ 582/ 25292/ 101420
	Maintenance - Materials & Equipment Modernization			\$ 20,000	\$ 14,488.99	14,488.99	14,488.99	
				\$ 120,000	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	
PHA-WIDE	MANAGEMENT IMPROVEMENTS Research & Planning Grantsmanship Training Nan Mckay Training Energy Audit ITI Power Savers Tenmast Software	1408	1	\$ 36,000	\$ 27,897.50	175.00 27,722.50	175.00 27,722.50	ck#25095 ck#101368
					\$ 6,750.00	6,750.00	6,750.00	ck#101560
					\$ 1,352.50	1,352.50	1,352.50	ck#101117
				\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	
PHA-WIDE	ADMINISTRATION 1. Salaries (non-technical) MOD Coordinator (100%) Planner II (100%) Administrative Assistant (100%) 2. Benefits (25%) 3. Administrative/Fiscal Staff (sal/ben) 4. Travel/Perdiem/RegFees/Training 6. Phone/Fax/Beeper 5. Printing/Advertising 7. Sundry/Supplies 8. Legal	1410.1 1410.9 1410.10 1410.16 1410.19 1410.19 1410.4	1 1 1 3 1	\$ 11,573 \$ 38,465 \$28,000.00 \$ 23,700 \$ 6,956 \$ 7,500 \$ 1,500 \$ 1,597 \$ 500 \$ 500	\$ 4,046.58 \$ 37,625.51 \$ 8,000.00 \$ 23,700.00 \$ 6,956.00 \$ 6,676.45 \$ - \$ 1,597.00 \$ 183.04 \$ 93.75	4,046.58 37,625.51 8,000.00 23,700.00 6,956.00 6,676.45 0.00 1,597.00 183.04 93.75	0.00 0.00 14.57 252.00 6,956.00 6,676.45 0.00 1,597.00 183.04 93.75	moved \$7932.67 to #1460-CO#1 moved \$20,000 to #1460-CO#1 AONins\$252ck#101706 ppe4/17/04;4/29/04 ck#25229/ 230/ 264/ 273/ 233/ 101415/ 25272/ 267/ 286 moved \$1,500 to #1460-CO#1 ck#100420/ 425/ 905/ 101069 ck#025064/ 077/ 101558/ 665/ 25311 101007
	CFP ACCOUNT NO. 1410:			\$ 120,291	\$ 88,878.33	88,878.33	15,772.81	\$31,412.67 moved from #1410 to #1460 (below 10%) for 50101 audit
PHA-WIDE	AUDIT COSTS CFP ACCOUNT NO. 1411:	1411	1	\$ 750	\$ 750.00	750.00		
				\$ 750	\$ 750.00	750.00	0.00	

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

Revision #3

Part II: Supporting Pages

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No. GQ08P00150103 Revision #3 RHF Grant No. NA				FFY 2003
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	FEES AND COSTS							
	FME Manager/Engineer II	1430.1		\$ 13,500	\$ 220.40	220.40	220.40	ppe 9/4/04
	Wage Compliance Officer	1430.1		\$ 10,000	\$ 7,320.56	7,320.56	7,320.56	ppe 9/4/04; 12/25/04; 3/18/05; 6/11/05
	Inspector	1430.1		\$ 24,000	\$ 38,459.46	38,459.46	38,459.46	ppe 9/4/04; 12/25/04; 3/18/05; 6/11/05
	In-house A/E sundry expenses	1430		\$ 15,000	\$ 16,499.58	16,499.58	16,499.58	ck#024786/ 677/ 695/ 847/ 857/ 922/ 738/ ck#100067/ 058/ 172/ 186/ 240/ 255/ 329/ 348/ 421/ 459/ 516/ 474/ 580/ 585/ 601/ 535/ 514/ 802/ 804/ 736/ 876/ 885/ 901/ 906/ 849/ 967/ 976/ 992/ ck#025029/ 071/ 101/ 168/ 247/ 273/ 261/ 267/ ck#101023/ 044/ 048/ 060/ 066/ 073/ 083/ 001/ 121/ 157/ 164/ 175/ 313/ 377/ 298/ 321/ 407/ 414/ 418/ 559/ 597/ 671/ 671/ 493/ 689/ AON-101706/ 708/ 746/ 758/ 764/ 25325/ island choice-101883/guamcell 102009
	CFP ACCOUNT NO. 1430:			\$ 62,500	\$ 62,500.00	62,500.00	62,500.00	
	SITE IMPROVEMENTS							
SITE IMPROV	Streetlights (new) GHURA 28	1450		\$ -	\$ 0.00			
	Drainage Correction	1450		246,950.06	\$ 246,950.06	246,950.06	246,950.06	ck#100220/ 301/ 389/ 460
	Base Corporation (\$246,950.06)							
	CFP ACCOUNT NO. 1450:			246,950.06	\$ 246,950.06	\$246,950.06	\$246,950.06	
	DWELLING STRUCTURES							
PHA-WIDE	Vacancy Reduction	1460		\$ 76,007	\$ 62,710.00	62,710.00	62,710.00	ck#025056/ 062/ 100742/ 843/ 844/ 916
GHURA 83/28	Dehumidifier	1460	111	\$ 1	\$ -			
GHURA 83/28	Lighting & Fixtures	1460	128	\$ -	\$ -			
GHURA 83/28	Kitchen	1460	128	\$ -	\$ -			
GHURA 83/28	Bathroom	1460	128	\$ -	\$ -			
GHURA 83/28	Disaster-Related Damages	1460	128	\$ -	\$ 0.00			
GHURA 35/48	Complete Renovation	1460		\$ 39,930	\$39,930.12			
	Orion Construction (39,930.12 CO#1)	1460				39,930.12	39,930.12	ck#100310
GHURA 28/82	Complete Renovation						0.00	
	P&E Construction	1460		\$ 408,605	\$408,605.00	408,605.00	408,605.00	ck#100844/ 920/ 101049/ 069/ 307
	CO#1			\$ -	\$44,710.49	44,710.49	44,710.49	
	Keum Yang Corporation			\$ 91,880	\$ 91,880.00	91,880.00	91,880.00	ck#100917/101315
	CFP ACCOUNT NO. 1460:			\$ 616,423	\$ 647,835.61	647,835.61	647,835.61	
PHA-WIDE	CONTINGENCY	1502		\$0.00	\$0.00			

Annual Statement / Performance and Evaluation Report

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

Revision #3

Part III: Implementation Schedule

HA Name			Grant Type and Number			Federal FY of Grant	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY			CFP Grant No.: GQ01P00150103 RHF Grant No. N/A			FFY 2003	
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	16-Sep-05	16-Sep-05	02-Jul-04	16-Sep-07	16-Sep-07	7/22/2005	
Mgmt Improvements	16-Sep-05	16-Sep-05	06-May-05	16-Sep-07	16-Sep-07	9/9/2005	
Administration	16-Sep-05	16-Sep-05	04-Jun-05	16-Sep-07	16-Sep-07		
Audit	16-Sep-05	16-Sep-05	04-Jun-05	16-Sep-07	16-Sep-07		
Fees and Costs	16-Sep-05	16-Sep-05	04-Jun-05	16-Sep-07	16-Sep-07	2/17/2006	
Site Improvements	16-Sep-05	16-Sep-05	19-Jan-04	16-Sep-07	16-Sep-07	02-Oct-05	
Dwelling Structures	16-Sep-05	16-Sep-05	06-Apr-05	16-Sep-07	16-Sep-07	10-Jun-05	

Annual Statement / Performance and Evaluation Report

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

Revision #3

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number		Federal FY of Grant FFY 2004
	CFP Grant No.	GQ08P00150104	
	RHF Grant No.	N/A	

/ / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement/Revision No. _3_
 / X / Performance and Evaluation Report for Period Ending March 31, 2007 / / 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	\$140,000	\$140,000.00	\$140,000	\$140,000.00
3	1408 Management Improvements (Soft Costs)	\$0	\$0.00	\$0	\$0.00
	Management Improvements (Hard Costs)	\$0	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$140,763	\$119,190.28	\$119,190.28	\$86,341.95
5	1411 Audit	\$750	\$750.00	\$750.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$62,000	\$62,000.00	\$62,000.00	\$30,766.88
8	1440 Site Acquisition	\$0	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,003,942	\$1,025,515.72	\$1,025,515.72	\$995,730.06
11	1465.1 Dwelling Equipment -- Nonexpendable	\$60,175	\$60,175	\$60,175	\$56,616.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0	\$0	\$0.00	\$0.00
14	1485 Demolition	\$0	\$0	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0	\$0	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0	\$0	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$1	\$0	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$1,407,631.00	\$1,407,631.00	\$1,407,631.00	\$1,309,454.89
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0	\$0.00	\$0.00

Signature of Executive Director and Date X	Signature of Field Office Manager and Date X
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

Revision #3

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No. GQ08P00150104 Rev #3				FFY 2004
				RHF Grant No. N/A				
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	Operations	1406		\$ 19,136.90				127,093.50 advance draw
	Maintenance/MOD operations				\$ -	\$ -		
	Yona Site Base Renovation			\$ 10,550.00	\$ 10,550.00	\$ 10,550.00	\$ 10,550.00	ck#101420
	Nan-McKay Training Material			\$ 2,356.50	\$ 2,356.50	\$ 2,356.50	\$ 2,356.50	ck#101596
	Agat Site Base Reno - United E Const			\$ 107,956.60	\$ 107,956.00	\$ 107,956.00	\$ 107,956.00	
	Vacancy Reduction - JC Serrano				\$ 0.60	\$ 0.60	\$ 0.60	
	GH82 roofcoating			\$ -	\$ 19,136.90	\$ 19,136.90	\$ 19,136.90	
				\$ 140,000	\$ 140,000.00	\$ 140,000.00	140,000.00	
PHA-WIDE	Management Improvements	1408						
	Research & Planning		1	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	
PHA-WIDE	1. Salaries (non-technical)	1410.1						
	MOD Coordinator		1	\$ 32,000.00	\$ 55,845.42	\$ 55,845.42	\$ 55,845.42	
	Planner II (100%)		1	\$ 38,180.10	\$ 9,538.88	\$ 9,538.88	\$ -	move \$13166.22 to #1460
	Administrative Aide (100%)			\$ 23,000.00	\$ 7,998.23	\$ 7,998.23	\$ -	move \$8306.5 to #1460
	2. Benefits (25%)	1410.9	3	\$ 24,000.00	\$ 19,154.58	\$ 19,154.58	\$ 14,931.29	ck#25472
	3. Administrative/Fiscal Staff (sal/ben)			\$ 10,526.00	\$ 10,526.00	\$ 10,526.00	\$ -	
	4. Travel/Perdiem/RegFees	1410.10	1	\$ 7,972.00	\$ 3,941.86	\$ 3,941.86	\$ 3,941.86	ck#25149/25420/25441/25526
	6. Phone	1410.16		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 838.07	ck#25509
	5. Printing/Advertising	1410.19		\$ 2,284.90	\$ 6,045.45	\$ 6,045.45	\$ 5,845.45	ck#101670/101682/101676/101712/101716
	7. Sundry/Supplies	1410.19		\$ 1,500.00	\$ 4,939.86	\$ 4,939.86	\$ 4,939.86	ck#101595/101936/102231/25472/102467/102356/102452/102556/102601/102627
	8. Legal	1410.4		\$ 100.00	\$ -	\$ -	\$ -	move \$100 to #1460
	CFP ACCOUNT NO. 1410:			\$ 140,763	\$ 119,190.28	\$ 119,190.28	\$ 86,341.95	
PHA-WIDE	Audit Costs	1411						
	J. Scott Magliari, IPA		1	\$ 750	\$ 750	\$ 750.00	\$ -	for 50102 audit
	CFP ACCOUNT NO. 1411:			\$ 750	\$ 750	\$ 750.00	0.00	

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

Revision #3

Part II: Supporting Pages

HA Name				Grant Type and Number				Federal FY of Grant	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No.		GQ08P00150104 Rev#3		FFY 2004	
				RHF Grant No.		N/A			
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FEES AND CO	FME Manager	1430.1		\$ 20,000	\$ 5,000	\$ 5,000.00	\$ -	ck#25472 ck#25263/101591/101627/102252/25472/25509/102601/102627/25438	
	Wage Compliance Officer	1430.1		\$ 10,000	\$ 8,000	\$ 8,000.00	\$ 5,378.42		
	Inspector	1430.1		\$ 30,000	\$ 30,000	\$ 30,000.00	\$ 15,670.06		
	Sundry (Direct Costs)	1430		\$ 2,000	\$ 19,000	\$ 19,000.00	\$ 9,718.40		
	CFP ACCOUNT NO. 1430:			\$ 62,000	\$ 62,000	\$ 62,000.00	\$ 30,766.88		
PHA-WIDE	Vacancy Reduction	1460	150	\$ 683,102.12	\$ 683,102.12			ck#101599/101600/101623 ck#101599/101600/101623 ck#101599/101600/101623	
	United E Construction (Phase I)					\$ 22,540.00	\$ 22,540.00		
	ITI Power Savers (Phase I)					\$ 13,290.00	\$ 13,290.00		
	Master Painters (Phase I)					\$ 15,000.00	\$ 15,000.00		
	United E Construction (Phases II, III, IV)					\$ 149,692.40	\$ 149,692.40		
	DEMD Construction (Phases II, III, IV)					\$ 112,882.86	\$ 112,882.86		
	JC Serrano Construction (Phases II,III,IV)					\$ 108,813.52	\$ 108,813.52		
	ITI Power Savers (Phases II, III, IV)					\$ 138,443.34	\$ 138,443.34		
GHURA 83	P & E Construction (Phases II, III, IV)					\$ 122,440.00	\$ 122,440.00		
	Electrical Up-grade	1460	83	\$ 136,570.00	\$ 136,570.00	\$ -	\$ -		
	ITI Power Savers					\$ 136,570.00	\$ 136,570.00		
GHURA 82	Interior Painting	1460	8	\$ -	\$ -	\$ -	\$ -		
GHURA 82	Electrical/Lighting/Fixtures (energy eff)	1460	8	\$ -	\$ -	\$ -	\$ -		
GHURA 82	Kitchen	1460	8	\$ -	\$ -	\$ -	\$ -		
GHURA 82/83	Bathroom/Dehumidifier	1460	8	\$ -	\$ -	\$ -	\$ -		
GHURA 82	Windows/Frames	1460	8	\$ -	\$ -	\$ -	\$ -		
GHURA 82	Doors/Frames	1460	8	\$ -	\$ -	\$ -	\$ -		
GHURA 82	Waterblasting/Roof Coating	1460	8	\$ 184,269.88	\$ 205,843.60	\$ -	\$ -	add \$21573.72 from #1410/1495	
	Fajas & Sons					\$ 205,843.60	\$ 176,057.94		
	CFP ACCOUNT NO. 1460:			\$ 1,003,942	\$ 1,025,515.72	\$ 1,025,515.72	\$ 995,730.06		
GHURA 83/82	Refrigerator (PO06-0292-Town House)	1465.1	91	\$ 60,175.00	\$ 46,825.00	\$ 46,825.00	\$ 44,361.00		
GHURA 83/82	Range (PO06-0278-Toppy Furniture)	1465.1	91	\$ -	\$ 13,350.00	\$ 13,350.00	\$ 12,255.00		
GHURA 83/82	Range Hood	1465.1	91	\$ -	\$ -	\$ -	\$ -		
	CFP ACCOUNT NO. 1465:			\$ 60,175.00	\$ 60,175.00	\$ 60,175.00	\$ 56,616		
GHURA 83/82	Relocation Cost	1495.1		\$ 1.00	\$ -	\$ -	\$ -	move to #1460	

Annual Statement / Performance and Evaluation Report

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

Revision #3

Part III: Implementation Schedule

HA Name			Grant Type and Number			Federal FY of Grant	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY			CFP Grant No.: GQ01P00150104; Rev #3 RHF Grant No. N/A			FFY 2004	
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-06	13-Sep-06	11/3/2005	30-Sep-08	13-Sep-08		
Mgmt Improvements	30-Sep-06	N/A		30-Sep-08	13-Sep-08		
Administration	30-Sep-06	13-Sep-06	3/4/2006	30-Sep-08	13-Sep-08		
Audit	30-Sep-06	13-Sep-06	8/2/2006	30-Sep-08	13-Sep-08		
Fees and Costs	30-Sep-06	13-Sep-06	3/4/2006	30-Sep-08	13-Sep-08		
GHURA 83 & GHURA 82	30-Sep-06	13-Sep-06	8/2/2006	30-Sep-08	13-Sep-08		
Dwelling Equipment Nonexpendable	30-Sep-06	13-Sep-06	3/4/2006	30-Sep-08	13-Sep-08		
Relocation Costs	30-Sep-06	N/A		30-Sep-08	N/A		

Annual Statement / Performance and Evaluation Report

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

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number	Federal FY of Grant
	CFP Grant No. GQ08P00150105 RHF Grant No. N/A	Rev#2 FFY 2005

/ / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement/Revision No. 2
 / X / Performance and Evaluation Report for Period Ending March 31, 2007 / / 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	\$202,447.00	\$145,914.00	\$ 8,037.00
3	1408 Management Improvements (Soft Costs)	\$404,894	\$ 104,894.00	\$0.00	\$0.00
	Management Improvements (Hard Costs)	\$0	\$0	\$0.00	\$0.00
4	1410 Administration	\$183,650	\$183,650.00	\$157,450.00	\$0.00
5	1411 Audit	\$1,500	\$1,500.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$70,800	\$170,800.00	\$70,800.00	\$0.00
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00
9	1450 Site Improvement	\$3	\$3.00	\$0	\$0.00
10	1460 Dwelling Structures	\$1,040,172	\$1,230,173.00	\$436,342.40	\$98,057.96
11	1465.1 Dwelling Equipment -- Nonexpendable	\$121,003	\$121,003.00	\$91,258.00	\$82,668.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$1	\$1.00	\$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	\$10,000.00	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0	\$0	\$0.00	\$0.00
20	1502 Contingency	\$0	\$0	\$0.00	\$0.00
21	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$2,024,471	\$2,024,471.00	\$901,764.40	\$188,762.96
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 Date
X

Signature of Field Office Manager and Date
X

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

Revision #2

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		Revision #2
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	Operations United E Const-Variou Units	1406		\$ 202,447.00	\$ 202,447.00	\$ 145,914.00	\$ -	
						\$ 56,533.00	\$ 8,037.00	
						\$ 202,447.00	\$ 8,037.00	
PHA-WIDE	Management Improvements Project Base Planning, Implementatio Training Security Resident Counseling Services	1408	1	\$ 404,894.00	\$ 104,894.00	\$ -	\$ -	move \$300,000 to 1460/1430/1495
				\$ 404,894.00	\$ 104,894.00	\$ -	\$ -	
PHA-WIDE	1. Salaries (non-technical) MOD Coordinator Planner II (100%) Administrative Aide (100%)	1410.1						
			1	\$ 49,000.00	\$ 49,000.00	\$ 49,000.00	\$ -	
			1	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00	\$ -	
				\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ -	
	2. Benefits (25%) (+ insurance)	1410.9	3	\$ 25,000.00	\$ 25,000.00	\$ 24,750.00	\$ -	
	3. Administrative/Fiscal Staff (sal/ben)			\$ 18,500.00	\$ 18,500.00	\$ 18,500.00	\$ -	
	4. Travel/Perdiem/RegFees	1410.10	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	5a. Phone	1410.16		\$ 3,300.00	\$ 3,300.00	\$ 2,100.00	\$ -	
	5b. Communications	1410.16	2	\$ 724.24	\$ 724.24	\$ -	\$ -	
	6. Printing/Advertising	1410.19		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	
	7. Sundry - Recordation of Drawings	1410.19		\$ 9,275.76	\$ 9,275.76	\$ 1,344.28	\$ -	
	8. Supplies (+ copy machine)	1410.19		\$ 1,000.00	\$ 1,000.00	\$ 417.32	\$ -	
	9. Auto Gas	1410.00		\$ 500.00	\$ 500.00	\$ 371.00	\$ -	
	10. Rent	1410.00		\$ 7,100.00	\$ 7,100.00	\$ 1,967.40	\$ -	
	11. Legal	1410.4		\$ 250.00	\$ 250.00	\$ -	\$ -	
	CFP ACCOUNT NO. 1410:			\$ 183,650.00	\$ 183,650.00	\$ 157,450	\$ -	
PHA-WIDE	Audit Costs	1411	1	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	
FEES AND COSTS	FME Manager	1430.1		\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	
	Wage Compliance Officer	1430.1		\$ -	\$ -	\$ -	\$ -	
	Inspector	1430.1		\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	
	Structural Engineer	1430.1		\$ -	\$ 100,000.00	\$ -	\$ -	add \$100,000 from #1408
	Sundry (Direct Costs)-rent/phone/gas	1430		\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ -	
	CFP ACCOUNT NO. 1430:			\$ 70,800.00	\$ 170,800.00	\$ 70,800.00	\$ -	

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

Revision #2

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No. GQ08P00150105		Revision #2		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
				Original	Revised	Obligated	Expended	
SITE IMPROVEMEN	Walkway/Pavement	1450		\$ 1.00	\$ 1.00		\$ -	
	Drainage Correction	1450		\$ 1.00	\$ 1.00		\$ -	
	Fencing	1450		\$ 1.00	\$ 1.00		\$ -	
				\$ 3.00	\$ 3.00	\$ -		
G26/99	Modernization	1460	44	\$ -	\$ 1,205,172		\$ -	add \$190,001 from #1408
	Renovation of G99 P&E Construction	1460	13			\$ 145,000.00		
GHURA 26/82/99	Interior Painting	1460	76	\$ 123,120.00	\$ -		\$ -	moved \$1.00 within this line item
GHURA 26/82/99	Electrical/Lighting/Fixtures (energy eff)	1460	76	\$ 50,920.00	\$ -		\$ -	
GHURA 26/82/99	Kitchen	1460	76	\$ 262,000.00	\$ -		\$ -	
GHURA 26/82/99	Bathroom	1460	76	\$ 305,000.00	\$ -		\$ -	
GHURA 26/82/99	Doors/Frames	1460	76	\$ 114,000.00	\$ -		\$ -	
GHURA 26/35/48/82	Waterblasting/Roof Coating	1460	108	\$ 185,124.00	\$ -		\$ -	
	Fojas Const (GHURA 82 Elderly)				\$ 25,000.00	\$ 25,000.00	\$ -	
GHURA 26/82/99	Floor Tiles	1460	76	\$ 1.00	\$ -		\$ -	
GHURA 26/82/99	Plumbing	1460	76	\$ 1.00	\$ -		\$ -	
GHURA 26/82/99	Dehumidifier	1460	76	\$ 1.00	\$ -		\$ -	
GHURA 26/82/99	Exhaust Fans	1460	76	\$ 1.00	\$ -		\$ -	
GHURA 26/82/99	Energy Conservation Measures	1460	76	\$ 1.00	\$ -		\$ -	
PHA-WIDE	Typhoon Shutter Repairs	1460		\$ 1.00	\$ -		\$ -	moved \$1.00 within this line item
PHA-WIDE	Exterior Painting	1460		\$ 1.00	\$ -		\$ -	
PHA-WIDE	Vacancy Reduction	1460		\$ 1.00	\$ 1.00		\$ -	moved \$1.00 within this line item
	United E Construction	1460				\$ 411,342.40	\$ 98,057.96	
	Contract:\$470,680.40(#1460/1406/1460 50103D)							
	CFP ACCOUNT NO. 1460:				\$ 1,040,172.00	\$ 1,230,173	\$ 436,342.40	\$ 98,057.96
PHA-WIDE	Refrigerator	1465.1	76	\$ 60,501.00	\$ 60,501.00	\$ 53,188.00	\$ 53,188.00	
PHA-WIDE	Range	1465.1	76	\$ 60,501.00	\$ 60,501.00	\$ 38,070.00	\$ 29,480.00	
PHA-WIDE	Range Hood	1465.1	76	\$ 1.00	\$ 1.00		\$ -	
	CFP ACCOUNT NO. 1465:				\$ 121,003.00	\$ 121,003.00	\$ 91,258.00	\$ 82,668.00
NON-DWELLING EQUIPMENT	Computer/Office Furniture	1475		\$ 1.00	\$ 1.00			moved \$9,999.00 from #1408
GHURA 26/82/99	Relocation Cost	1495.1		\$ 1.00	\$ 10,000.00			

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	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Mgmt Improvements	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Administration	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Audit	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Fees and Costs	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Site Improvement	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
GHURA 26 & GHURA 99 GHURA 82 Agat	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Dwelling Equipment Nonexpendable	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Nondwelling Equipment	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Relocation Costs	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		
Capital Fund Financing	18-Aug-07	18-Aug-07		17-Aug-09	17-Aug-09		

Annual Statement / Performance and Evaluation Report

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

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number	Federal FY of Grant
	CFP Grant No. GQ08P00150106 RHF Grant No. N/A	FFY 2006

/ X / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement/Revision No. ___
 / X / Performance and Evaluation Report for Period Ending _MARCH 31, 2007_ / / 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	\$25,000	\$0	\$0.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$25,000	\$0	\$0.00	\$0.00
	Management Improvements (Hard Costs)	\$0	\$0	\$0.00	\$0.00
4	1410 Administration	\$193,450	\$0	\$57,419.00	\$0.00
5	1411 Audit	\$1,000	\$0	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000	\$0	\$58,000.00	\$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	\$1,739,548	\$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	\$5,000	\$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	1502 Contingency	\$75,001	\$0	\$0	\$0
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$2,124,006	\$0	\$115,419.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0	\$0.00	\$0.00

Signature of Executive Director and Date X	Signature of Field Office Manager and Date X
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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. GQ08P00150106		FFY 2006			
				RHF Grant No. N/A					
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				ORIGINAL	REVISED	OBLIGATED	EXPENDED		
PHA-WIDE	Operations	1406		\$ 25,000					
PHA-WIDE	Management Improvements Research & Planning	1408	1	\$ 25,000					
				\$ 25,000					
PHA-WIDE	1. Salaries (non-technical) MOD Coordinator/Wage Compliance Planner II (100%) Administrative Aide (100%)	1410.1	1	\$ 51,662					
			1	\$ 39,780		\$ 39,780.00			
				\$ 17,639		\$ 17,639.00			
	2. Benefits (25%)	1410.9	3	\$ 27,269					
	3. Administrative/Fiscal Staff (sal/ben)			\$ 25,000					
	4. Travel/Perdiem/RegFees	1410.10	1	\$ 12,000					
	5. Phone/Radio	1410.16		\$ 1,500					
	6. Printing/Advertising	1410.19		\$ 2,000					
	7. Sundry/Supplies	1410.19		\$ 1,500					
	8. Rent/Office Space	1410.00		\$ 15,000					
	9. Legal	1410.4		\$ 100					
	CFP ACCOUNT NO. 1410:			\$ 193,450	\$ -	\$ 57,419	\$ -		
PHA-WIDE	Audit Costs	1411	1	\$ 1,000					
FEES AND COSTS	FME Manager	1430.1		\$ 26,000		\$ 26,000.00			
	Inspector	1430.1		\$ 32,000		\$ 32,000.00			
	Sundry (Direct Costs)	1430		\$ 2,000					
	CFP ACCOUNT NO. 1430:			\$ 60,000	\$ -	\$ 58,000	\$ -		

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. GQ08P00150106		FFY 2006			
				RHF Grant No. N/A					
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				ORIGINAL	REVISED	OBLIGATED	EXPENDED		
SITE IMPROVE	Sidewalks	1450		\$	1				
PHA-WIDE	Playground Equipment	1450		\$	1				
	Basketball Court	1450		\$	1				
	CFP ACCOUNT NO. 1450:			\$	3	\$	-	\$	-
GHURA 100	Lighting & Fixtures (Energy Efficient)	1460	80	\$	100,000				
GHURA 100	Kitchen	1460	75	\$	350,000				
GHURA 100	Bathroom	1460	75	\$	375,000				
GHURA 100	Interior Painting	1460	75	\$	350,000				
GHURA 100	Waterblasting/Roof Coating	1460	99	\$	463,006				
GHURA 100	Floor Tiles	1460	80	\$	1				
GHURA 100	A/C Sleeve/Circuit	1460	99	\$	1				
GHURA 100	Dehumidifier	1460	99	\$	1				
GHURA 100	Doors/Frames/Security		99	\$	1				
GHURA 100	Exhaust Fans		99	\$	1				
GHURA 100	Windows/Frames/Shutters/Security		99	\$	1				
PHA-WIDE	Waterblasting/Roof Coating			\$	101,535				
PHA-WIDE	Vacancy Reduction			\$	1				
				\$	1,739,548				
PHA-WIDE	Refrigerator	1465.1	99	\$	1				
PHA-WIDE	Range	1465.1	99	\$	1				
PHA-WIDE	Range Hood	1465.1	99	\$	1				
	CFP ACCOUNT NO. 1465:			\$	3	\$	-	\$	-
PHA-WIDE	Computer Equipment for MOD staff			\$	5,000				
	CFP ACCOUNT NO. 1475:			\$	5,000				
GHURA 100	Relocation Cost	1495.1		\$	1				
	Contingency	1502		\$	75,001				

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.: GQ01P00150106 RHF Grant No. N/A			FFY 2006	
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-08			30-Sep-10			
Mgmt Improvements	30-Sep-08			30-Sep-10			
Administration	30-Sep-08			30-Sep-10			
Audit	30-Sep-08			30-Sep-10			
Fees and Costs	30-Sep-08			30-Sep-10			
Site Improvements	30-Sep-08			30-Sep-10			
Dwelling Structures	30-Sep-08			30-Sep-10			
Dwelling Equipment Nonexpendable	30-Sep-08			30-Sep-10			
Relocation Costs	30-Sep-08			30-Sep-10			

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

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number		Federal FY of Grant FFY 2003
	CFP Grant No.	GQ08D00150103	
	RHF Grant No.	N/A	

/ / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement/Revision No. 1
 / X / Performance and Evaluation Report for Period Ending March 31, 2007 / / 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	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements (Soft Costs)	0.00	0.00	0.00	0.00
	Management Improvements (Hard Costs)	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	535,370.00	235,370.00	142,116.60	19,323.90
10	1460 Dwelling Structures	0.00	300,000.00	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	535,370.00	535,370.00	142,116.60	19,323.90
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
26	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

Signature of Executive Director and Date X	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Revision #1

Page 2

Part II: Supporting Pages

HA Name				Grant Type and Number				Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				CFP Grant No.	GQ08D00150103		Revision #1	FFY 2003
				RHF Grant No.	N/A			
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	SITE IMPROVEMENTS	1450						
	1. Streetlights ITI Power Savers	1450	10 sites	100,000.00	21,535.00	23,235.00		move \$78,465 to 1460
	2. Fencing JC Serrano Bid Item #1&3 P&E Const. Bid Item #2 MCRM Const. Bid Item #4 ITI Power Savers	1450	20 sites	335,370.00	44,953.40	37,734.00	19,323.90	move \$71,535 to 1460
						24,463.60		
						40,757.00		
					15,927.00			
	3. Drainage Swell	1450		100,000.00	50,000.00			
	CFP ACCOUNT NO. 1450:			535,370.00	235,370.00	142,116.60	19,323.90	
PHA-WIDE	DWELLING STRUCTURES	1460		0.00	300,000.00			add \$250,000 from #1450
	1. United E Const. Various Units Typhon Shutters Typhoon Shutters					2,805.00		

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule

Revision #1
 Page 3

HA Name			Grant Type and Number			Federal FY of Grant	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY			CFP Grant No.: GQ08D00150103 REV #1 RHF Grant No. N/A			FFY 2003	
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	
Site Improvements	29-Mar-06	27-Mar-08		29-Mar-10	29-Mar-10		
Dwelling Structures	29-Mar-06	27-Mar-08		29-Mar-10	29-Mar-10		

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY07-068

Moved by: ANNIE PAULINO

Seconded by: LOLITA MENO

**RESOLUTION APPROVING THE FY 2008 OPERATING BUDGETS FOR
PUBLIC HOUSING ASSET MANAGEMENT PROJECTS (AMP) GQ001000001,
GQ001000002, GQ001000003, AND GQ001000004**

- WHEREAS,** the Authority and the U. S. Department of Housing and Urban Development (**HUD**) entered into a Consolidated Annual Contributions Contract, ACC Number SF-272 dated March 27, 1967; and
- WHEREAS,** the Authority administers HUD's Low Rent Public Housing Program, which is subsidized by **HUD**, through its Operating Fund; and
- WHEREAS,** **HUD**, with the implementation of 990.255 of the Operating Fund final rule, requires public housing authorities to implement project-based management, project-based budgeting and project-based accounting, and
- WHEREAS,** the Authority, in anticipation of the aforementioned requirement, has group its public housing developments into AMPs, and
- WHEREAS,** the proposed Fiscal Year 2008 AMP budgeted expenditures are necessary in the efficient and economical operations of the AMPs for the purpose of serving low-income residents; and now, therefore be it
- RESOLVED,** that the Board of Commissioners hereby approve the Fiscal Year 2008 AMP operating budgets for the Authority's AMP projects GQ001000001, GQ001000002, GQ001000003, and GQ001000004.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – September 27, 2007.
PASSED BY THE FOLLOWING VOTES:**

AYES: Ricardo Calvo, Annie Paulino, Lolita MENO, Francesca Tydingco, and Annabelle Dancel

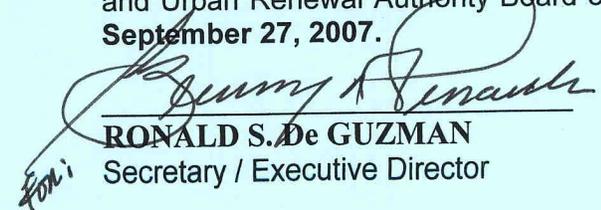
NAYS: NONE

ABSENT: Alfredo Carmona

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on September 27, 2007.

(SEAL)


RONALD S. De GUZMAN
Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY07-067

Moved by: ANNIE PAULINO Seconded by: LOLITA MENO

**RESOLUTION APPROVING THE FISCAL YEAR 2008 OPERATING AND
ADMINISTRATIVE BUDGET**

- WHEREAS,** the Authority must continue its primary mission to provide safe, decent and sanitary housing to the people of Guam in Fiscal Year 2008; and
- WHEREAS,** the Authority must ensure the continued operation of the Low Rent Public Housing, Section 8 Voucher, Elderly and community development programs: and,
- WHEREAS,** the Authority must ensure the continued payment of personnel salaries, benefits, and other administrative expenditures for Fiscal Year 2008; and
- WHEREAS,** to allow the Authority the flexibility for addressing situational needs to meet its mission, provide transfer authority of 10% to the Executive Director, within the total budget line, and to keep the Chairman of the Board apprised of such transfers, and therefore be it
- RESOLVED,** that the FY 2008 Operating and Administrative budget is hereby approved

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – September 27, 2007.
PASSED BY THE FOLLOWING VOTES:**

AYES: Ricardo Calvo, Annie Paulino, Lolita Meno, Francesca Tydingco, and Annabelle Dancel

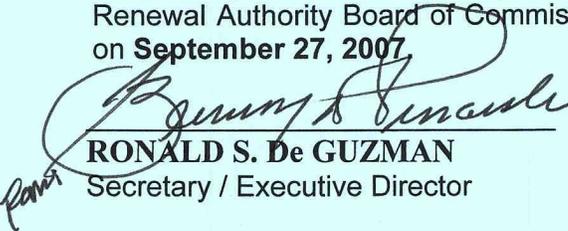
NAYS: NONE

ABSENT: Alfredo Carmona

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **September 27, 2007**.

(SEAL)


RONALD S. De GUZMAN
Secretary / Executive Director

Guam Housing and Urban Renewal Authority

Public Housing

Asset Management Project Budgets

FY 2008

GQ001000001 - AMP 1 GQ001000002 - AMP 2 GQ001000003 - AMP 3
GQ001000004 - AMP 4

	<u>AMP 1</u>	<u>AMP 2</u>	<u>AMP 3</u>	<u>AMP 4</u>	<u>Total</u>
Revenues:					
Operating Receipts	96,850	(9,234)	29,381	154,384	271,381
Interest Income	4,000	3,600	9,700	11,000	28,300
Other Income	23,000	33,668	29,000	34,000	119,668
Grant Revenue	134,099	270,884	1,194,343	208,355	1,807,681
HUD Operating Subsidies	<u>751,031</u>	<u>732,938</u>	<u>899,137</u>	<u>1,122,424</u>	<u>3,505,530</u>
	<u>1,008,980</u>	<u>1,031,856</u>	<u>2,161,561</u>	<u>1,530,163</u>	<u>5,732,560</u>
Expenses:					
Personnel					
Salaries & Wages	233,717	227,955	236,614	283,098	981,384
Overtime	3,150	3,300	3,900	4,650	15,000
Benefits	<u>88,671</u>	<u>87,219</u>	<u>93,538</u>	<u>110,411</u>	<u>379,839</u>
Personnel Total	<u>325,538</u>	<u>318,474</u>	<u>334,052</u>	<u>398,159</u>	<u>1,376,223</u>
Utilities					
Electricity	10,200	31,300	28,000	48,000	117,500
Water/Sewer	<u>600</u>	<u>600</u>	<u>19,500</u>	<u>1,750</u>	<u>22,450</u>
Utilities Total	<u>10,800</u>	<u>31,900</u>	<u>47,500</u>	<u>49,750</u>	<u>139,950</u>
Contractual					
Air Conditioning	1,000	1,200	1,200	2,500	5,900
Auto - Maintenance	1,125	1,000	1,350	2,025	5,500
Auto- Gas	8,000	9,000	10,700	16,000	43,700
Communication	6,442	10,421	10,721	10,684	38,268
Copy Machine				5,261	5,261
Custodial Services	3,058	6,444	10,266	9,374	29,142
Insurance	39,116	40,828	49,220	62,098	191,262
Legal	2,528	2,608	3,120	3,744	12,000
Professional Services	10,577	9,693	11,250	13,980	45,500
Protective Service	948	6,336	26,650	23,621	57,555
Software Maintenance	<u>18,781</u>	<u>3,708</u>	<u>3,708</u>	<u>3,708</u>	<u>29,905</u>
Contractual Total	<u>91,575</u>	<u>91,238</u>	<u>128,185</u>	<u>152,995</u>	<u>463,993</u>
Equipment	<u>20,350</u>	<u>20,675</u>	<u>23,675</u>	<u>40,340</u>	<u>105,040</u>
Other Cost					
Management Fees & Other	106,761	110,140	131,763	158,115	506,779
Bookkeeping Fees	13,509	13,937	16,674	20,007	64,127
Asset Management Fees	18,960	19,560	23,400	28,080	90,000
CFP Management Fees	30,814	31,790	38,030	45,637	146,271
Audit	4,000	4,000	5,000	6,000	19,000
Advertising	2,000	1,000	1,000	1,000	5,000
Collection Loss	13,400	24,500	4,200	27,500	69,600
Miscellaneous	1,300	4,625	1,758	1,663	9,346
Office Supplies	3,581	3,695	4,420	5,304	17,000
Ordinary Maintenance & Materials	36,000	37,000	44,000	53,000	170,000
Postage/Courier	1,750	1,810	2,100	2,400	8,060
Printing	1,700	1,750	2,100	2,500	8,050
Rental/Maintenance Equipment	6,560	14,860	15,000	12,580	49,000
Training	2,308	2,308	2,308	2,308	9,232
Telephone	1,099	1,751	2,380	3,410	8,640
PILOT	<u>6,800</u>	<u>2,200</u>	<u>1,400</u>	<u>4,900</u>	<u>15,300</u>
Other Cost Total	250,542	274,926	295,533	374,404	1,195,405
Capital Outlay	<u>91,365</u>	<u>227,174</u>	<u>1,144,392</u>	<u>134,396</u>	<u>1,597,327</u>
Expenses Total	<u>790,170</u>	<u>964,387</u>	<u>1,973,337</u>	<u>1,150,044</u>	<u>4,877,938</u>
Excess (Deficiency) of Revenues over Expenses/Expenditures					
	<u>218,810</u>	<u>67,469</u>	<u>188,224</u>	<u>380,119</u>	<u>854,622</u>
Other Funding Sources (Uses):					
Operating Transfers	(176,271)	(34,352)	(151,631)	(326,220)	(688,474)
Excess (Deficiency) of Revenues over Expenses/Expenditures and Operating Transfers					
	<u>42,539</u>	<u>33,117</u>	<u>36,593</u>	<u>53,899</u>	<u>166,148</u>

Guam Housing and Urban Renewal Authority
Operating and Administrative Budget
FY 2008

Major Category	BLI	BLI Description	AMP 1	AMP 2	AMP 3	AMP 4	COCC	HCV	ELD	CDBG	HOME	ESG	SHP	SPC	PILOT	GH500	YUR	Total	
1 Revenues																			
Revenues Total																			
2 Expenses																			
Personnel	801	Salaries & Wages	233,717	227,955	236,614	283,098	1,398,288	931,093	64,945	474,147	210,146	2,787	-	11,359	5,230	-	-	4,079,379	(29,566,088)
	802	Overtime	3,150	3,300	3,900	4,650	1,500	32,000	500	-	-	-	-	-	-	-	-	49,000	-
	803	Benefits	88,671	87,219	93,538	110,171	501,973	355,395	24,850	175,246	73,938	1,178	-	4,026	-	1,796	-	1,518,141	-
Personnel Total			325,538	318,474	334,052	398,159	1,901,761	1,318,488	90,295	649,393	283,984	3,965	-	15,385	7,026	-	-	5,646,520	-
Utilities	804	Electricity	10,200	31,300	28,000	48,000	23,500	23,500	48,200	-	-	-	-	-	-	-	-	221,500	-
	805	Water/Sewer	600	600	19,500	1,750	2,000	2,000	48,200	-	-	-	-	-	-	-	-	74,650	-
Utilities Total			10,800	31,900	47,500	49,750	25,500	25,500	105,200	-	-	-	-	-	-	-	-	296,150	-
Travel	809	Local Mileage					3,000	3,000	-	21,406	6,394	-	-	-	-	-	-	3,000	-
	810	Off-island Travel					94,000	15,000	-	21,406	6,394	-	-	-	-	-	-	133,800	-
Travel Total							97,000	18,000	-	42,812	12,788	-	-	-	-	-	-	136,800	-
Contractual	811	Air Conditioning	1,000	1,200	1,200	2,500	4,250	300	300	231	69	-	-	-	-	-	-	15,000	-
	812	Air-Conditioning Maintenance	1,125	1,000	1,350	2,025	2,400	3,000	750	5,775	1,725	-	-	-	-	-	-	19,150	-
	813	Air-Conditioning Gas	8,000	9,000	10,700	16,000	5,870	9,200	1,120	4,620	1,380	-	-	-	-	-	-	65,890	-
	814	Communication	6,442	10,421	10,721	10,684	5,330	2,000	4,570	7,700	2,300	-	-	-	-	-	-	60,168	-
	815	Copy Machine	3,058	6,444	10,266	9,374	10,234	10,234	6,480	8,162	2,438	-	-	-	-	-	-	24,893	-
	816	Custodial Services	39,116	40,828	49,220	62,098	16,386	8,118	15,454	3,907	1,150	-	-	-	-	-	-	56,090	-
	817	Insurance					3,630	3,630	-	3,907	1,150	-	-	-	-	-	-	236,277	-
	818	Storage					77,150	5,000	2,000	15,400	4,600	-	-	-	-	-	-	67,200	-
	825	Legal	2,528	2,608	3,120	3,744	16,000	10,565	27,500	11,936	3,664	-	-	-	-	-	-	116,150	-
	826	Equipment Repair/Maintenance	10,577	9,693	11,250	13,980	18,000	10,565	27,500	11,936	3,664	-	-	-	-	-	-	8,000	-
	828	Professional Services	948	6,336	26,650	23,621	380	390	480	462	138	-	-	-	-	-	-	115,065	-
	829	Protective Services	18,761	3,708	3,708	3,708	20,769	18,537	691	5,730	115	-	-	-	-	-	-	59,415	-
	830	Software Maintenance	91,575	128,185	152,985	166,885	81,740	59,345	103,226	50,576	10,576	-	-	-	-	-	-	75,177	-
Contractual Total			20,350	20,675	23,675	40,340	20,411	4,450	2,000	35,343	10,576	-	-	-	-	-	-	925,735	-
Equipment	831	Equipment	20,350	20,675	23,675	40,340	20,411	4,450	2,000	35,343	10,576	-	-	-	-	-	-	177,801	-
Equipment Total			20,350	20,675	23,675	40,340	20,411	4,450	2,000	35,343	10,576	-	-	-	-	-	-	177,801	-
Other Cost	820	Management Fees & Other	106,761	110,140	131,763	158,115	354,917	34,141	70,000	43,881	-	-	-	-	-	-	-	1,009,718	-
	821	Bookkeeping Fees	13,509	13,937	16,674	20,007	221,823	-	-	-	-	-	-	-	-	-	-	285,950	-
	822	Asset Management Fees	18,960	19,560	23,400	28,080	-	-	-	-	-	-	-	-	-	-	-	90,000	-
	823	CFP Management Fees	30,814	31,790	38,030	45,637	-	-	-	-	-	-	-	-	-	-	-	146,271	-
	832	Audit	4,000	4,000	5,000	6,000	38,500	12,000	3,000	11,858	4,743	-	-	-	-	-	-	89,101	-
	833	Advertising	2,000	1,000	1,000	10,500	700	3,500	11,550	3,450	-	-	-	-	-	-	-	34,700	-
	835	Collection Loss	13,400	24,500	4,200	27,500	-	-	-	-	-	-	-	-	-	-	-	69,600	-
	836	Computer Services					1,000	-	-	1,155	345	-	-	-	-	-	-	1,500	-
	837	Computer Supplies					-	-	-	-	-	-	-	-	-	-	-	1,000	-
	839	Custodial Supplies					25,000	-	-	-	-	-	-	-	-	-	-	30,000	-
	841	Management Improvements					8,936	-	-	555	945	-	-	-	-	-	-	10,435	-
	842	Membership Dues	1,300	4,625	1,758	1,683	13,489	2,300	453	2,220	3,780	-	-	-	-	-	-	31,594	-
	843	Miscellaneous	3,581	3,695	4,420	5,304	18,550	30,000	700	6,930	2,070	-	-	-	-	-	-	75,280	-
	844	Office Supplies	36,000	37,000	44,000	55,000	-	-	12,000	-	-	-	-	-	-	-	-	182,000	-
	845	Ordinary Maintenance & Materials	1,750	1,810	2,100	2,400	1,600	8,800	100	462	138	-	-	-	-	-	-	19,160	-
	846	Maintenance Fees	1,750	1,810	2,100	2,400	1,600	8,800	100	462	138	-	-	-	-	-	-	19,160	-
	847	Postage/Courier	1,750	1,750	2,100	2,400	4,500	12,000	500	5,550	9,450	-	-	-	-	-	-	40,050	-
	848	Printing	6,560	14,860	15,000	12,580	6,000	6,000	-	-	-	-	-	-	-	-	-	55,000	-
	849	Publications	2,308	2,308	2,308	2,308	24,369	26,538	1,462	1,110	1,890	-	-	-	-	-	-	64,601	-
	852	Subscriptions	1,099	1,751	2,380	3,410	9,034	5,344	1,521	6,160	1,840	-	-	-	-	-	-	32,539	-
	853	Telephone	6,800	2,200	1,400	4,900	-	-	-	-	-	-	-	-	-	-	-	15,300	-
	854	PILOT	250,542	274,926	295,533	374,404	156,933	675,422	63,377	117,550	72,532	-	-	-	-	-	-	2,286,219	-
Other Cost Total			91,365	227,174	1,144,392	134,396			126,480	3,763,696	1,380,000	95,955	496,020	180,000	5,000	-	-	7,584,398	-
Capital Outlay/Exp	855	Capital Outlay																28,560,000	-
	857	Loan Payment																28,560,000	-
	858	Housing Assistance Payments																22,000	-
	860	Portability Admin Fees																22,000	-

Guam Housing and Urban Renewal Authority
Operating and Administrative Budget
FY 2008

Major Category	BLI	BLI Description	AMP 1	AMP 2	AMP 3	AMP 4	COCC	HCV	ELD	CDBG	HOME	ESG	SHP	SPC	PILOT	GH500	YUR	Total
2 Expenses		Capital Outlay/Exp. 899 (blank)	91,365	227,174	1,144,392	134,396		29,572,000	178,480	3,763,696	1,380,000	95,355	496,020	180,000				37,262,878
		Capital Outlay/Expenditures Total	790,170	964,387	1,973,337	1,150,044	2,365,460	31,692,600	498,697	4,690,614	1,804,043	99,320	496,020	195,385	5,000	7,026		46,732,103
3 Other Fund		Surplus Subsidies 108																
		Surplus Subsidies Total																
		Year-end Cash 108							(41,895)						(5,000)			(46,895)
		Year-end Cash Total							(41,895)						(5,000)			(46,895)
		Operating Transfers 107	176,271	34,352	151,631	326,220	(689,919)											(1,445)
		Operating Transfers Total	176,271	34,352	151,631	326,220	(689,919)											(1,445)
		HAP Equity 108						345,935										345,935
		HAP Equity Total						345,935										345,935
		Admin Fee Equity 108						(429,198)										(429,198)
		Admin Fee Equity Total						(429,198)										(429,198)
		Other Funding (Sources) Uses Total	176,271	34,352	151,631	326,220	(689,919)	(83,263)	(41,895)					(5,000)				(131,603)
		(Excess) Deficiency of Revenues over Expenses/Expenditures	(42,539)	(33,117)	(36,593)	(53,899)										(18,674)	(32,000)	(216,822)

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Suidat Guahan
Resolution No. FY07-060

Moved by

Seconded by

RESOLUTION APPROVING THE AMENDED 2007 PHA ANNUAL PLAN AND REVISED CAPITAL FUND PROGRAM GQ08P00150107 IN THE AMOUNT OF \$1,462,710

WHEREAS, pursuant to Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, the Guam Housing and Urban Renewal Authority is mandated to develop and submit a Public Housing Agency (PHA) Annual Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the PHA Annual Plan is a comprehensive guide to the Authority's policies, programs, operations, and strategies for meeting local housing needs and goals for implementation for the upcoming fiscal year; and

WHEREAS, the PHA Annual Plan and Capital Fund Program GQ08P00150107 is amended and revised, respectively, to address the revised formula award in the amount of \$1,462,710 to operate GHURA's work activities;

WHEREAS, the goals and objectives of the amended 2007 PHA Annual Plan is consistent with Guam's Five-Year Consolidated Plan, which identifies and prioritizes the housing and community development needs of Guam; and

WHEREAS, this plan was prepared in accordance with the PHA Plan requirements of 24 CFR Part 903; now, therefore, be it

RESOLVED, that the Board of Commissioners hereby approves the amended FY2007 PHA Annual Plan and revised Capital Fund Program GQ08P00150107 in the amount of \$1,462,710.

IN REGULAR BOARD MEETING, SINAJANA, GUAM –

PASSED BY THE FOLLOWING VOTES:

Ayes:

Nays:

Absent:

Abstained:

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on _____

(S E A L)

RONALD S. DeGUZMAN
Executive Director