

**Grantee: Territory of Guam**

**Grant: B-08-SN-66-0001**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-SN-66-0001

**Obligation Date:****Grantee Name:**

Territory of Guam

**Award Date:****Grant Amount:**

\$100,674.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

Guam's Consolidated Plan for 2005-2009 and Guam's Program Year 2008 Annual Action Plan outline housing-and community activities for which RUD funds have been approved. Guam will use NSP funds to expand access to affordable rental housing for low-income persons. Guam's Consolidated Plan identifies affordable rental housing as an objective outcome to address the lack of affordable, housing to low-income populations and especially to the extremely low-income. The ConPlan is a detailed assessment of the areas of greatest need to Guam's community to support housing and the sustainability of communities. The highest concentration of population and housing is in northern Guam within the villages of Dededo, Yigo, and Tamuning. This tri-village region constitutes 52.48% of Guam's total population and 55.41 % of the island's low/mod income population. Village Total Low/Mod % Population Population Low/Mod Dededo 42,635 25,642 60.143 Tamuning 17,619 10,288 58.392 Yigo 18,947 11,453 60.448 Tri- Village Total 79,201 47,383 59.826 Guam Population Total 150,928 85,511 \* Source Data: Guam Census 2000, U.S. Census Bureau Dededo/Yigo In October 2008, GHURA conducted a physical survey of abandoned and vacant housing units located within five well-established GHURA housing areas. Collectively, the areas are commonly referred to as GHURA 500 housing and constitute 500 units of housing developed in the 1980s and sold to qualified low/mod income buyers in the years that followed. Twenty-two of the 500 units were found to be vacant and abandoned. Tamuning: Preliminary analysis of the judicial foreclosure data obtained from the Guam Courts points to a number of the recent foreclosures having occurred in the village of Tamuning.

## Recovery Needs:

Housing in all forms is a recognized need across all regions of the island. Whether for rental or ownership, to house the disabled, elderly, homeless, or other special needs populations, appropriate and adequate housing is in short supply. Housing problems include cost burden, substandard housing and overcrowding. These housing problems, however, are particularly profound for renters. According to the U.S. Census 2000, extremely-low to moderate-income households are twice as likely to be renters as they are to be homeowners. Of the 38,390 households in Guam in 2000, 55% or 21,170 households were extremely-low to low-income.

Forty-three percent (43%) of renters, approximately 5,930 extremely-low to moderate-income renters, have a high housing cost burden. These household pay more than 30% of their income to their gross rent costs. Twenty-seven percent (27%), approximately 3,690 extremely-low to moderate-income households rent housing units with inadequate kitchen facilities and inadequate plumbing facilities and experience overcrowding. Seventeen percent (17%) or 2,380 extremely-low to moderate-income renters have a high cost burden and have housing problems. In total, approximately 9,620 renter household have a high cost burden and/or experience significant housing problems. The largest groups are the family (large or small) household followed by other unrelated households, disabled households and elderly households.

Guam participates in HUD's Public Housing program and the Housing Choice Voucher program. GHURA administers the 2 hsg assistance programs for Guam. GHURA administers 750 public hs units, 668 for low income families and 82 units for low-income elderly persons & persons with disabilities. Presently, 340 persons/families are

wait-listed, pending avail. public housing. Another 1,305 applicants await the opportunity to utilize one of the 2,500 vouchers administered by Guam under the Housing Choice Voucher program.

#### Distribution and Uses of Funds

Areas with the greatest percentage of home foreclosures - The full impact of foreclosure activity on Guam's housing market is not known. A consolidated database of foreclosure information is not available for Guam. Ideally, the Dept. of Land Management (DLM) would provide the best data source for recorded property transactions, though there is a six-month lag in transaction postings at present.

Areas with the highest percentage of homes financed by subprime related mortgage loans - Guam's housing market cycle does not mirror that of communities nationally, but rather those of the neighboring Asian markets; It is likely that the pre-existant slow' growth in Guam's housing market, coupled with the intervening issues of distance and timezone challenges have impacted the ability of subprime market lenders to make in-roads into Guam's housing market. Guam's subprime lending exposure has been further limited and minimal due in large part to the conservative nature of the island's banking community.

Areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures - Guam intends to purchase foreclosed properties for use as affordable rental housing and prioritize efforts near the island's employment centers. Despite the general decline in oil prices nationwide, fuel costs on Guam continue to be an issue of concern to island residents. Gas prices on Guam are still nearly \$1.00 per gallon more than the national average. The lack of a comprehensive public transportation system compounds the need to site activities nearest to the island's employment centers.

| Overall                                 | This Report Period | To Date      |
|---|--------------------|--------------|
| Total Projected Budget from All Sources | N/A                | \$100,674.00 |
| Total CDBG Program Funds Budgeted       | N/A                | \$100,674.00 |
| Program Funds Drawdown                  | \$0.00             | \$0.00       |
| Obligated CDBG DR Funds                 | \$0.00             | \$0.00       |
| Expended CDBG DR Funds                  | \$0.00             | \$0.00       |
| Match Contributed                       | \$0.00             | \$0.00       |
| Program Income Received                 | \$0.00             | \$0.00       |
| Program Income Drawdown                 | \$0.00             | \$0.00       |

### Progress Toward Required Numeric Targets

| Requirement                        | Required    | To Date |
|------------------------------------|-------------|---------|
| Minimum Overall Benefit Percentage | \$99.99     | \$0.00  |
| Minimum Non-Federal Match          | \$0.00      | \$0.00  |
| Limit on Public Services           | \$15,101.10 | \$0.00  |
| Limit on Admin/Planning            | \$10,067.40 | \$0.00  |
| Limit on State Admin               | \$0.00      | \$0.00  |

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

## Overall Progress Narrative:

The grantee continues to seek an appropriate and affordable foreclosed property to acquire and rehabilitate. When completed, the rehabilitated unit will be used as affordable rental housing for eligible tenants at or below 50% of area median income. It is the intent of the grantee that the unit will be owned and managed by a local non-profit organization. Acquiring a suitable affordable priced unit has proven challenging. Foreclosure notwithstanding, the cost of housing on Guam is still typically higher than the amount authorized for Guam's NSP. Additional funds were sought and approved to reprogram from HUD CDBG. These additional funds will augment the available NSP funding.

## Project Summary

| Project #, Project Title   | This Report Period     |                        | To Date                |                        |
|--|------------------------|------------------------|------------------------|------------------------|
|  | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance   | \$0.00                 | \$0.00                 | \$0.00                 | \$0.00                 |
| NSP-01, Acquisition and/or rehabilitation of foreclosed unit     | \$0.00                 | \$0.00                 | \$91,000.00            | \$0.00                 |
| NSP-02, Administration of the Neighborhood Stabilization Program | \$0.00                 | \$0.00                 | \$9,674.00             | \$0.00                 |

## Activities

**Grantee Activity Number:** NSP -GU-01

**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

Administration of the Neighborhood Stabilization Program

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2012

**National Objective:**

N/A

**Responsible Organization:**

GHURA

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$9,674.00

**Total CDBG Program Funds Budgeted**

N/A

\$9,674.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

NSP administration. Administration of the activities funded by the NSP grant is an assumed benefit to the target low/mod/middle income group under CDBG regulations.

**Location Description:**

117 Bien Venida Avenue, Sinajana, GU 96910 and 414 West Soledad Avenue, GCIC Building, Suite 306, Hagatna, GU 96910

**Activity Progress Narrative:**

The grantee will use the funds allocated for Administration to conduct the routine administrative activities in support of the project. Guam's NSP project is intending to acquire and rehab an affordable unit for use as rental housing. Administrative activities are an assumed benefit to the target population served by NSP, specifically persons (renters) at or below 50% of area median income.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

## Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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|                                 |   |
|---------------------------------|---|
| <b>Grantee Activity Number:</b> | <b>NSP-GU-02</b>                                  |
| <b>Activity Title:</b>          | <b>Rehab/Acquire Foreclosure for AffordRental</b> |

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Activity Status:

Planned

### Project Number:

NSP-01

### Project Title:

Acquisition and/or rehabilitation of foreclosed unit

### Projected Start Date:

03/01/2009

### Projected End Date:

03/01/2012

### National Objective:

NSP Only - LH - 25% Set-Aside

### Responsible Organization:

GHURA

## Overall

## Jul 1 thru Sep 30, 2009

## To Date

|  |        |             |
|--|--------|-------------|
| <b>Total Projected Budget from All Sources</b> | N/A    | \$91,000.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A    | \$91,000.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00 | \$0.00      |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00 | \$0.00      |
| <b>Expended CDBG DR Funds</b>                  | \$0.00 | \$0.00      |
| <b>Match Contributed</b>                       | \$0.00 | \$0.00      |
| <b>Program Income Received</b>                 | \$0.00 | \$0.00      |
| <b>Program Income Drawdown</b>                 | \$0.00 | \$0.00      |

## Activity Description:

Guam will engage in the acquisition and/or rehabilitation of one (1) foreclosed unit for the purpose of creating affordable rental housing. Upon completion of the acquisition and/or rehabilitation activity, GHURA will transfer title of the improved property to a suitable non-profit organization or government entity to administer the unit as affordable rental housing for a minimum of 20 years. One hundred percent (100%) of NSP funds will be used to assist families whose incomes do not exceed 50% of area median income. Guam will target its use of NSP funds to address the need for affordable rental housing in the northern villages of Dededo and Yigo, specifically within or near the GHURA 500 housing subdivisions. A foreclosed or abandoned housing unit will be acquired and rehabilitated using NSP funds. Guam will first seek a unit from within its own housing inventory to rehabilitate. If one is not available, a foreclosed or abandoned unit will be purchased and rehabilitated. The target housing subdivisions are located within the following census tracts: Village Subdivision Tract Dededo GHURA 501 & 505 950700 Dededo GHURA 502 & 503 950800 (Astumbo Gdns & Fern Terrace) Yigo GHURA 506 950500 If the purchase option is exercised, Guam will implement the 15% purchase discount for the unit as required by NSP for the use of funds to purchase.

## Location Description:

117 Bien Venida Avenue, Sinajana, GU 96910 and 414 West Soledad Avenue, GCIC Building, Suite 306, Hagatna, GU 96910

## Activity Progress Narrative:

(1) The grantee sought and received approval to reprogram \$61,333.42 of HUD CDBG program funds to augment NSP funding. The additional funds brings the total dollars available for the NSP-02 activity to \$162,007.42. (2) The grantee continues to search for an affordable unit to acquire and rehab. Median home prices on Guam are presently \$194,000 in a typical market scenario. In this environment, locating a unit available significantly below this price has been challenging.

## Performance Measures

|                             | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                             | Low                | Mod | Total | Low                                | Mod | Total |
| # of Properties             | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/1   |
| # of housing units          | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/1   |
| # of Households benefitting | 0                  | 0   | 0     | 0/1                                | 0/0 | 0/1   |

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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