



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., May 24, 2018
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. APPROVAL OF PREVIOUS BOARD MINUTES – May 11, 2018

III. CORRESPONDENCE AND REPORTS

Page(s)

1. Authority Financial Report 1-10
(January – March 2018)

IV. OLD BUSINESS

1. Board Action Item No. 037/18
Update on the Construction of the Sinajana Central Precinct
(Ref. Minute Nos: 099/17, 311/17, 330/17, & 006/18)

V. NEW BUSINESS

1. Request for Tenant Account Receivables 11-21
Write-off through February 2018
2. Resolution No. FY2018-017 22-111
Resolution approving the Annual PHA Plan and Capital Fund Program (CFP)
Annual Plan for the Fiscal Year 2019 beginning October 01, 2018
3. Resolution No. FY2018-018 112-125
Resolution approving and authorizing the implementation for the
Smoke -Free Policy and Public Housing Lease Addendum
4. Resolution No. FY2018-019 126
Resolution approving the detail appointment extension to the Program
Coordinator III position for an additional 90 days for calendar year 2018
(Alice James)
5. Resolution No. FY2018-020 127
Resolution approving the detail appointment extension to the Program
Coordinator I position for an additional 90 days for calendar year 2018
(Ronnie Santos)

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting - June 8th and 22nd

VII. ADJOURNMENT

**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., May 24, 2018**

GHURA Main Office, 1st floor conference room
Sinajana, Guam
MINUTES

After notice was duly and timely given pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regular scheduled meeting of **Thursday, May 24, 2018** at 12:00 p.m. at the GHURA Sinajana Main Office, 1st Floor Conference Room was conducted.

I. ATTENDANCE, QUORUM, AND CALL TO ORDER

COMMISSIONERS PRESENT: Thomas E. B. Borja, Vice-Chairman
Carl V. Dominguez, Member
George F. Pereda, Member
Joseph M. Leon Guerrero, Resident Commissioner

COMMISSIONERS ABSENT: George A. Santos, Chairman (excused)
Eliza U. Paulino, Member (excused)

LEGAL COUNSEL: Anthony Perez

MANAGEMENT & STAFF: Michael J. Duenas, Executive Director
Pedro A. Leon Guerrero, Deputy Director
Katherine Taitano, Chief Planner
Lucele Leon Guerrero, Controller
Philomena San Nicolas, AMP3 PSM
Kimberly Bersamin, HR Administrator

Meeting was called to order at 12:00 p.m. by Vice Chairman Borja who acknowledged the presence of the above attendees. The Vice Chairman then indicated that the minimum number of Commissioners required for a quorum was present and that the meeting could proceed.

Minute No.	Ref. No.	Approval of Previous Board Meeting	Action By:
110/18		Vice Chairman Borja called for a motion to be made on the approval of the Minutes for the previous Board Meeting on May 11, 2018.	
111/18		After review and further discussion by the Board Members, a motion was made by Commissioner Pereda and seconded by Resident Commissioner Leon Guerrero to approve the Board Minutes of May 11, 2018 as corrected.	
Minute No.	Ref. No.	Correspondence and Reports	Action By:
112/18		<p>Authority Financial Report (January - March 2018)</p> <p>Ms. Lucele Leon Guerrero summarized the Authority's financial reports as follows:</p> <p><u>Net Assets</u></p> <ul style="list-style-type: none"> • \$15.9M from all programs, • \$22.5M net of depreciation • \$45.8M in total assets <p><u>Liabilities and Net Positions</u></p> <ul style="list-style-type: none"> • \$951K payments to Vendors and Contractors • \$1M is Guma Trankilidat's debt to USDA • GHURA's net position is \$27M. <p><u>Combined Statement of Revenues, Expenses, Change in Net Position</u></p> <p>Operating Revenues totaled \$21.2M:</p> <ul style="list-style-type: none"> • \$19.8M from HUD • \$366K from Tenant Revenue • \$1.1M from other sources 	Lucele Leon Guerrero

Minute No.	Ref. No.	Correspondence and Reports	Action By:
112/18 continuation		<p>Operating Expenses totaled \$20.5M:</p> <ul style="list-style-type: none"> • \$14M is to pay for landlords' HAP and tenants' utility reimbursements, • \$3.5M paid for vendors/contractors and subrecipients • \$3M for salaries and benefits. <p>Net Income from operation is \$700K</p> <p>Non-operating income totaled \$21K</p> <ul style="list-style-type: none"> • GHURA's interest is \$51K received and \$30K paid out for expenses for the GT's USDA loan. <p>Changes in net position is now up by \$10K which brings it to \$710K</p> <p>Net position increase of \$600K from \$26.4M to \$27M</p> <p><u>Highlights:</u></p> <p>\$710K is GHURA's Net Income and is generated by:</p> <ul style="list-style-type: none"> • Guma Trankilidat • Multifamily Housing Services Coordinator • Neighborhood Stabilization Program (NSP) • Continuum of Care (CoC) • AMPs • Resident Opportunity and Supportive Services (ROSS) • Section 8 Vouchers • Public Housing Capital Fund • Family Self Sufficiency Program Coordinator Grant • Revolving and Trust Funds. 	

Minute No.	Ref. No.	Correspondence and Reports	Action By:
112/18 continuation		<p>GHURA's Net loss were generated by:</p> <ul style="list-style-type: none"> • Community Development Block Grants (CDBG) • Emergency Solutions Grants (ESG) • HOME Grants • Economic, Social Development Impact or Compact Impact • local and other funds <p>Guma Trankilidat reflects a net income of \$142K. \$150K annually is reserved for projects under the Capital Needs Assessment (CNA) for the following year. Currently 6 units are being renovated</p> <p>AMPS have a combine income of \$357K. The income not used by September 30 will be placed in reserves for the following year expenses.</p> <p>Section 8 Housing Choice Vouchers have a net income of \$99K. The office rent to the cost center has not been calculated. The income not used will become HAP and ADMIN fee reserves at the program year end for the next program year</p> <p>Local Funds have a combined loss of \$138K which includes the Cost Center due to building rental fees not being billed.</p> <p>Other funds have a loss of \$2K. Yona Urban Renewal expenses are included in this, however, they have reserves from prior years to cover them.</p> <p>Revolving Funds have a combined income of \$110k from LIHTC and PILOT</p>	

Minute No.	Ref. No.	Correspondence and Reports	Action By:
112/18 continuation		<p>funds.</p> <p>Trust Funds reflect a combined income of \$33 which covers interest income earned and received from TCDs.</p>	
Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18	<p>Update on the Construction for the Sinajana Central Precinct</p> <p>Deputy Director Leon Guerrero stated that he, along with Mr. Albert Santos and Legal Counsel, met with Ms. Nancy Tang the bonding company, First Net's assistant manager, Ms. Nancy Tang regarding the precinct. Mr. Santos recommended that the contractor hire a full-time engineer and a quality control person. She stated she will meet with REX and discuss the recommendations. She will also discuss the need to hire a sub-contractor to get the work done and the project back on schedule.</p> <p>Legal Counsel stated the reason we are keeping the insuring company in the loop is because the project was set to be completed in August, which doesn't seem likely. If that happens and GHURA doesn't give them an extension then another bond needs to be called in. However, the financial impact of this falls on the contractor and not GHURA.</p> <p>Mr. Santos' concern is not meeting the drawdown ratio. Director Duenas stated that if we don't meet the drawdown ratio, GHURA is required to</p>	<p>Pedro Leon Guerrero</p>

Minute No.	Ref. No.	NEW BUSINESS	Action By:
115/18 continuation		<p>Director Duenas stated that our Chief Planner, Ms. Katherine Taitano will briefly summarized the Annual Action Plan and the Capital Fund Plan.</p> <p>However, since the Annual Action Plan included the discussion on incorporating the Smoke Free Policy, Vice Chairman Borja suggested to pause on any further discussions until the next business item (Smoke Free Policy) is addressed.</p>	
116/18		<p>Resolution No. FY2018-018 approving and authorizing the implementation for the Smoke-Free Policy and Public Housing Lease Addendum</p> <p>Director Duenas stated that HUD only required GHURA to implement a smoke free policy and didn't give us too much guidance as to what they wanted to see other than no smoking in the dwelling units. However, we decided to include the common areas. The main challenge will be the enforcement.</p> <p>With the assistance of the senior property manager (Philly San Nicolas), she provided the Deputy Director and other property site managers with an outline for the outreach with the public housing residents. During their in-house discussions as to why there would be no designated smoking areas, it was pointed out that the areas will be costly to maintain and could serve as an invitation to vandalism.</p> <p>Deputy Director Leon Guerrero stated, there's no way to satisfy everyone therefore it was decided to establish a</p>	Philomena San Nicolas

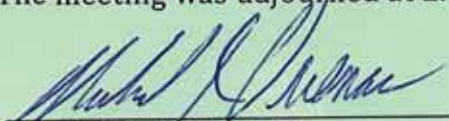
Minute No.	Ref. No.	NEW BUSINESS	Action By:
116/18 continuation 117/18		<p>non-smoking zone within 25 feet of the dwelling units and offices.</p> <p>A motion was made by Commissioner Pereda and seconded by Resident Commissioner Leon Guerrero to approve Resolution No. FY2018-018 approving and authorizing the implementation for the Smoke-Free Addendum. Without any further discussion and objection, the Motion was approved.</p>	
115/18		<p>After the approval of the Smoke Free Policy (Res. FY2018-018) Ms. Taitano continued with the request to approve Resolution No. FY2018-17.</p> <p>Ms. Taitano stated this is the first year a Resident Advisory Board is included in the Capital Fund Program review. The AMPS will continue to hold meetings with their Resident Advisory Council in an effort to continue communication with their residents. The offices at AMP4 which were formerly used by DYA will be renovated and used for the activities of the Resident Advisory Council.</p> <p>The Family Self-Sufficiency Program (FSS) now includes Public Housing participants, therefore increasing the number of participants being served to assist them to become self-sufficient.</p> <p>In addition, as GHURA works towards becoming a certified housing counseling agency under HUD, we are in the process of certifying the FSS staff to become housing counselors.</p> <p>The current project priorities are the lead base testing of about 148 dwelling</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
121/18		A motion was made by Commissioner Dominguez and seconded by Resident Commissioner Leon Guerrero to approve Resolution No. FY2018-019 approving the detail appointment extension of the Program Coordinator III position for an additional 90 days for calendar year 2018. Without any further discussion and objection, the Motion was approved.	
122/18		A motion was made by Commissioner Dominguez and seconded by Resident Commissioner Leon Guerrero to approve Resolution No. FY2018-020 approving the detail appointment extension to the Program Coordinator I position for an additional 90 days for calendar year 2018. Without any further discussion and objection, the Motion was approved.	
Minute No.	Ref. No.	General Discussion / Announcements	Action By
123/18		Next Proposed Scheduled Meetings: June 8 th and 22 nd	

ADJOURNMENT

124/18 There being no further business before the Board, a motion was made by **Resident Commissioner Leon Guerrero** and Seconded by **Commissioner Pereda** which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **1:05 p.m.**

(SEAL)



MICHAEL J. DUENAS

Board Secretary/Executive Director

GHURA Financial Highlights for January - March 2018

(for the six months and 2nd quarter ended)

BOC Meeting, May 24, 2018

Statement of Net Position (Assets):

- Cash for all programs total \$15.9 M
- Property, Plant & Equipment (net of depreciation) total \$22.5 M.
- Total Assets (what GHURA owns) equal \$45.8 M.

Statement of Net Position (Liabilities and Net Position):

- Payments to vendors/contractors total \$951 K.
- GT debt to USDA RD total \$1.0 M.
- Net Position (what GHURA's worth) is \$27.0 M.

Combined Statement of Revenues, Expenses, Change in Net Position:

- Operating Revenues total \$21.2 M (\$19.8 M are from HUD, \$366 K from Tenant Revenue and \$1.1 M from other sources).
- Operating Expenses total \$20.5 M (\$14.0 M paid to landlords for HAP and tenants for utility reimbursements, \$3.5 M paid vendors/contractors/subrecipients and \$3.0 M are for salaries and benefits).
- Net income from operation is \$700 K.
- Non-operating income total \$21 K (interest income of \$51 K were received and \$30 K of interest expenses were paid for GT – RD Loan).
- Change in net position (net income) is \$710 K.
- Net position increased from \$26.4 M to \$27.0 M. (what GHURA's worth)

GHURA Financial Highlights for January - March 2018

(for the six months and 2nd quarter ended)

BOC Meeting, May 24, 2018

Highlights by Fund:

- Change in Net Position (Net income) = \$710 K
- Program/Project Funds with net cash inflow (net income) are: Supportive Housing for the Elderly (GT), Multifamily Housing Services Coordinator (MFHSC), Neighborhood Stabilization Program (NSP), Continuum of Care (CoC), Public and Indian Housing (AMPs or PH), Resident Opportunity and Supportive Services (ROSS), Section 8 Housing Choice Vouchers (S8 HCV), Public Housing Capital Fund (CFP), FSS Program Coordinator Grant (FSS), Revolving Funds and Trust Funds.
- Program/Project Funds with net cash outflow (net loss) are: Community Development Block Grants/Special Purpose Grants/Insular Areas (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnerships (HOME), Economic, Social, Political Development of the Territories (Compact Impact), LOCAL Funds and Other Funds.
- The following are Grants, reflecting net cash inflows and outflows due to timing differences: MFHSC, CDBG, ESG, HOME, CoC, ROSS, CFP, FSS and Compact Impact.
- GT reflects income of \$142 K. \$150 K will be transferred to reserves annually for future CNA Projects. USDA approved the use of reserves for Rehabilitation of 5 units + 1 manager's unit. CNA Project has been in progress.
- AMPs or PH reflect a combined income of \$357 K. Net cash inflow (income) will be reserves if not expended by fiscal year end.
- S8 HCV reflects income of \$99 K. Office Rent to COCC not included yet. Net cash inflow (income) will be HAP and Admin Fee reserves if not expended by fiscal year end; program is continuing to be frugal with expenditures.
- LOCAL Funds reflect a combined loss of \$138 K. COCC Building Rental Income from HCV and CPD not included yet. CPD Program Management Fee not included yet. Continuing to be frugal with expenditures.
- Other Funds reflect a combined loss of \$2 K. Yona Urban Renewal Fund has cash reserves from prior years to cover expenditures.
- Revolving Funds reflect a combined income of \$110 K. LIHTC funds and PILOT interest income earned.
- Trust Funds reflect a combined income of \$33. Interest income earned and received.

Date : March 2018
Statement of Net Position

ASSETS

Current Assets

Cash	\$15,943,543.01
Accounts receivable	\$1,450,008.89
Due To / From Other Funds, net	\$0.00
Consumable Inventory	\$268,094.14
Other current assets	\$2,705,488.00

Total current assets	\$20,367,134.04
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Investments	\$1,284,513.35
Prepaid expenses	\$1,640,249.76

Total non-current investments	\$0.00
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Property, plant & equipment, net	\$22,549,833.26
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Total non-current assets	\$25,474,596.37
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Total assets	\$45,841,730.41
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Date : March 2018
Statement of Net Position

Liabilities and Net Position

Liabilities	
Current Liabilities	
Accounts Payable	\$951,062.53
Current portion of Notes Payable	\$66,000.00
Deferred Revenue	\$2,758,628.63
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Other current liabilities	\$2,035,242.42
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Total current liabilities	\$5,810,933.58
Non-Current Accrued Liabilities	\$12,114,077.32
Long-term portion of note payable	\$933,936.84
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Total liabilities	\$18,858,947.74
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Net Position	
Net Position	\$26,982,782.67
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Total liabilities and net position	\$45,841,730.41
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Date : March 2018

Combined Statement of Revenues, Expenses, Change in Net Position

Operating Revenue and Expenditures

Operating Revenue	
HUD PHA GRANTS	\$19,766,839.73
Tenant Revenue	\$365,600.42
Other Government Grants	\$16,059.01
Other Non-Government Contributions	\$0.00
Other Operating Revenue	\$1,062,669.44
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Total Operating Revenues	\$21,211,168.60
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Operating Expenditures	
Personnel Expenditures	\$2,957,724.49
Vendor Expenditures	\$3,537,448.04
Housing Assistance Payments	\$14,020,606.44
Compensated Absences	\$0.00
Depreciation	\$0.00
Other Operating Expenses	\$5,624.00
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Total Operating Expense	\$20,521,402.97
Net Profit or Loss from Operations	\$689,765.63

Date : March 2018

Combined Statement of Revenues, Expenses, Change in Net Position

Other Non-operating Revenue (Expenses)	
Interest Income	\$50,654.47
Interest Expense	(\$30,048.45)
Other, Net	\$0.00
Total Non-operating Revenue, Net	<hr/> \$20,606.02 <hr/>
Change in Net Position	\$710,371.65
Total Net Position - Beginning of Year	<hr/> \$26,272,411.02 <hr/>
Total Net Position - End of Period	<hr/> \$26,982,782.67 <hr/>

Combined Statement of Revenue, Expenses and Charges in Net Position
March 31, 2018

Fiscal Year	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	1018	1017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999	998	997	996	995	994	993	992	991	990	989	988	987	986	985	984	983	982	981	980	979	978	977	976	975	974	973	972	971	970	969	968	967	966	965	964	963	962	961	960	959	958	957	956	955	954	953	952	951	950	949	948	947	946	945	944	943	942	941	940	939	938	937	936	935	934	933	932	931	930	929	928	927	926	925	924	923	922	921	920	919	918	917	916	915	914	913	912	911	910	909	908	907	906	905	904	903	902	901	900	899	898	897	896	895	894	893	892	891	890	889	888	887	886	885	884	883	882	881	880	879	878	877	876	875	874	873	872	871	870	869	868	867	866	865	864	863	862	861	860	859	858	857	856	855	854	853	852	851	850	849	848	847	846	845	844	843	842	841	840	839	838	837	836	835	834	833	832	831	830	829	828	827	826	825	824	823	822	821	820	819	818	817	816	815	814	813	812	811	810	809	808	807	806	805	804	803	802	801	800	799	798	797	796	795	794	793	792	791	790	789	788	787	786	785	784	783	782	781	780	779	778	777	776	775	774	773	772	771	770	769	768	767	766	765	764	763	762	761	760	759	758	757	756	755	754	753	752	751	750	749	748	747	746	745	744	743	742	741	740	739	738	737	736	735	734	733	732	731	730	729	728	727	726	725	724	723	722	721	720	719	718	717	716	715	714	713	712	711	710	709	708	707	706	705	704	703	702	701	700	699	698	697	696	695	694	693	692	691	690	689	688	687	686	685	684	683	682	681	680	679	678	677	676	675	674	673	672	671	670	669	668	667	666	665	664	663	662	661	660	659	658	657	656	655	654	653	652	651	650	649	648	647	646	645	644	643	642	641	640	639	638	637	636	635	634	633	632	631	630	629	628	627	626	625	624	623	622	621	620	619	618	617	616	615	614	613	612	611
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GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



MEMORANDUM

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

George A. Santos
Chairman

Thomas E. B. Borja
Vice Chairman

Carl V. Dominguez
Commissioner

George F. Pereda
Commissioner

Eliza U. Paulino
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Michael J. Duenas
Executive Director

Pedro A. Leon Guerrero, Jr.
Deputy Director

DATE: May 4, 2018

TO: Board of Commissioners

VIA: Michael J. Duenas *MJD* Pedro A. Leon Guerrero, Jr. *PLG*
Executive Director Deputy Director

FROM: Lucele D. Leon Guerrero *LDL*
Controller

SUBJECT: Request for Tenant Account Receivables Write-Off through February 28, 2018

The Property Site Managers provided me with memorandums recommending to write-off the attached lists of tenant accounts receivables totaling \$4,884.40:

Property Site	Write-Off Amount
AMP 1	\$ 2,512.68
AMP 2	1,431.72
AMP 3	384.69
AMP 4	<u>555.31</u>
Total	<u>\$ 4,884.40</u>

The amounts represent outstanding receivable balances of former tenants. They had been informed through certified mail letters. Staff also have attempted to contact them; however, to no avail.

These balances are affecting the Authority's financial performance. Therefore, I concur with the Property Site Managers to write-off these delinquent balances. Based on the recommendations and concurrences, I am requesting your approval to write-off these balances and forward them to the Department of Revenue & Taxation for Collection.

Your favorable response to this request is greatly appreciated. Please let me know if you have any questions.

Attachments

At the Regular Board Meeting of May 24, 2018, a motion was made by Commissioner Dominguez and seconded by Resident Commissioner Leon Guerrero to approve the Request for Tenant Account Receivables Write-off through February 28, 2018 in the total amount of \$4,884.40. Without any further discussion and objection, the Motion was approved.



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Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

George A. Santos
Chairman

Thomas E. B. Borja
Vice Chairman

Carl V. Dominguez
Commissioner

George F. Pereda
Commissioner

Eliza U. Paulino
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Michael J. Duenas
Executive Director

Pedro A. Leon Guerrero, Jr.
Deputy Director

May 3, 2018

TO: Lucele Leon Guerrero, Controller *lucy*
FROM: Property Site Manager, AMP 1
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
as of February 28, 2018

I have reviewed AMP1's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close thru February 28, 2018 totaling \$2,512.68.

These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Please note several variances within the Aged balance report ran through February 28, 2018. They are as follows:

1. Five (5) of the former tenants listed were previously written off & approved by the BOC on 3/23/2018 however still remain in this report (2/28/2018).
2. Former tenant (3 MJLG-Asan) vacated her unit on 2/15/18 however clean up charges were posted on 3/13/18 with a zero balance.

Thank you,

Narcissa P. Ada

Narcissa P. Ada
Property Site Manager, AMP 1

RECEIVED
5/3/18

Attachments

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 1
CLOSED OUT AS February 28, 2018

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit (c)	A/R Balance (Closed) as of 09/30/16 (a+b-c)	Comments
4	3A VDP 02/05/28	Non-compliance	1/1/2018	2/20/2018	\$ (38.00)	\$ 725.85	\$ 150.00	\$ 537.85	Negative response to date
6	4A COHO 01/05/18	Voluntary	12/1/2017	1/25/2018	\$ 345.00	\$ 105.00	\$ 150.00	\$ 300.00	Negative response to date
7	1A COHO 02/05/18	Non-compliance		3/13/2018	\$ 1,239.00	\$ 585.83	\$ 150.00	\$ 1,674.83	Negative response to date
	*NOTHING AS FOLLOWS								
				TOTAL:	\$ 1,546.00	\$ 1,416.68	\$ 450.00	\$ 2,512.68	



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April 30, 2018

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

George A. Santos
Chairman

Thomas E. B. Borja
Vice Chairman

Annabelle M. Dancel
Commissioner

Carl V. Dominguez
Commissioner



George F. Pereda
Commissioner

Eliza U. Paulino
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Michael J. Duenas
Executive Director

Pedro A. Leon Guerrero, Jr.
Deputy Director

TO: Lucele Leon Guerrero, Controller 
FROM: Gina M. Cura, Property Site Manager (AMP 2) 
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$1,431.72

I have reviewed AMP 2's Tenant Accounts Receivables for the period through February 28, 2018. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through February 28, 2018.

Please note that the 'Aged Balance Report' does not reflect the balances as indicated in TAR. Attached is a TAR Balance Report (excel sheet) and supporting documents explaining the variances as described below:

<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$2,511.92	\$1,431.72	\$1,080.20

The reason for the variance is due to other charges were applied to tenants after February 2018.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Attachment



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 2
CLOSED OUT AS OF February 28, 2018

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/ Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit (c)	A/R Balance (Closed) as of 10/31/2017 (a+b-c)	Comments
1 113A PUT, INARAJAN	11/6/2017	NON-PAYMENT OF RENT FOR 3 MONTHS	7/10/2017	12/1/2017	\$ 558.00	\$ 435.50	\$ (150.00)	\$ 843.50	Negative response to date
2 20 JCR, YONA	11/27/2017	NON-PAYMENT OF RENT & PROMISSORY NOTE	11/2/2017	12/28/2017	\$ 278.22	\$ 460.00	\$ (150.00)	\$ 588.22	Negative response to date
3									
4									
				TOTAL:	\$ 836.22	\$ 895.50	\$ (300.00)	\$ 1,431.72	

Prepared By: VIRGINIA TORRES

1 of 1



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May 2, 2018

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

George A. Santos
Chairman

Thomas E. B. Borja
Vice Chairman

Carl V. Dominguez
Commissioner

George F. Pereda
Commissioner

Eliza U. Paulino
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Michael J. Duenas
Executive Director

Pedro A. Leon Guerrero, Jr.
Deputy Director

TO: Lucele Leon Guerrero, Controller *llg*

FROM: Property Site Manager

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$384.69

I have reviewed AMP3's Tenant Accounts Receivables for the period through February 28, 2018. Attached is a list of accounts to be written off due to non-activity from former residents.

The accounts were closed through February 28, 2018.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Please feel free to contact me for any questions or concerns.

Pearly Jean J. Mendiola

Attachment



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 3 AS OF FEBRUARY 28, 2018
073-1 AGAT

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UI) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	A/R BAL ON ACCOUNT (AS OF 02/28/18)	COMMENTS
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
TOTAL									\$	-

NONE

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 3 AS OF FEBRUARY 28, 2018
 073-2 MERIZO

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	A/R BAL ON ACCOUNT (AS OF 02/28/18)	COMMENTS
1	118ND	11/17/17	VOLUNTARY (30 DAYS) RENT TOO HIGH	10/24/17	1/9/18	\$ 483.00	\$ 51.69	\$ 150.00	\$ 384.69	NO RESPONSE
2										
3										
4										
5										
6										
7										
TOTAL										\$ 384.69

*****NOTHING FOLLOWS*****

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 3 AS OF FEBRUARY 28, 2018
 073-3 UMATAC

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE- OUT	CLEANING CHARGES	SECURITY DEPOSIT	A/R BAL ON ACCOUNT (AS OF 02/08/18)	COMMENTS
1										
2										
3										
4										
TOTAL									\$	-

NONE



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May 3, 2018

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

George A. Santos
Chairman

Thomas E. B. Borja
Vice Chairman

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Eliza U. Paulino
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Michael J. Duenas
Executive Director

Pedro A. Leon Guerrero, Jr.
Deputy Director

TO: Lucele Leon Guerrero, Controller *LLG*
VIA: Pedro Leon Guerrero, Jr., Deputy Director
FROM: Property Site Manager, AMP4
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$555.31

I have reviewed AMP4's Tenant Accounts Receivables for the period through February 28, 2018. Attached is a list of accounts to be written off due to non-activity from former residents.

The accounts were closed through February 28, 2018.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Please feel free to contact me for any questions or concerns.

Philomena San Nicolas
Philomena San Nicolas

Attachment

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2018 WRITE-OFF BALANCES FOR AMP4

AS OF 02/28/18

	UNIT NO.	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE- OUT PROCESSED	(UR) or Rent Balance after move-out	Cleaning Charges	Security Deposit	A/R BAL ON ACCOUNT (AS OF 02/28/18)	COMMENTS
1	26BPAQ	02/28/17	VOLUNTARY	02/03/17	09/08/17	\$ 15.00	\$ 275.00	\$ (150.00)	\$ 140.00	NO RESPONSE
2	31JPM	01/02/18	NON-COMPLIANCE	12/11/17	02/15/18	\$ (29.00)	\$ 260.31	\$ (150.00)	\$ 81.31	NO RESPONSE; CERTIFIED MAIL RETURNED
7	9ADAM	02/15/17	WRIT OF POSSESSION	11/01/16	02/20/18	\$ 484.00	\$ -	\$ (150.00)	\$ 334.00	WRIT OF POSSESSION; NO RESPONSE
					TOTAL:	\$ 470.00	\$ 535.31	\$ (450.00)	\$ 555.31	\$ 555.31



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

George A. Santos
Chairman

Thomas E. B. Borja
Vice Chairman

Carl V. Dominguez
Commissioner

George F. Pereda
Commissioner

Eliza U. Paulino
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Michael J. Duenas
Executive Director

Pedro A. Leon Guerrero, Jr.
Deputy Director

MEMORANDUM

TO: BOARD OF COMMISSIONERS

VIA: MICHAEL J. DUENAS
Executive Director

FROM: KATHERINE E. TAITANO
Chief Planner

DATE: May 15, 2018

SUBJECT: Public Housing Authority (PHA) and Capital Fund Program (CFP)
for the Fiscal Year 2019 beginning October 1, 2018 Annual Plan

Submitted for the Board of Commissioners' (BOC) discussion and approval is the PHA and CFP Fiscal Year 2019 beginning October 1, 2018 Annual Plan. This combined report is intended to advise the public and HUD of GHURA's plans and strategies on behalf of the Housing Choice Voucher (HCV)/S8, PH and CFP programs for the coming year.

Due to the large amount of documents to be reviewed a copy of the draft Plan was provided to the BOC in advance. The draft Plan was available for public comment from March 16 to May 10, 2018. During this time a few changes to the Plan were necessary, they are listed:

- There is a slight change as requested by the PSM to the "Non-Smoking Policy" on page 3 under B.2(b) New Activities.
- A description of the "Use of Operating Reserves" has been added on page 4, B.2(b).
- The draft copy of the Smoke-Free Public Housing Policy has been replaced with the final Smoke-Free Public Housing Policy (Exhibit D).
- Included as Exhibit F is the minutes of the RAB meeting. The Resident Advisory Board meeting was held on March 22, 2018 at 10:00, after the first advertisement to the public for comment on March 16, 2018.
- A new work category has been added, the Complete Interior & Exterior Sewer Line Replacement, to the Capital Fund Program – Five Year Action Plan. The new category will address units that remain occupied with the need to replace the existing deteriorated cast iron waste lines (Exhibit G).
- The inclusion of AMP sites to existing work categories (Exhibit G).

The final report with the above changes incorporated and the required certifications are attached.

We are available any time should you have any questions.

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.

The Coordinator can be contacted at the above address and telephone numbers.

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

BOARD OF COMMISSIONERS
RESOLUTION NO. FY2018-017

Moved By: CARL DOMINGUEZ **Seconded By:** JOSEPH LEON GUERRERO
RESOLUTION APPROVING the Annual PHA Plan and Capital Fund Program (CFP) Annual Plan for the Fiscal Year 2019 beginning October 01, 2018.

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 goals and objectives of the Annual PHA Plan and Capital Fund Program (CFP) Annual Plan for the Fiscal Year 2019 beginning October 1, 2018 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 of the Guam Housing and Urban Renewal Authority hereby approves the Annual PHA Plan and Capital Fund Program (CFP) Annual Plan for the Fiscal Year 2019 beginning October 1, 2018.

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – MAY 24, 2018

PASSED BY THE FOLLOWING VOTES:


AYES: Thomas Borja, Carl Dominguez, George Pereda, Joseph Leon Guerrero

NAYES: NONE

ABSENT: George Santos, Eliza Paulino

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 Board of Commissioners on **May 24, 2018.**



Michael J. Duenas
Secretary/Executive Director

(S E A L)

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

GHURA MAIN OFFICE, SINAJANA
AMP 1 - SINAJANA, AGANA HEIGHTS, MONGMONG, ASAN
AMP 2 - YONA, INARAJAN, TALOFOFO
AMP 3 - AGAT, MERIZO, UMATAC
AMP 4 - TOTO, DEDEDO

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
MICHAEL J. DUENAS

Title
EXECUTIVE DIRECTOR

Signature

Date

X



May 24, 2018

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2517-0157 (Exp. 07/31/2017)

Applicant Name

Guam Housing and Urban Renewal Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

MICHAEL J. DUENAS

Title

Executive Director

Signature



Date (mm/dd/yyyy)

May 24, 2018

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Guam Housing & Urban Renewal Authority 117 Bien Venida Avenue Sinajana, Guam 96910 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Michael J. Duenas Title: Executive Director Telephone No.: (671) 475-1378 Date: 05/24/2018	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/01/18 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Guam Housing and Urban Renewal Authority

GQ-001

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 20 19

☐ 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Thomas E. B. Borja

Acting Chairman, Board of Commissioners

Signature

Thomas E. B. Borja

Date

5/24/2018

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning October 1, 2018, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Guam Housing & Urban Renewal Authority
PHA Name

GQ-001
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20¹⁸ 20¹⁹

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Thomas E. B. Borja

Title
Acting Chairman, Board of Commissioners

Signature

Thomas E. B. Borja

Date

5/24/2018

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Guam Housing & Urban Renewal Authority

GQ001

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title Acting Chairman, Board of Commissioners

Signature

Thomas E. B. Borja

Date

5/24/2018



Guam
Annual PHA Plan
And
Capital Fund Program (CFP) Annual Plan
Fiscal Year 2019
(Beginning October 1, 2018)

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------	------------------------------------------

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

Definitions.

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

A.	PHA Information.
A.1	<p>PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>750</u> Number of Housing Choice Vouchers (HCVs) <u>2,560</u> Total Combined Units/Vouchers <u>3,310</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan were made available to the public at GHURA's Main Office and at each of five satellite offices (including all four AMP sites) and the Guma' Trankilidat site office. The specific office locations are listed below. In addition, the Annual Plan is available via the GHURA website shown at the bottom of the list.</p> <p>GHURA Main Office: 117 Bien Venida Avenue, Sinajana, Guam 96910 AMP1: 23 Paquito Street, Toto Gardens, Toto, Guam 96910 AMP2: 10 JC Rojas Street, Yona, Guam 96915 AMP3: Pagachao Drive, Agat, Guam 96915 AMP4: 27 Doni Lane, Toto Gardens, Toto, Guam 96910 Guma' Trankilidat: 145 Pale San Vitores Road, Tumon, Guam 96913 GHURA Website: www.ghura.org</p>

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

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

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

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

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

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Several provisions of HOTMA have been effective since its enactment on July 29, 2016, changes to the ACOP and Admin Plan reflect these changes which were mentioned in the prior PHA Plan. Any additional changes will be reviewed and prepared for implementation as necessary.

Updates and changes to the ACOP were incorporated into the Policy and adopted by GHURA Board of Commissioners on August 11, 2017 and submitted to HUD August 31, 2017. These changes include the following (See Exhibit A):

- The readmission period of an other-wise eligible family who was evicted from federally-assisted housing for drug-related criminal activity, is revised from 3 years to 5 years if GHURA is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by GHURA, or the person who committed the crime is no longer living in the household.
- VAWA form HUD-50066 has been replaced with form HUD-5382 and submission of the form has been revised from 10 business days to 14 business days.
- Additional local preferences for working families and veterans.
- VAWA 2013 final rule requires the PHAs to adopt an emergency transfer plan. Revisions to the Emergency Transfers in the ACOP have been revised to include VAWA requirements.
- Notice PIH 2015-16 requires that all PHAs that expend \$750,000 or more in federal awards annually to have an independent audit, therefore, the audit threshold has been changed from \$500,000 to \$750,000.
- Reference to "Public Housing Maximum Rents" has been changed, GHURA chooses not to use ceiling rents.

	<ul style="list-style-type: none"> The GHURA Board of Commissioners approved the adoption of the Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking on June 19, 2017. <p>Wait List. GHURA closed the wait list effective March 6, 2017 for public housing sites AMP 1 (Agana Heights, Mongmong, Sinajana, Asan), 2 (Yona, Talofofo, Inarajan), 3 (Agat, Merizo, Umatac) and 4 (Toto, Dededo), Section 8 Project-based Voucher (PBV) Program (Elderly Housing at the Lada Estate, Dededo), and the Guma Trankilidat Elderly Program. AMPs 2, 3 and the PBV wait list were opened for a time but have since been closed again. AMPs 1 and 4 public housing units are located in the central area and are the most sought after units, the wait list for these two sites remains closed at this time as well as Guma Trankilidat.</p> <p><u>Rent Determination</u> The GHURA's policies governing rents charged for public housing and HCV dwelling units, have not been revised since the Authority's prior submission. However, the Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standard Schedule is updated annually based on the applicable Fair Market Rent (FMR). The updated Flat Rent Schedule is effective December 1, 2017 and Payment Standard Schedule effective January 1, 2018.</p> <p><u>Significant Amendment/Modification</u> There are no changes to GHURA's Definition of Substantial Amendment and Significant Amendment/Modification (see Exhibit B)</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Included as Exhibit C is the Deconcentration Policy (ACOP 3/1/17).</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>Conversion of Public Housing to Project-Based Assistance under RAD</u> Although GHURA is not actively pursuing the conversion of its' Public Housing stock to the HUD Rental Assistance Demonstration (RAD) Program, GHURA is continuing the review of this program to determine its applicability and benefit to the island's inventory of Public Housing.</p> <p><u>Non-Smoking Policies</u> The U.S. Department of Housing and Urban Development (HUD) final rule requires all public housing agencies to implement a smoke-free policy by July 30, 2018. The new policy prohibits the use of all lit tobacco products, e-cigarettes, water pipes, and vapes inside all living units, common areas and GHURA administrative office buildings. The smoke-free area must extend to 25 feet from all housing and administrative buildings. GHURA hosted and will continue to schedule a series of town hall meetings to provide and share with residents proposed policy changes and hear their concerns and opinions. (Exhibit D – Submitted to BOC for approval)</p> <p><u>Units with Approved Vacancies for Modernization</u> Although this is not a new activity GHURA continues to include this type of project in the Annual Statement and Evaluation Report (50075.1) that is updated annually. GHURA continues to request HUD approval for the modernization of units that are in need of major renovation work, Capital Fund Program funds are being used to address these vacant units under modernization. Units identified for modernization require the unit to become or remain vacant to accomplish the improvements necessary,</p>

	<p>modernization may require up to six months for completion. GHURA finds that not only does the age of the unit play a huge factor in the need for modernization and upgrade, but the deterioration of the sewer waste and water lines, and the antiquated electrical system are also the cause for the need for modernization. Some units are over 40 years old, the sewer lines originally installed were galvanized pipes that have since and continue to severely corrode and the electrical systems are obsolete, parts are no longer being sold to perform the necessary maintenance of the system.</p> <p><u>Other Capital Grant Programs</u> GHURA will continue to consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA public housing units were constructed between 47 and 27 years ago. With Guam's harsh weather and the age of the units most of the units are in need of renovation/modernization. With the limited capital funds and the projected renovations to the public housing units and sites needed to provide decent, safe, sanitary homes for our residents other funding opportunities need to be researched.</p> <p><u>Use of Operating Reserves</u> The GHURA will use operating reserves to address project-specific activities in order to maintain the efficient management operations of public housing units. Project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses) and providing resident service programs, and protective services, to name a few.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2016 are as follows:</p> <ol style="list-style-type: none"> 1. Finding No. 1: The Schedule of Expenditure and Federal Award (SEFA) was initially incorrectly reported <ul style="list-style-type: none"> • Cause: The Fiscal Division co-mingled the Low Rent Public Housing and Public Housing Capital Fund Program and failed to properly segregate and report the correct amount of expenditure for each program. 2. Finding No. 2: Supportive Housing for the Elderly, noncompliance with the wage rate requirements and federal regulations. <ul style="list-style-type: none"> • Cause: There is a lack of internal control to monitor and ensure that contractors comply with wage requirements. 3. Finding No. 3: Section 8 (S8) Housing Choice Voucher (HCV) Program, inspection reports were not signed by the landlord, tenant or Housing Inspector. <ul style="list-style-type: none"> • Cause: The Authority lacks effective internal controls to monitor and ensure that Inspection Reports are properly completed and signed by the Housing Inspector, tenant and/or landlord. 4. Finding No. 4: S8 HCV files tested lacked certain required documentation for the current period, miscalculated or had missing signatures from the Authority's officials. <ul style="list-style-type: none"> • Cause: There is a lack of internal control monitoring procedures over tenant folder review to ensure that all required documents are complete and accurate at the time of admission or recertification. 5. Finding No. 5: S8 HCV files tested failed to use HDU's centralized Enterprise Income Verification (EIV) System to validate tenant reported income <ul style="list-style-type: none"> • Cause: Internal control monitoring procedures were not effective during the tenant file review process as the tenant file was not properly examined and reviewed for completeness and accuracy. 6. Finding No. 6: S8 HCV files used the old payment standard instead of using the correct payment standard. <ul style="list-style-type: none"> • Cause: Internal control monitoring procedures were not effective during the tenant file review process as the tenant file was not properly examined and reviewed for completeness and accuracy of information. 7. Finding No. 7: Public and Indian Housing files tested, the Authority failed to recertify tenant for eligibility and was not able to locate and provide the recertification eligibility documentation for independent inspection. <ul style="list-style-type: none"> • Cause: There is a lack of internal control procedures to ensure that tenants are recertified in a timely manner. The Authority failed to retain tenant eligibility recertification documentation and did not adhere to the Authority's file retention policy. 8. Finding No. 8: Low Income Housing Assistance Program, the Authority failed to conduct annual inspection in accordance with the Uniform Physical Condition Standards (UPCS).

	<ul style="list-style-type: none"> • Cause: GHURA failed to inspect all occupied units annually using HUD's UPCS. The Authority lacks effective internal controls to monitor and ensure that all units are inspected annually to meet HUD housing quality standards in a timely manner. <p>9. Finding No. 9: Low Income Housing Assistance Program, the Authority failed to document the repairs of a move-in inspection.</p> <ul style="list-style-type: none"> • Cause: GHURA failed to inspect all occupied units annually using HUD's UPCS. The Authority lacks effective internal controls to monitor and ensure that all units are inspected annually to meet HUD housing quality standards in a timely manner. <p>10. Finding No. 10: Public and Indian Housing, the files tested, the Authority failed to obtain evidence of eligible citizenship status for household members.</p> <ul style="list-style-type: none"> • Cause: The PSM did not adhere to the internal control procedures in ensuring that all the required documents are obtained and completed at the time of the annual or recertification process. Additionally, there is a lack of consistent quality control monitoring or review procedures in place to ensure the adequacy and completeness of the admission and recertification of tenants. <p>11. Finding No. 11: Public and Indian Housing, Flat Rents, the Authority is in non-compliance with federal regulations and ACOP.</p> <ul style="list-style-type: none"> • Cause: The Housing Specialists misinterpreted and did not adhere to federal regulations and the Authority's ACOP handbook procedures. There is a lack of internal control monitoring procedures performed by PSMs over the review of initial and recertification documentation for correctness and proper documentation during the eligibility determination process. <p>12. Finding No. 12: Public and Indian Housing, the Authority did not use or complete the Real Estate Imputed Income form to calculate the related imputed income.</p> <ul style="list-style-type: none"> • Cause: The Authority has not established internal control monitoring procedures to ensure that the imputed asset passbook rate is reviewed annually and updated in a timely manner. <p>13. Finding No. 13: Low Income Housing Assistance Program, The Authority failed to document the Community Service Compliance Certification or Exemption for an eligible household member</p> <ul style="list-style-type: none"> • Cause: There appears to be a lack of internal controls and monitoring procedures to ensure that adult family member is in compliance with the community service requirement. <p>GHURA has committed to a Corrective Action Plan to resolve all Findings listed above. Additional information regarding the FY2016 Audit may be reviewed in GHURA's web site at www.ghura.org.</p>
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Progress Report.

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

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

Guam continues increase the housing stock by adding affordable housing to the inventory for individuals, families, and elderly persons at or below 80% of HUD's Area Median Income (AMI) level for Guam. HUD awarded funds to Guam through the HOME Investment Partnerships Program (HOME), with HOME monies GHURA was able to fund projects such as the Renewal Affordable Home Program and Acquisition/Rehabilitation Program. Under the Renewal Affordable Home Program, funds were used for the new construction of five houses, known as Astumbo 5, for eligible low-and-moderate income individuals. The Acquisition/ Rehabilitation Program is an on-going program where homes are purchased, renovated and then sold to eligible homebuyers. Under this program Guam purchased two additional units in program year 2017 with another in process for purchase. Another homeowner program is being managed through by Marianas Community Development Corporation (MCDC), they are assisting 13 eligible first time homeowner and their families through a self-help program.

The Low Income Housing Tax Credit (LIHTC) is a program that has added affordable rental units to the housing stock. Guam has successfully utilized tax credits to assist large developers in their projects. GHURA awarded over \$2.17M in tax credits to Summer Town Estates III, LLC to support the development of 66 rental units that include 33 three-bedroom/2 bathroom units and 33 4-bedroom/2 bathroom units in Lada, Dededo. These units will be for income eligible individuals and their families.

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

The following tables are intended to provide a snapshot of GHURA's available units under the HCV, PH and Guma' Trankilidat programs by occupancy level and racial analysis and wait list status as of February 28, 2018:

Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2560	158	163	195	234	49
Available	2531	157	161	192	232	47
Percentage	99%	99%	99%	98%	99%	96%

Wait List (No. of applicants, by income)

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	426	159	89	29	703
AMP1	114	57	35	3	209
AMP2	285	63	34	10	392
AMP3	198	40	22	4	264
AMP4	448	124	71	14	657
GT	7	1	2	1	11

Wait List (No. of applicants by bedroom size)

	1	2	3	4	5	6	7
AMP1	36	63	56	32	22	0	0
AMP2	41	179	108	38	24	2	0
AMP3	39	100	87	22	16	0	0
AMP4	184	136	198	90	49	0	0



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Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	2042	Hispanic	11	Singles	311
Male Head of Household	489	Non-Hispanic	2520	Couples	342
Unknown Gender	0			Families	1878

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	28	0 Bedroom	3	Total IIA/P	\$2,173,063.00
Black	7	1 Bedroom	256	Average HAP	\$858.58
American Indian/Native Alaskan	1	2 Bedroom	674	Total Tenant Rent	\$396,694.00
Asian	265	3 Bedroom	987	Average Tenant Rent	\$156.73
Native Hawaiian/Other Pacific Island	2317	4 Bedroom	334	Total Annual Income	\$52,324,558.00
		5 Bedroom	59	Average Annual Income	\$20,673.47
		6 Bedroom	2		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	88	Rent \$0 to \$100	1195	Handicapped	21
Age 25-54	1936	Rent \$101 to \$200	346	Disabled	320
Age 55-74	452	Rent \$201 to \$300	244	Elderly (62+)	264
Age 75+	55	Rent \$301 to \$400	210		

2531 Total Tenants

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Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 124	Hispanic 0	Singles 20
Male Head of Household 33	Non-Hispanic 157	Couples 21
Unknown Gender 0		Families 116

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 2	0 Bedroom 0	Total HAP \$0.00
Black 1	1 Bedroom 14	Average HAP \$0.00
American Indian/Native Alaskan 0	2 Bedroom 46	Total Tenant Rent \$11,525.00
Asian 11	3 Bedroom 71	Average Tenant Rent \$73.41
Native Hawaiian/Oth Pacific Island 148	4 Bedroom 24	Total Annual Income \$3,235,285.00
	5 Bedroom 2	Average Annual Income \$20,606.91
	6 Bedroom 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 9	Rent \$0 to \$100 18	Handicapped 3
Age 25-54 117	Rent \$101 to \$200 27	Disabled 11
Age 55-74 27	Rent \$201 to \$300 20	Elderly (62+) 18
Age 75+ 4	Rent \$301 to \$400 6	

157 Total Tenants

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SouthEast Site Base #10 J.C. Rojas Circle, Yona, Guam 96915
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Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	129	Hispanic	0	Singles	9
Male Head of Household	32	Non-Hispanic	161	Couples	14
Unknown Gender	0			Families	138

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	1	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	9	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	36	Total Tenant Rent	\$7,122.00
Asian	11	3 Bedroom	80	Average Tenant Rent	\$44.24
Native Hawaiian/Oth Pacific Island	157	4 Bedroom	25	Total Annual Income	\$3,396,650.00
		5 Bedroom	10	Average Annual Income	\$21,097.20
		6 Bedroom	1		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	12	Rent \$0 to \$100	19	Handicapped	2
Age 25-54	133	Rent \$101 to \$200	26	Disabled	18
Age 55-74	15	Rent \$201 to \$300	11	Elderly (62+)	10
Age 75+	1	Rent \$301 to \$400	11		

161 Total Tenants

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



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	131	Hispanic	1	Singles	32
Male Head of Household	61	Non-Hispanic	191	Couples	21
Unknown Gender	0			Families	139

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	5	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	37	Average HAP	\$0.00
American Indian/Native Alaskan	1	2 Bedroom	44	Total Tenant Rent	\$9,277.00
Asian	22	3 Bedroom	47	Average Tenant Rent	\$48.32
Native Hawaiian/Oth Pacific Island	174	4 Bedroom	29	Total Annual Income	\$3,837,459.00
		5 Bedroom	35	Average Annual Income	\$19,986.77
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	10	Rent \$0 to \$100	35	Handicapped	4
Age 25-54	130	Rent \$101 to \$200	24	Disabled	29
Age 55-74	45	Rent \$201 to \$300	20	Elderly (62+)	31
Age 75+	7	Rent \$301 to \$400	4		

192 Total Tenants

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

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



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	165	Hispanic	1	Singles	32
Male Head of Household	67	Non-Hispanic	231	Couples	17
Unknown Gender	0			Families	183

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	4	0 Bedroom	0	Total HAP	\$1,226.00
Black	1	1 Bedroom	39	Average HAP	\$5.28
American Indian/Native Alaskan	1	2 Bedroom	24	Total Tenant Rent	\$28,074.00
Asian	51	3 Bedroom	100	Average Tenant Rent	\$121.01
Native Hawaiian/Other Pacific Island	193	4 Bedroom	51	Total Annual Income	\$5,184,037.00
		5 Bedroom	18	Average Annual Income	\$22,344.99
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	4	Rent \$0 to \$100	34	Handicapped	2
Age 25-54	171	Rent \$101 to \$200	40	Disabled	19
Age 55-74	42	Rent \$201 to \$300	32	Elderly (62+)	38
Age 75+	15	Rent \$301 to \$400	29		

232 Total Tenants

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GHURA

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

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Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:

Female Head of Household	37
Male Head of Household	10
Unknown Gender	0

Ethnicity Breakdown:

Hispanic	0
Non-Hispanic	47

Family Size Breakdown:

Singles	42
Couples	5
Families	0

Race Breakdown:

White	3
Black	0
American Indian/Native Alaskan	0
Asian	31
Native Hawaiian/Other Pacific Island	14

Bedroom Size Breakdown:

0 Bedroom	0
1 Bedroom	47
2 Bedroom	0
3 Bedroom	0
4 Bedroom	0
5 Bedroom	0
6 Bedroom	0

Rent Calculation Breakdown:

Total HAP	\$0.00
Average HAP	\$0.00
Total Tenant Rent	\$8,058.00
Average Tenant Rent	\$171.45
Total Annual Income	\$502,733.00
Average Annual Income	\$10,696.45

Head of Household Age Breakdown:

Age 18 - 24	0
Age 25-54	2
Age 55-74	23
Age 75+	22

Tenant Rent Breakdown:

Rent \$0 to \$100	16
Rent \$101 to \$200	19
Rent \$201 to \$300	6
Rent \$301 to \$400	4

Handicapped/Disabled or Elderly Breakdown:

Handicapped	1
Disabled	17
Elderly (62+)	43

47 Total Tenants

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Meeting Family Self Sufficiency Goals

The Family Self-Sufficiency (FSS) Program successfully graduated four participating families during calendar year 2017, all of whom had chosen "Homeownership" as a final goal. Three families opted to purchase newly erected homes through GHURA grant funding and the non-profit, "Micronesia Community Development Corporation (MCDC) - Self-Help". This project was the first of its kind for mutual self-help housing programs on Guam, and required that each family complete at least 65% of sweat equity toward the homes' construction before they can officially turn the key for the first time as genuine homeowners. The fourth graduating family chose to purchase a refurbished home through GHURA's Acquisition and Rehabilitation (Acq/Rehab) program funded through the HOME Program. In this case, the Acq/Rehab program took an existing home and completely renovated it. The family was very pleased with the results, and subsequently purchased the home.

FSS Program Coordinators, through continued collaborative efforts with its Program Coordinating Committee partners, organized numerous seminars/workshops which provide the groundwork for participants to hone their budgeting skills. This partnership provides important courses such as Pathways to Homeownership for First-Time Homebuyers, Homeownership Counseling, Homebuyers Education Course, Loan Affordability Analysis, ABC's of Credit Repair, in addition to several other Basic Budgeting and Credit workshops. FSS Program Coordinators work diligently to ensure that participants stay motivated to thrive, and achieve their goals. In addition, Coordinators continue to seek out effective, alternative training programs, workshops and seminars, as well as additional resources within the community which will enhance and cultivate the FSS program. Outreach clinics have proven very effective in bringing awareness to the FSS program, hence, inciting interest and an enthusiasm to participate.

GHURA remains committed to supporting the delivery of a wide variety of information, assistance, and opportunity to potential homebuyers, continuously exploring the feasibility of expanding the services it provides.

In this vein, the agency is currently reviewing steps necessary to establish themselves as a HUD-approved housing counseling agency. As such, it intends to expand its FSS services to include providing these approved services to its participants, in an effort to educate, improve financial literacy, expand homeownership opportunities, and improve access to affordable housing.

In 2017, FSS Program Coordinators assisted a total of 158 program participants, 132 from the HCV Program and the remaining 26 from Public Housing Program. Public Housing participants are divided into four Asset Management Project (AMP) sites, and are broken down as follows:

- AMP 1 = 10 Participants
- AMP 2 = 6 Participants
- AMP 3 = 2 Participants
- AMP 4 = 8 Participants

Approximately 29% of the total participants have identified their long-term goal as that of becoming homeowners. It is GHURA's intent to continue expanding services to in support of self-sufficiency, and to motivate FSS participants toward self-sufficiency, and financial independence.

Other notable homeownership programs offered by GHURA, in concert with its community partners, are the GHURA Renewable Affordable Homes Program, Micronesia Community Development Corporation (self-help), and Habitat for Humanity. Each of these community partners provide additional opportunities for FSS participants to become homeowners. GHURA continues to encourage its Public Housing residents to perform the required community service hours, and remain compliant with their lease agreements.

Violence Against Women Act (VAWA)

- GHURA has implemented policies in the Admission to and Continued Occupancy Policy (ACOP) that comply with the Violence Against Women Act of 2013 (VAWA).
- GHURA implemented policies in the ACOP which prohibits the denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. Definitions for domestic violence, dating violence, sexual assault, stalking, and immediate family members have also been added to the ACOP. Notification to victim or threatened victim documentation, perpetrator removal or documentation of rehabilitation policies, and PHA documentation requirements have been adopted for the ACOP.
- GHURA has implemented policies in the ACOP which allow residents to move or transfer to avoid domestic violence, dating violence, sexual assault, or stalking.
- GHURA has implemented policies in the ACOP concerning the termination of assistance for victims or threatened victims of domestic violence, dating violence, sexual assault, or stalking. These policies outline victim or threatened victim documentation, terminating or evicting a perpetrator of domestic violence, and PHA confidentiality requirements.
- GHURA has implemented policies in the ACOP concerning notification to applicants, residents and applicants who are denied assistance due to an unfavorable history that would warrant denial under the PHA's policies. The VAWA of 2013 expanded notification requirements to include the obligation for PHAs to provide applicants who are denied assistance with a notice of VAWA rights and form HUD-50066 at the time the applicant is denied. Residents and applicants are notified of these changes in policy through the application process and lease agreement.

	<p>Other</p> <ul style="list-style-type: none"> • Safety. GHURA continues to work with the Guam Police Department (GPD), the village Mayor's Office and the public housing residents to bring the Neighborhood Watch Program (NWP) to each Site. The Mayor of the Mongmong, Toto and Maite district has an active group involved with the NWP, they maintain a watchful presence of the Mongmong and Toto public housing sites. Several public housing residents of Mongmong, AMP1 and Toto, AMP4 are participants of the NWP through the Mayor's Office. The Agat Mayor's Office passed out flyers to the public housing residents of Agat, AMP3 to solicit their involvement. AMP4 staff are working with the Dededo Mayor's Office to establish an NWP for the Dededo public housing site. • GPD has been increasing community outreach and as a result conducted a presentation to Mongmong residents on January 2, 2018 regarding a) loitering at public bus stop, b) curfew violations, c) underage drinking and d) smoking by minors. GPD will conduct similar presentations at the remaining AMP sites as these appear to be common issues/concerns brought up at the patrol level or with NWP village chat groups. • Outreach Program. GPD in partnership with GHURA, Big Brothers Big Sisters of Guam, Micronesia Resource Center and LMS Guam hosted the first of its "3 on 3" basketball tournaments in GHURA's Public Housing Sites. The tournament, referred to as "Fade Away from Violence" is an outreach program aimed at assisting at-risk youth and young adults to stay away from violence. The tournament ran for three weekends leading up to game day. The hard work put into the preparation of the court was an opportunity for the resident to engage with GPD staff thereby opening the lines of communication for future events and partnerships. With success of this event GPD anticipates hosting a series of "Fade Away From Violence" outreach basketball tournaments at GHURA's other Public Housing properties. • Homeownership Counseling. Several designated GHURA staff are studying the online Homeownership Counseling material to become certified counselors. Not only will counseling be available to eligible residents of Guam but also to the Public Housing and HCV residents. This service will assist in the realization of homeownership to a population that may feel this is an unachievable goal. • Energy and Performance Information Center (EPIC). GHURA is in compliance with the required data entry to the on-line EPIC reporting system of planned capital improvement projects for the five year and annual plans. • Utility Allowance (UA). On October 3, 2017 a utility allowance schedule review was completed by a contracted consultant. The review resulted in a significant decrease in the allowed UA, GHURA reduced the UA accordingly effective December 1, 2017. Accommodation for residents who own electrical washing machines and medical equipment were included in the review. • Capital Fund Program. Open CFP grants HUD 50075.1 are included for review (Exhibit E).
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Exhibit F</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Five Year Action and Annual Plan for Fiscal Year Beginning October 1, 2017 HUD Form 50075.2 has been entered into the EPIC on-line data system and approved by HUD electronically on July 14, 2017.</p> <p>As the plan year 2017 projects are on-going, new projects are proposed to be included in the up-coming CFP Five Year Action and Annual Plan Form HUD 50075.2 covering the period from 2018 – 2022 (Exhibit G).</p>
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Revisions to 2016 Admissions and Continued Occupancy Policy

CHAPTER, PAGE	Changes Made in ACOP
Title Page	Added new revision date
TOC-I thru TOC-16	Updated TOC
CHAPTER 3 – Eligibility 3-19	Changed readmission period from 3 years to 5 years after being evicted from federally-assisted housing.
3-31/32	VAWA - Changed form HUD-50066 to form HUD-5382 in paragraph and PHA Policy, and changed number of business days from 10 to 14 in PHA Policy under Notification on p. 3-31
CHAPTER 4 – Applications, Waiting List and Tenant Selection 4-13	Veterans - Added as a preference (P.L. No. 33-201) with a value of 3 points
4-22	VAWA - Changed form HUD 50066 to form HUD 5382
CHAPTER 8 – Leasing and Inspections 8-1/2	<ul style="list-style-type: none"> • SMOKE-FREE POLICY: added new paragraph to adopt policy by July 18, 2018. • Changed and added text to PHA Policy under Orientation Agenda on p. 8-2: <ol style="list-style-type: none"> 1. Copy of VAWA notice of occupancy rights 2. Form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking 3. Copy of PHA's smoke free policy (when adopted)
8-17 thru 8-20	Added new EXHIBIT 8-1: MODEL SMOKE-FREE POLICY starting on p. 8-17
CHAPTER 12 – Transfer Policy 12-1 thru 12-16	<ul style="list-style-type: none"> • VAWA - Added a new paragraph and changed and added text in the PHA Policy under 12-I.B. on p. 12-2 • VAWA - Deleted text in PHA Policy under 12-III.B. on p. 12-9
CHAPTER 14 – Grievances and Appeals 14-1/2	VAWA – Changed form HUD-50066 to form HUD-5382
CHAPTER 15 – Program Integrity 15-3/4	Changed text in paragraph under Independent Audits and HUD Monitoring on p. 15-3 that requires PHAs that expend \$750,000 or more in federal awards annually to have an independent audit. (Notice PIH 2015-16)
CHAPTER 16 – Program Administration 16-7/8	Deleted text (Public Housing Maximum Rents) from PART II heading, changed text under 16- II.A. on p. 16-6
16-23 thru 16-48	<ul style="list-style-type: none"> • VAWA – Changed form HUD-50066 to form HUD-5382 • Changed form number in PHA Policy under Conflicting Documentation on p. 16-27 • Deleted Exhibit 16-1, and added new Exhibits 16-1, 16-2, 16-3, and 16-4, starting on p. 16-29



GHURA

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DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION FY Beginning October 1, 2018 (FY2019) PHA PLAN

GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives
- A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events
- A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program
- A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA
- A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan

Significant Amendment/Modification to Capital Fund Program

GHURA considers a "significant amendment/modification" to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the Board of Commissioners. Specifically the following will be considered to constitute a significant amendment/modification:

- Additions of non-emergency work items (items not included in the current CFP Annual Statement of 5-Year Action Plan)
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed finance or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. HUD will not consider such changes as significant amendment.

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual PHA plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

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

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

GHURA Policy

GHURA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

GHURA Policy

GHURA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by GHURA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

GHURA Policy

For developments outside the EIR GHURA will take the following actions to provide for deconcentration of poverty and income mixing:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.

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

SMOKE-FREE PUBLIC HOUSING POLICY

Adopted by GHURA Board of Commissioners

Resolution No.: _____

Date of Adoption: _____

Effective Date of Implementation: _____

SMOKE-FREE PUBLIC HOUSING POLICY

INTRODUCTION

The Department of Housing and Urban Development (HUD) has implemented a ruling that requires all Public Housing Authorities (PHA) administering a public housing program to implement a smoke-free policy. The rule specifically requires each PHA to implement a policy on prohibited tobacco products and all smoking in any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, electrical rooms and closets, storage rooms, offices and within all living units in public housing and PHA administration office buildings, maintenance shops and vehicles. (In brief a smoke-free policy for ALL public housing interior areas.)

The Guam Housing and Urban Renewal Authority (hereinafter referred as PHA) is also prohibiting electronic nicotine delivery systems (ENDS), e-cigarettes, and vaping and is including it in this policy's definition of Smoking. This policy extends to all outdoor areas up to twenty-five (25) feet from any type of housing, (doors/entrances, windows and porches) and administrative office buildings and maintenance facilities.

HUD is requiring implementation of smoke-free public housing to improve interior air quality in housing, to benefit the health of public housing tenants and public housing staff, reduce the risk of catastrophic fires, and lower overall maintenance cost. This policy applies to all tenants, tenant's families, tenant's guest, visitors, contractors, service personnel, and employees.

PURPOSE

The Guam Housing and Urban Renewal Authority (hereinafter referred as PHA) is dedicated to protect the health and safety of its residents. In recognition that direct exposure to smoke or involuntary exposure to secondhand smoke can cause respiratory illness, heart disease, asthma, cancer and/or other adverse health effects and to reduce the risk of fires and maintenance cost, the PHA has implemented and adopted the Smoke-Free in Public Housing Policy (hereinafter referred as Policy).

This Policy is in compliance with 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act (ADA), Fair Housing Act, the Department of Housing and Urban Development (HUD) registers and notices, Title 24 of the Code of Federal Regulations, the Admissions and Continued Occupancy Policy (ACOP), and State and local laws.

EFFECTIVE DATE

Effective _____, the PHA adopts this Smoke-Free Public Housing Policy.

SMOKE-FREE LIVING ENVIRONMENT

This Policy prohibits smoking and the use of all prohibited tobacco products:

- In all public housing living units,
- In all public housing interior areas, including but not limited to hallways, stairways, electrical closets, storage units, administrative offices, community centers, laundry centers, and similar structures,
- In all outdoor areas within 25 feet of PHA building(s) including entry ways, porches,

balconies and patios, or to the PHA's property boundary in situations where the boundary is less than 25 feet from the PHA-owned building(s),

- At playgrounds, picnic areas, and other exterior common areas (and within 25 feet of these locations),
- In administrative/office buildings and maintenance buildings,
- In any PHA owned, leased or operated vehicle,
- Anywhere on or in PHA property.

The PHA is not prohibiting smoking by residents, rather the PHA is prohibiting smoking inside public housing living units and interior common areas, public housing administrative office building, public housing community rooms or community facilities, and laundry rooms, in outdoor areas within 25 feet of the housing and administrative office buildings and in other areas designated as restricted areas.

APPLICABILITY

New Admissions

All new admissions signing a lease on, or after, the effective date of this Policy, are subject to all provisions herein.

Existing Residents

Existing tenants are required to sign the Smoke-Free Lease Revision within 60 days of notification of the effective date of this Policy. Upon lease signing, the household is subject to all provisions of this Smoke-Free Public Housing Policy. Tenants who are not willing to live in a smoke-free property should complete and submit a Notice to Vacate form prior to the expiration of the 60-day notification of lease revision.

Tenants who fail to sign the Smoke-Free Lease Revision after the 60-day notification will be subject to lease termination as allowed by Sections IX--Tenant Obligations and XVI—Termination of Lease of existing dwelling lease.

All current tenants who smoke will be provided with information/resources about cessation programs upon their request.

Visitors and Guests

This Policy applies to all resident's visitors, guests or other persons under the resident's control while on PHA-owned properties. Visitors, guests or other persons under the resident's control must not engage in any smoking of specified prohibited tobacco products (including Electronic Nicotine Delivery Systems (ENDS) products, e-cigarettes and vaping) in restricted areas or in other outdoor areas that the PHA has designated as smoke-free. Residents and members of the resident's household must not allow visitors, guests, and other persons under their control to violate this Policy.

PHA Staff

This Policy applies to all PHA staff and contactors while on PHA-owned properties and not limited to service agencies and government entities.

DEFINITIONS

Common Areas – All areas open to all tenants, tenant's families, guests, visitors, contractors, service personnel, employees and members of the public.

Designated Smoking Areas: Areas or structures outside of the required 25 feet perimeter designated by the PHA where prohibited tobacco products are allowed.

NOTE: The PHA has not designated any smoking areas on the PHA's property. Residents may not discard smoking products on the property.

Development/Property: All Public Housing developments and properties are included in this policy and all related administrative offices and maintenance facilities.

Individual Units: the interior and exterior spaces tied to a particular unit. This includes, but is not limited to, bedrooms, hallways, kitchens, bathrooms, front and rear porches.

Interior Common Areas: Defined as living units. Interior common areas, electrical rooms, closets, storage rooms, community rooms/bathrooms, laundry rooms, lobbies, hallways, offices and public housing administrative offices/buildings, maintenance facilities and vehicles.

Smoking – means igniting, inhaling, exhaling, breathing or carrying or possessing any lit cigar, cigarette, pipe, water pipe-referred to as hookahs or other tobacco product or similar lighted product in any manner or in any form or any other device containing tobacco, marijuana or other legal or illegal substances that burn. This definition also includes electronic nicotine delivery systems (ENDS) including electronic cigarettes (e-cigarettes).

- **Electronic Cigarette** – the term "Electronic Cigarette" means any electronic device that provides a vapor of liquid nicotine and/or other substances to the user as she or he simulates smoking. The term shall include such devices whether they are manufactured or referred to as e-cigarettes, e-cigars, e-pipes, vaping or under any product name.

Public Housing: Low-income housing, such as, community facilities, public housing offices, and laundry rooms assisted under the U.S. Housing Act of 1937 (the 1937 Act), other than assistance under section 8 of the 1937 Act.

REASONABLE ACCOMMODATIONS

Tenants who are persons with disabilities may request a Reasonable Accommodation in relation to the Smoke-Free Public Housing Policy, in accordance with the PHA's Reasonable Accommodation Policy.

The PHA will consider the request for a reasonable accommodation on a case-by-case basis. Tenants must adhere to the Smoke-Free Public Housing Policy until such time a reasonable accommodation is granted.

Note: The act of smoking itself is not a disability under the ADA. Per the Smoke-Free Public Housing Final Rule, December 5, 2016, HUD is not aware of any medical conditions for which smoking is considered a legitimate, proven treatment; therefore, smoking will not be considered a reasonable accommodation for a disability.

PHA RESPONSIBILITIES

PHA shall inform each tenant of the Smoke-Free Policy at the time of Lease signing and any time thereafter as may be deemed appropriate. PHA will install conspicuous no-smoking signs at entrances and exits, in common areas on building exteriors noting "No Smoking", "This is a smoke-free environment", "No-smoking within 25 feet of the building", and the like.

The PHA shall post no-smoking signs at entrances to all buildings.

The PHA will distribute a copy of this Policy and notice of the intent to implement the Policy to each household at least 30 days prior to the effective date of the Policy.

The PHA will distribute a copy of the Smoke-Free Lease Revision and notice of requirement that tenant must sign the Smoke-Free Lease Revision to each household at least 60 days prior to the effective date of the Smoke-Free Lease Revision.

The notice shall contain the time frame within that period for acceptance of the Smoke-Free Lease Revision. The notice shall also state that failure to sign the Smoke-Free Lease Revision will result in lease termination and contain information regarding Grievance Procedure.

The PHA is responsible for the enforcement of this policy; however, the PHA does not assume any higher duty of care to enforce this Policy than any other PHA obligation under the Dwelling Lease.

The PHA will ensure the Lease Revision and other occupancy policies are consistent with the provisions of this Policy.

The PHA shall promote this policy in meetings and discussions with tenants and enforce compliance with this policy. The PHA will make information about smoking cessation resources available on-site to help interested tenants learn more about quitting smoking. The PHA may continue to promote cessation resources for tenants when the PHA, in its discretion, deems it helpful. The PHA understands the effort it will take for tenants to comply with this policy but the health of all tenants must be considered.

Smoke-free housing does not mean that smokers are prohibited from living in the PHA developments. It simply means that tenants and visitors are not allowed to smoke anywhere inside or within 25 feet outside of any PHA housing or administrative office building.

TENANT RESPONSIBILITIES

1. Smoking is prohibited within twenty-five (25) feet of all buildings, door/entrances, windows, porches administrative offices and maintenance facilities.

- Tenants and members of the tenant's household shall abide by this Policy and shall inform their visitors, guests and other persons under the tenant's control of the Policy.
- Tenants and members of the tenant's household must not allow visitors, guests, and other persons under the tenant's control to violate this Policy.

2. Tenants are responsible for the actions of their household, guests and visitors. Any tenant including the members of their household, guest, or visitors will be considered in violation of the lease if found smoking within twenty-five (25) feet of any PHA-owned buildings, units, or in places that are designated as non-smoking area.

- Tenants are responsible for the actions of their household, their visitors, guests and other persons under the tenant's control.

LEASE ENFORCEMENT

The PHA will enforce the Smoke-Free Public Housing Policy. The PHA will provide due process when enforcing the lease and allow residents to exercise their right to an informal settlement and a formal hearing.

Failure to adhere to any of the conditions of the Policy will constitute a lease violation and may result in enforcement actions up to and including eviction. In addition, tenant will be responsible for all costs to remove smoke odor and/or residue upon any violation of this Policy as outline in the Schedule of Maintenance and Other Charges in the Admissions and Continued Occupancy Policy.

The PHA will not evict for a single incident of smoking in violation of the Policy. Here are examples to determine tenant violations of no smoking policy that could include, but are not limited to:

- a. Staff witnesses a tenant, tenant's guest, family member, or service provider smoking in non-smoking areas under tenant's control;
- b. Staff witnesses a lighted smoking product in an ashtray or other receptacle in non-smoking areas under the tenant's control.
- c. Damages to the interior of the property (countertops, floors, etc.) that are the result of burns caused by smoking products.
- d. Evidence of smoking in a unit includes, but is not limited to, cigarette or other smoking product smells, smoke clogged filters, ashes, smoke film including smoke damage to walls.
- e. Repeated reports to staff of violations of this policy by third parties.

Lease violations of the Policy will be handled in a progressive manner as follows:

- 1st Violation:
 - ↳ A home visit will be conducted by the Property Site Manager or designated staff. The Property Site Manager or designated staff will issue a Verbal Warning referencing the section of the Dwelling Lease that has been violated.
 - ↳ Tenant will be provided a copy of the Smoke-Free Public Housing Policy and cessation materials.
 - ↳ Tenant will be required to sign an Acknowledgement of Verbal Warning form which will be documented in the tenant file.
- 2nd Violation:
 - ↳ The Property Site Manager will issue a Written Warning referencing the section of the Dwelling Lease that has been violated.
 - ↳ Tenant will be provided a copy of the Smoke-Free Public Housing Policy and cessation materials.
 - ↳ Tenant will be required to sign an Acknowledgement of Written Warning form which will be documented in the tenant file.
- 3rd Violation:
 - ↳ Tenant will be required to attend a private conference in the Management Office to review the terms of the Dwelling Lease and the Smoke-Free Public Housing Policy.
 - ↳ The Property Site Manager will issue a Second Written Warning and require the tenant to sign an Acknowledgement of Second Written Warning form which will be documented in the tenant file.

- 4th Violation:
 - ↳ A 30-day termination letter, with the right to appeal, and Grievance Hearing.
- Notice must contain information regarding Grievance Procedures.

EFFECT OF BREACH AND RIGHT TO TERMINATE LEASE

A breach of this policy shall give each party all the rights contained herein, as well as the rights contained in the Lease. A material or continuing breach of this policy shall be a material breach of the Lease and grounds for termination of the Lease by the PHA in accordance with the procedure set out in the Lease.

PHA NOT A GUARANTOR OF SMOKE-FREE ENVIRONMENT

The PHA's adoption of a Smoke-Free Policy and the efforts to designate portions of the Property as smoke-free does not make the PHA the guarantor of tenant's health or of the smoke-free condition of the smoke-free portions of the Property. The PHA will take reasonable steps to enforce the Smoke-Free Policy. The PHA is not required to take steps in response to the use of prohibited tobacco products unless the PHA has actual knowledge of the use of such products and the identity of the responsible tenant.

PHA DISCLAIMER

The adoption of a non-smoking living environment does not in any way change the standard of care that the PHA has under applicable law to render the Property any safer, more habitable, or improved in terms of air quality standards than any other rental premises. The PHA specifically disclaims any implied or express warranties that the Property will have any higher or improved air quality standards than any other rental property. The PHA cannot and does not warranty or promise that the Property will be free from secondhand smoke. The PHA's ability to police, monitor or enforce this Policy and Lease Revision is dependent in significant part on voluntary compliance by tenants and tenants' guests.

Tenants with respiratory ailments, allergies or other condition relating to smoke are put on notice that PHA does not assume any higher duty of care to enforce this Policy than any other PHA obligation under the lease agreement.

Although the PHA has adopted a Smoke Free Housing Policy, it cannot guarantee that smoking will never happen.

SMOKE-FREE LEASE ADDENDUM

The Smoke-Free Lease Addendum is attached hereto and made a part hereof. The Lease Addendum shall be controlling. If there is a conflict between this Policy and the Lease Addendum, the Lease Addendum shall control.

Upon adoption of the policy, all new tenants will be given a copy of this Smoke-Free Policy and will sign the Smoke-Free Lease Addendum.

Upon adoption of the policy, all current tenants will be given a copy of this Smoke-Free Policy and will sign the Smoke-Free Lease Addendum at least 30 days before the effective date. Section XVII, Modification of the Lease, of the PHA Lease Agreement allows changes to the Lease (including a Smoke-Free Lease Addendum) with written notice to the Tenants of 30 days.

The signed Smoke-Free Lease Addendum will be kept in the Tenant's file and a copy given to the Tenant.

SMOKE-FREE HOUSING LEASE ADDENDUM

POLICY: It is the policy of the Guam Housing and Urban Renewal Authority (PHA) to seek to promote and enforce a smoke-free living environment.

LEASE ADDENDUM: Tenant and all members of Tenant's family or household are parties to a written Lease Agreement (herein referred to as the "Lease") with the Guam Housing and Urban Renewal Authority (herein referred to as "PHA"). The following additional terms, conditions, and rules are hereby incorporated into the Lease. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease.

- A. **PURPOSE:** The parties desire to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-smoke-free building.
- B. **DEFINITION OF SMOKING:** The term "smoking" means inhaling, exhaling, breathing, burning or carrying any prohibited tobacco products or similarly lighted smoking material, including marijuana, in any manner, form or derivative.
- C. **SMOKE-FREE AREAS:** Tenant agrees and acknowledges that the **premises to be occupied by Tenant and members of Tenant's household, and all living units and interior common areas** including but not limited to community bathrooms, lobbies, community rooms, laundry rooms, hallways, stairwells, management/administrative offices, electrical closets, storage units, maintenance garages, and entryways are designated as smoke-free.
- Further, Tenant agrees and acknowledges that **all outdoor areas within 25 feet of the Guam Housing and Urban Renewal Authority housing and administrative buildings** including but not limited to patios, balconies, stairways and attached structures, are also designated as smoke-free.
- Tenant and members of Tenant's household shall not smoke anywhere in said smoke-free areas nor shall Tenant permit any guests or visitors under the control of the Tenant to smoke in said smoke-free areas.
- D. **TENANT TO PROMOTE SMOKE-FREE POLICY AND REPORT SUSPECTED VIOLATION:** Tenant shall inform all of their household members, guests, and visitors of the Smoke-Free Policy. Further, Tenant shall promptly notify PHA Management in writing of any incident wherein tobacco smoke is migrating into the Tenant's dwelling unit from sources outside of the Tenant's dwelling unit.
- E. **PHA TO PROMOTE SMOKE FREE POLICY:** PHA shall inform each new and current tenant of the Smoke-Free Policy at the time of Lease signing and any time thereafter as may be deemed appropriate. PHA will install conspicuous No Smoking signs at entrances and exits, in common areas on building exteriors noting "No Smoking", "This is a smoke-free environment", "No-smoking within 25 feet of the building", and the like.

New tenants will be required to sign a Smoke-Free Lease Addendum at the time of lease up. Current tenants will sign the Smoke-Free Lease Addendum at least 30 days before the effective date. The signed Smoke-Free Lease Addendum will be kept in the Tenant's file and a copy given to the Tenant.

- F. PHA NOT A GUARANTOR OF SMOKE FREE ENVIRONMENT:** The PHA's adoption of a Smoke-Free Policy does not make the PHA nor any of its managing agents the guarantor of Tenant's health or of the smoke-free condition of Tenant's unit and common areas. However, the PHA shall take reasonable steps to enforce the smoke-free terms of its lease and to make its properties as smoke-free as is reasonably possible.

PHA will address violations of this policy upon the PHA's actual knowledge of said smoking or if the PHA has been given written notice of said smoking and said notice can be substantiated. PHA may also discover violations of the policy as part of a unit inspection or other observations by PHA personnel.

- G. EFFECTS OF BREACH AND RIGHT TO TERMINATE LEASE:** A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights contained in the Lease. A material or continuing breach of this Addendum shall be a material breach of the Lease and grounds for termination of the Lease by the PHA in accordance with the procedure set out in in the Lease.

- H. DISCLAIMER BY HOUSING AUTHORITY:** The PHA's adoption of a Smoke-Free Policy does not in any way change the standard of care that the PHA would have to a tenant household to render buildings and premises designated smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental property. PHA specifically disclaims any implied or express warranties that the building, common areas or tenant's premises will have any higher or improved air quality standards than any other rental property. The PHA cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke.

Tenant acknowledges that PHA's ability to police, monitor or enforce the agreements of the Smoke-Free Policy is dependent in significant part on voluntary compliance by all tenants and their household members and guests. Tenants with respiratory ailments, allergies or a physical or psychological condition relating to smoke are put on notice that the PHA does not assume any higher duty of care to enforce the smoke-free lease addendum than any other PHA obligation under the Lease.

- I. EFFECTIVE DATE:** This Smoke-Free Lease Addendum shall be effective on _____.

Printed Name of PHA Manager

Tenant Name, Printed

Signature/Date of PHA Manager/Representative

Tenant Signature/Date

Failure to sign the Smoke-Free Lease Addendum does not eliminate or exclude the responsibility of tenants to abide by the Smoke-Free Housing Policy set forth by the PHA Board of Commissioners at their Regular Meeting on _____.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2017

Part I: Summary		Grant Type and Number		FFY of Grant: FFY 2017
PHA Name		Capital Fund Program Grant No:	GQ08P00150117	FFY of Grant Approval: FY2017
Guam Housing and Urban Renewal Authority		Replacement Housing Factor Grant No:	N/A	
		Date of CFFP:	N/A	

Type of Grant		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/12/18			

LINE	Summary by Development Account	Original	Total Estimated Cost		Total Actual Cost ¹	
			Revised ²	Obligated	Expended	
1	Total Non-CFF Funds		0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) ³		0.00	0.00	0.00	0.00
3	1408 Management Improvements		0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)		136,214.00	0.00	34,054.00	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		0.00	0.00	0.00	0.00
10	1460 Dwelling Structures		0.00	0.00	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	1480 General Capital Fund		1,259,553.00	0.00	90,992.00	3,153.57
15	1485 Demolition		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
18a	1499 Development Activities (4)		0.00	0.00	0.00	0.00
18ba	1501 Collateralization or Debt Service paid by the PHA		0.00	0.00	0.00	0.00
19	9000 Collateralization or Debt Service paid Via System of Direct Payment		0.00	0.00	0.00	0.00
20	1502 Contingency (may not exceed 8% of line 20)		0.00	0.00	0.00	0.00
21	AMOUNT OF ANNUAL GRANT (sum of lines 2-20)		1,395,767.00	0.00	125,046.00	3,153.57
22	Amount of line 21 Related to LBP Activities		0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Activities		0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security-Soft Costs		0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security-Hard Costs		0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures		0.00	0.00	0.00	0.00

Signature of Executive Director	Date
X MICHAEL J. DUENAS, Executive Director	03/13/2018

Signature of Public Housing Director	Date

form HUD-50075.1 (07/2014)

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations

* RHF funds shall be included here

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No):			Federal FFY of Grant: 2017		
				Replacement Housing Factor Grant No:			GQ08P00150117		
							N/A		
							N/A		
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost			Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work	
PHA-WIDE	Administration	1410							
GQ000001 AMP1		1410		\$ 28,700.00		\$ 7,175.00	\$ -		
GQ000002 AMP2		1410		\$ 29,599.00		\$ 7,400.00	\$ -		
GQ000003 AMP3		1410		\$ 35,416.00		\$ 8,854.00	\$ -		
GQ000004 AMP4		1410		\$ 42,499.00		\$ 10,625.00	\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1410: Other Fees & Costs (Contract Administration) Audit Costs			\$ 136,214.00		\$ 34,054.00	\$ -		
PHA-WIDE		1480		\$ 750.00			\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1480: Other Fees & Costs (Contract Administration) Advertisement			\$ 750.00		\$ -	\$ -		
PHA-WIDE		1480		\$ 2,300.00			\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1480: Other Fees & Costs (Contract Administration) Legal Services			\$ 2,300.00		\$ -	\$ -		
PHA-WIDE		1480		\$ 1,000.00			\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1480: Other Fees & Costs (Contract Administration) A/E Staff Salaries and Benefits			\$ 1,000.00		\$ -	\$ -		
PHA-WIDE		1480		\$ 121,323.00		\$ 90,992	\$ 3,153.57		
PHA-WIDE	CFP ACCOUNT NO. 1480: Other Fees & Costs (Contract Administration) Lead Based Paint Testing			\$ 121,323.00		\$ 90,992.00	\$ 3,153.57		
PHA-WIDE		1480		\$ 85,800.00			\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1480: Other Fees & Costs (Contract Administration) Sin, AH, MM			\$ 85,800.00		\$ -	\$ -		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No):			Federal FY of Grant: 2017		
				Replacement Housing Factor Grant No:			GQ08P00150117 N/A N/A		
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost			Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work	
	Dwelling Interior/Exterior	1480							
GQ000001-AMP1	Unit Modernization	1480	5	\$ 110,000.00			0.00		
Sin, AH, MM, Asn	Bathroom (G26 Vanity Renovation)			\$ 15,600.00			0.00		
	Erosion & Installation/Construction of Downspouts (G250)			\$ 200,000.00			0.00		
GQ000002-AMP2	Unit Modernization	1480	6	\$ 132,000.00			0.00		
Ina, Tal, Yona	Spalling-Ceiling Repair (G100, 28, 82 & 83)			\$ 75,000.00			0.00		
GQ000003-AMP3	Unit Modernization	1480	5	\$ 110,000.00			0.00		
Agat, Uma, Mer	Roof/Structural (G99 Roof Leaking Repair)			\$ 138,000.00			0.00		
GQ000004-AMP4	Unit Modernization	1480	10	\$ 176,000.00			0.00		
Toto, Ded	Spalling-Ceiling Repair (G35, G82 & 250)			\$ 91,780.00			0.00		
	CFP ACCOUNT NO. 1480 (Dwelling):			\$ 1,048,380.00			0.00		
	TOTAL CFP ACCOUNT NO. 1480:			\$ 1,259,553.00			3,153.57		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name		CFP Grant No.		FFY of Grant Approval:	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		GQ08P00150116		FY2016	
RHF Grant No.		Date of CFP:			
N/A		N/A			
Type of Grant		/ X / Revised Annual Statement (Revision No. 5a)			
/ / Original Annual Statement		/ / Final Performance and Evaluation Report:			
/ X / Performance and Evaluation Report for Period Ending: 3/12/18					
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
	Original	Revised²	Obligated	Expended	
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) ³	0.00	0.00	0.00	0.00
3	1408 Management Improvements	15,000.00	15,000.00	15,000.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	102,160.00	102,160.00	102,160.00	5,791.58
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	154,054.00	154,054.00	154,054.00	154,054.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	15,900.00	15,900.00	15,900.00	15,900.00
10	1460 Dwelling Structures	1,033,700.00	1,033,700.00	1,033,700.00	877,755.24
11	1465.1 Dwelling Equipment -- Nonexpendable	40,580.00	40,580.00	40,580.00	31,888.00
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	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,362,144.00	1,362,144.00	1,362,144.00	1,085,388.82
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 Activities	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
Signature of Executive Director		Signature of Public Housing Director		Date	
X MICHAEL J. DUENAS, Executive Director		03/13/2018		03/13/2018	

form HUD-50075.1 (07/2014)

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

Part II: Supporting Pages											
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:				GQ08P00150116 No N/A		Federal FY of Grant FFY 2016		
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost			Total Actual Cost				
				Original	Revised¹	Funds Obligated²	Funds Obligated²	Funds Expended²	Status of Work		
PHA-WIDE	Operations	1406		\$	-	\$	-	\$	-		
				\$	15,000.00	\$	15,000.00	\$	15,000.00		
				\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	-
				\$	21,525.00	\$	21,525.00	\$	21,525.00	\$	1,074.65
PHA-WIDE	Management Improvements Training	1408		\$	22,199.00	\$	22,199.00	\$	22,199.00	\$	1,290.20
				\$	26,562.00	\$	26,562.00	\$	26,562.00	\$	1,771.22
				\$	31,874.00	\$	31,874.00	\$	31,874.00	\$	1,855.51
				\$	102,160.00	\$	102,160.00	\$	102,160.00	\$	5,791.58
PHA-WIDE	Administration AMP1 AMP2 AMP3 AMP4	1410		\$	750.00	\$	750.00	\$	750.00		
				\$	750.00	\$	750.00	\$	750.00		
				\$	154,054.00	\$	154,054.00	\$	154,054.00	\$	154,054.00
				\$	-	\$	-	\$	-	\$	154,054.00
PHA WIDE	Site Improvement AMP2-Sewer Up-grade (Yona G100) AMP3-Sewer Up-grade (Agat G99/G82 Lower Agat) AMP4-Sewer Up-grade (Tolo G250) Site Improvement (Vegetation Removal)	1450		\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00
				\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00
				\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00
				\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00
FEES AND COSTS	Fees and Costs A/E Staff Salaries and Benefits Sundry (Direct Costs)	1430		\$	9	\$	-	\$	-		
				\$	7	\$	-	\$	-		
				\$	5	\$	-	\$	-		
				\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00
PHA WIDE	Dwelling Structures Unit Modernization Genesis-Tech Corp (Reno 3 units AMP1&4) Waterblast/Roof Coat Roof/Structural (Asia-Pacific: Replace Lintels)	1460		\$	4	\$	-	\$	-	\$	-
				\$	1	\$	22,050.00	\$	22,050.00	\$	22,050.00
				\$	65	\$	21,480.76	\$	-	\$	-
				\$	32,363.78	\$	32,363.78	\$	32,363.78	\$	32,363.78

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages					Grant Type and Number				Federal FY of Grant	
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY					Capital Fund Program Grant No: GQ08P00150116				FFY 2016	
					CFFP (Yes/No): Replacement Housing Factor Grant No: N/A					
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty		Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
GQ000002-AMP2 Ina, Tai, Yona	Unit Modernization	1460			\$ -	\$ -	\$ -	\$ -		
	Genesis-Tech Corp (PO#170440)		3		\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	#10JCC, 15JAP & 20JCR	
	Asia Pacific Int'l Inc. (Reno 6 units AMP2&4)		5		\$ 157,427.00	\$ 157,427.00	\$ 157,427.00	\$ 157,427.00	11JEV, 14JE, G100, 110&114	
	Arkana Pacific Contractor Corp (PO#BPA180084)		1		\$ -	\$ 15,800.00	\$ 15,800.00	\$ 15,800.00	Aldao; 113B Pullan	
	Waterblast/Roof Coat (Asia-Pacific Int'l Inc.)		0		\$ 19,200.00	\$ 17,640.00	\$ 17,640.00	\$ 4,320.00	#2JAP	
GQ000003-AMP3 Agat, Uma, Mer	Unit Modernization	1460			\$ -	\$ -	\$ -	\$ -	Top Coating of Roofs/Ext Pnt G82	
	Arkana Pacific Contractor Corp (PO#BPA170125)		3		\$ 87,684.00	\$ 87,684.00	\$ 87,684.00	\$ 87,684.00	#39, 42, & 63 Mao	
	Genesis-Tech Corporation (PO#170440)		3		\$ 65,300.00	\$ 65,300.00	\$ 65,300.00	\$ 65,300.00	#35Mao & 156 JOQ	
	Alcast Paint Co.		1		\$ -	\$ 13,852.00	\$ 13,852.00	\$ -	#73Mao	
	Waterblast/Roof Coat		65		\$ 87,264.00	\$ 86,252.76	\$ 86,252.76	\$ 12,240.00	Top Coating of Roofs/Ext Pnt G82	
GQ000004-AMP4 Toto, Ded	Unit Modernization	1460			\$ (0.00)	\$ -	\$ -	\$ -		
	ITI-Electric Signco (PO#BPA170124)		3		\$ 65,565.00	\$ 65,565.00	\$ 65,565.00	\$ 65,565.00	#15B Dam, 19JPM & 22 RSSA G35	
	Asia Pacific Int'l Inc. (Bid Item #1)		6		\$ 151,128.00	\$ 151,128.00	\$ 151,128.00	\$ 151,128.00	#20 G35, 1B, 6B & 11A Damian, 13A & 13B Duenas	
	Genesis-Tech Corp (Bid Item #2)		6		\$ 116,000.00	\$ 116,000.00	\$ 116,000.00	\$ 116,000.00	#25A, 29A, 32A, 37A, 43A & 43B Damian	
	Asia Pacific Int'l Inc. (Reno 6 units AMP2&4)		1		\$ 31,789.00	\$ 31,789.00	\$ 31,789.00	\$ 31,789.00	#26B Paquito	
PHA-WIDE	Genesis-Tech Corp (Reno 3 units AMP1&4)		2		\$ 47,950.00	\$ 47,950.00	\$ 47,950.00	\$ 47,950.00	#6RSA G35; 38 Damian Toto	
	Waterblast/Roof Coat		0		\$ 72,240.00	\$ 66,640.00	\$ 66,640.00	\$ 11,880.00	Top Coating of Roofs/Ext Pnt G82	
	Roof/Structural (Asia-Pacific: Replace Lintels)				\$ 4,258.46	\$ 4,258.46	\$ 4,258.46	\$ 4,258.46		
	CFP ACCOUNT NO. 1460:				\$ 1,033,700.00	\$ 1,033,700.00	\$ 1,033,700.00	\$ 877,755.24		
	Dwelling Equipment	1465.1			\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00		
PHA-WIDE	AMP1	1465.1			\$ 8,692.00	\$ 8,692.00	\$ 8,692.00	\$ -		
	AMP2	1465.1			\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00		
	AMP3	1465.1			\$ 13,060.00	\$ 13,060.00	\$ 13,060.00	\$ 13,060.00		
	AMP4	1465.1			\$ 40,580.00	\$ 40,580.00	\$ 40,580.00	\$ 31,888.00		
	CFP ACCOUNT NO. 1465.1:				\$ 0.00	\$ 0.00	\$ 0.00	\$ -		
PHA-WIDE	Nondwelling Equipment	1475			\$ 0.00	\$ 0.00	\$ 0.00	\$ -		
	CFP ACCOUNT NO. 1475:				\$ 0.00	\$ 0.00	\$ 0.00	\$ -		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	FFY 2015
HA Name		CFP Grant No.	GQ08P00150115	FFY of Grant Approval:	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		RHF Grant No.	N/A	FY2015	
		Date of CFFP:	N/A		

Type of Grant		/ / Reserve for Disasters/Emergencies				/ / Revised Annual Statement (Revision No.)			
/ / Original Annual Statement		/ / Performance and Evaluation Report for Period Ending: 3/12/18				/ / Final Performance and Evaluation Report:			

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST ¹	
		ORIGINAL	REVISED ²	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	1.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	130,166.00	130,166.00	130,166.00	81,819.98
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	135,000.00	135,000.00	135,000.00	135,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	100,000.00	129,791.18	129,791.18	129,791.18
10	1460 Dwelling Structures	875,742.00	846,007.82	846,007.82	846,007.82
11	1465.1 Dwelling Equipment -- Nonexpendable	60,000.00	59,945.00	59,945.00	59,945.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	1.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,301,660.00	1,301,660.00	1,301,660.00	1,252,563.98
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 Activities	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

Signature of Executive Director	Date
X MICHAEL J. DUENAS, Executive Director	03/13/2018

Signature of Public Housing Director	Date

form HUD-50075.1 (4/2008)

- 1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFFP Grants for operations
4 - RHF funds shall be included here

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number CFP Grant No. GQ08P00150115 CFPP (Yes/No): NO			RHF Grant No.: N/A		Federal FY of Grant FFY 2015
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories Operations	Dev Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised1	Funds Obligated2	Funds Expended2		
PHA-WIDE	CFP ACCOUNT NO. 1406: Management Improvements	1406		\$ -	\$ -	\$ -	\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1408: Administration	1408		\$ 1.00	\$ -	\$ -	\$ -		
PHA-WIDE	AMP1	1410		\$ 27,426.00	\$ 27,426.00	\$ 27,426.00	\$ 18,317.49		
	AMP2			\$ 28,285.00	\$ 28,285.00	\$ 28,285.00	\$ 18,351.19		
	AMP3			\$ 33,843.00	\$ 33,843.00	\$ 33,843.00	\$ 20,633.51		
	AMP4			\$ 40,612.00	\$ 40,612.00	\$ 40,612.00	\$ 24,517.79		
PHA-WIDE	CFP ACCOUNT NO. 1410: Audit Costs	1411	1	\$ 750.00	\$ 750.00	\$ 750.00	\$ -		
FEES AND COSTS	CFP ACCOUNT NO. 1411: Fees and Costs	1430		\$ 750.00	\$ 750.00	\$ 750.00	\$ -		
	A/E Staff Salaries and Benefits			\$ 133,000.00	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00		
	Sundry (Direct Costs)			\$ 2,000.00	\$ -	\$ -	\$ -		
PHA WIDE	CFP ACCOUNT NO. 1430: Site Improvement	1450		\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00		
	AMP1 (Yun Shing-Removal of Trash Bin- PO#161014)			6,070.00	\$ 8,550.00	8,550.00	\$ 8,550.00		\$92,573.07 - Reroute sewer line at Talofofo G28. \$9,984.37- Removal of trash bins.
	AMP2 (Yun Shing-Talofofo Sewer PO#160086; P&E-Removal of Trash Bin PO#161015)			64,000.00	\$ 102,557.44	102,557.44	\$ 102,557.44		
	AMP3			11,000.00	\$ -	-	\$ -		
	AMP4 (Yun Shing-Repair St Light Poles Dededo Elderly PO#P&E-Removal of Trash Bin PO#161015)			18,930.00	\$ 18,683.74	18,683.74	\$ 18,683.74		
	CFP ACCOUNT NO. 1450:			100,000.00	\$ 123,791.18	129,791.18	\$ 129,791.18		\$2,700 Repair street light poles Ded Eid. \$15,983.74 Removal of trash bins.
PHA-WIDE	Dwelling Structures	1460							
GQ000001-AMP1	Vacancy Reduction		3	75,852.00	\$ -	-	\$ -		
Sin, AH, MM, Asn	Kitchen			1.00	\$ -	-	\$ -		
	Bathroom			1.00	\$ -	-	\$ -		
	Electrical			108,665.00	\$ (0.00)	(0.00)	\$ -		
	Roof/Structural (Lentils replacement)			0.00	\$ 2,772.22	2,772.22	\$ 2,772.22		Asia Pacific-PO#BPA170104

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 - To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages				Grant Type and Number		RHF Grant No.: N/A		Federal FY of Grant	
PHA Name:				CFP Grant No. GQ08P00150115		CFFP (Yes/No): NO		FFY 2015	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Total Estimated Cost		Total Actual Cost			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Original	Revised1	Funds Obligated2	Funds Expended2	Status of Work	
GQ000002-AMP2 Ina, Tai, Yona	Vacancy Reduction	1460		142,635.60	\$ 177,515.60				
	Genesis-Tech Corp (PO#BPA160060)		2			44,232.00	\$ -		10 J E Yona & 120A CPulion Ina
	Asia-Pacific Intl., Inc. (PO#BPA160071)		3			78,853.60	\$ -		111 Pulion, 115 Pulan & 129 Ato
	Arkana Pacific Contr.(PO#BPA160092)		1			19,550.00	\$ -		2JBS Yona G100
	Arkana Pacific Contr.(PO#BPA170062)		2			34,880.00	\$ -		1 JBS & 5SME Yona G100
	Kitchen			25,472.40	\$ -		\$ -		
	Bathroom			22,190.00	\$ -		\$ -		
GQ000003-AMP3 Agat, Uma, Mer	Electrical			1.00	\$ -		\$ -		
	Window/Frames/Shut/Sec (Elderly Units - P&E Const)			0.00	\$ 35,614.00	35,614.00	\$ 35,614.00		
	Vacancy Reduction	1460		93,600.00	\$ 188,062.00				
	Genesis-Tech Corp (PO#BPA160062)		2			53,180.00	\$ -		82 Mao Agat & 132A NDoyle
	Am Manabat Corp (PO#BPA160091)		3			38,770.00	\$ -		A24 G82, #22 & 37 Mao G99 Agat
	Genesis-Tech Corp (PO#BPA160120)		2			47,200.00	\$ -		229 & 229A Umatac
	ITI Electric Signco (PO#BPA170035)		2			48,912.00	\$ -		#74 Mao & 114A S Doyle
GQ000004-AMP4 Tolo, Ded	Kitchen			67,046.00	\$ -		\$ -		
	Bathroom			67,046.00	\$ -		\$ -		
	Electrical			1.00	\$ -		\$ -		
	Window/Frames/Shut/Sec (Elderly Units - P&E Const)			0.00	\$ 168,813.00	168,813.00	\$ 168,813.00		
	Vacancy Reduction	1460		112,320.00	\$ 99,288.46				
	Am Manabat Corp (PO#BPA160063)		1			12,938.46	\$ -		1 W. San Antonio Ded G35
	ITI Electric Signco (PO#BPA160085)		3			61,200.00	\$ -		14 RSSA, 21 WSA, 31 JPM Ded
PHA-WIDE	Arkana Pacific Contr.(PO#BPA160093)		1			25,150.00	\$ -		#7A Calle Damian, Toto G250
	Bathroom & Kitchen		1			7,300.00	\$ 7,300.00		#10 G48 waterline replacement
	Kitchen			1.00	\$ -		\$ -		
	Bathroom			1.00	\$ -		\$ -		
	Electrical			160,909.00	\$ -		\$ -		
	Window/Frames/Shut/Sec (Elderly Units - P&E Const)			0.00	\$ 131,773.00	131,773.00	\$ 131,773.00		
	Roof/Structural (Lentels replacement)			0.00	\$ 34,869.54	34,869.54	\$ 34,869.54		
PHA-WIDE	CFP ACCOUNT NO. 1460:			875,742.00	\$ 846,007.82		\$ 846,007.82		
	Dwelling Equipment	1465.1							
	AMP1			12,642.00	\$ 12,642.00		\$ 12,642.00		
	AMP2			13,038.00	\$ 12,993.00		\$ 12,993.00		
	AMP3			15,600.00	\$ 15,600.00		\$ 15,600.00		
	AMP4			16,720.00	\$ 16,710.00		\$ 16,710.00		
	CFP ACCOUNT NO. 1465.1:			60,000.00	\$ 59,945.00		\$ 59,945.00		
PHA-WIDE	Nondwelling Equipment	1475		1.00	\$ -				
	CFP ACCOUNT NO. 1475:			1.00	\$ 0.00	0.00	\$ 0.00		

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 - To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	FFY 2014
HA Name		CFP Grant No.		FFY of Grant Approval:	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		GQ08P00150114		FY2014	
		RHF Grant No.			
		N/A			
		Date of CFP:			
		N/A			

Type of Grant		/ / Reserve for Disasters/Emergencies		/ / Revised Annual Statement (Revision No.)	
/ / Original Annual Statement		/ / Performance and Evaluation Report for Period Ending: 03/12/2018		/ / Final Performance and Evaluation Report:	
/ X / Performance and Evaluation Report					

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		REVIS ²	OBLIGATED	TOTAL ACTUAL COST ¹ EXPENDED
		ORIGINAL	REVISED			
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements	3,178.83	3,178.83	3,178.83	3,178.83	3,178.83
4	1410 Administration (may not exceed 10% of line 20)	121,877.17	121,877.17	121,877.17	121,877.17	121,877.17
5	1411 Audit	750.00	750.00	750.00	750.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	470,570.00	470,570.00	470,570.00	470,570.00	470,570.00
10	1460 Dwelling Structures	549,229.00	549,229.00	549,229.00	549,229.00	549,229.00
11	1465.1 Dwelling Equipment -- Nonexpendable	2,895.00	2,895.00	2,895.00	2,895.00	2,895.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	17,050.00	17,050.00	17,050.00	17,050.00	17,050.00
17	1499 Development Activities4	0.00	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PH	0.00	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,250,550.00	1,250,550.00	1,250,550.00	1,250,550.00	1,249,800.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	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	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	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	0.00
Signature of Executive Director <i>[Signature]</i>						Date
X MICHAEL J. DUENAS, Executive Director 03/13/2018						

form HUD-50075.1 (4/2008)

- 1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
4 - RHF funds shall be included here

Part II: Supporting Pages										
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY					Grant Type and Number CFP Grant No. GQ08P00150114 CFEP (Yes/No): NO			RHF Grant No.: N/A		Federal FY of Grant FFY 2014
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost			Total Actual Cost			Status of Work
				Original	Revised1		Funds Obligated2	Funds Expended2		
PHA-WIDE	Management Improvements	1408								
	Rental Assistance Demonstration Planning and Training	1408								
	CFP ACCOUNT NO. 1408:									
PHA-WIDE	Administration	1410								
	AMP1	1410								
	AMP2	1410								
	AMP3	1410								
	AMP4	1410								
CFP ACCOUNT NO. 1410										
PHA-WIDE	Audit Costs	1411								
	CFP ACCOUNT NO. 1411:									
FEES AND COSTS	Fees and Costs	1430								
	A/E Salaries	1430.1								
	AE Manager	1430.1								
	Inspector	1430.1								
	WCO	1430.1								
	Sundry (Direct Costs)	1430								
	CFP ACCOUNT NO. 1430:									
PHA WIDE	Site Improvement	1450								
	AMP1 (504 New Requirements)	1450								
	AMP2 (504 New Requirements)	1450								
	AMP3 (504 New Requirements)	1450								
	AMP4 (504 New Requirements)	1450								
CFP ACCOUNT NO. 1450:										
PHA WIDE	Dwelling Structures	1460								
	Vacancy Reduction/Modernization	1460								
	504 Compliance (New Requirements)									

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement
* To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY					Grant Type and Number CFP Grant No. Q008P00150114 CFPP (Yes/No): NO		RHF Grant No.: N/A		Federal FY of Grant FFY 2014
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qnty	Total Estimated Cost		Revised1	Total Actual Cost		Status of Work
				Original			Funds Obligated2	Funds Expended2	
Q0000002-AMP2 Ina, Tal, Yona	Vacancy Reduction/Modernization	1460	3	172,107.00	\$	-	45,193.00	45,193.00	SJAP & 16JCR, Yona
	Asia-Pacific Int'l, Inc. (PO#150225)		2		\$		37,971.00	37,971.00	121 C Pulton, Ina, 6SME Yona
	Z Enterprises, Inc. (PO#150430)		2		\$		19,575.00	19,575.00	25 JEV, Yona G100
	ITI Electric (PO#150554)		2		\$		38,600.00	38,600.00	13 JCR and 7JTQ Yona G100
	ITI Electric (PO#150714)		1		\$		17,500.00	17,500.00	23 FBP, Yona G100
	Genesis-Tech Corp (PO#160047)		2		\$		7,268.00	7,268.00	10 J Estaquito Yona & 120A C Pulton Ina
Q0000003-AMP3 Agat, Uma, Mer	Genesis-Tech Corp (BPA160060)		8	0	\$	1,000.00	1,000.00	1,000.00	Canton Construction
	504 Compliance (New Requirements)		3	245,209.32	(0.00)		81,560.00	81,560.00	2 & 4 Mao, 60Kal, Agat
	Vacancy Reduction/Modernization	1460	3		\$		12,288.32	12,288.32	217A JQC Ina, 5 & 10 Mao Agat
	Z Enterprises, Inc. (PO#150429)		3		\$		40,725.00	40,725.00	11 & 86 Mao, Agat G99
	Ammanabat Corp (PO#150353)		2		\$		40,316.00	40,316.00	64 Kal Agat & 136 SD Merizo
	Genesis-Tech Corp (PO#150471)		2		\$		18,220.00	18,220.00	70 Mao Agat G99
Q0000004-AMP4 Toto, Ded	Pacific Global Solutions (PO#150557)		1		\$		44,100.00	44,100.00	33 Mao & 184 JQC
	Genesis-Tech Corp (PO#150681)		2	0.00	\$	8,000.00	8,000.00	8,000.00	Genesis-Tech Corp.
	504 Compliance (New Requirements)		10		\$				
	Vacancy Reduction/Modernization	1460	3	130,912.68	0.00		14,021.14	14,021.14	9B Duenas, Toto
	Genesis-Tech Corp (PO#150431)		1		\$		28,800.00	28,800.00	4 RSSA, Dededo G35
	Ammanabat Corp (PO#150472)		3		\$		55,900.00	55,900.00	27JPM G35, 7B Duenas & 30Paquito
Q0000005-AMP5 Ina, Tal, Yona	ITI Electric (PO#150685)		1		\$		18,430.00	18,430.00	10 RSSA, Dededo G35
	Genesis-Tech Corp (PO#160046)		1		\$		12,761.54	12,761.54	1W San Antonio, Ded G35
	Ammanabat Corp (BPA160063)		12	0.00	\$	1,000.00	1,000.00	1,000.00	Canton Construction
	504 Compliance (New Requirements)				\$		549,229.00	549,229.00	
	CFFP ACCOUNT NO. 1460:			549,229.00					
	Applicants	1465.1		2,895.00		2,895.00	2,895.00	2,895.00	
RELOCATION	Relocation Costs	1495.1		17,050.00		17,050.00	17,050.00	17,050.00	
	CFFP ACCOUNT NO. 1495.1			17,050.00		17,050.00	17,050.00	17,050.00	

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 - To be completed for the Performance and Evaluation Report.

**RESIDENT ADVISORY BOARD (RAB)
COMMENTS ON THE
GUAM
ANNUAL PHA PLAN
and
CAPITAL FUND PROGRAM (CFP) ANNUAL PLAN
FISCAL YEAR 2019
(Beginning October 1, 2018)**

The Guam Housing and Urban Renewal Authority (GHURA) met with the members of the Resident Advisory Board (RAB) on March 22, 2018 at 6:00 p.m. at the GHURA Board of Commissioners Conference Room in Sinajana. In attendance were six RAB members and four GHURA employees (see attached sign in sheet).

This was the first RAB meeting with new first time RAB members. Ms. Alvina Castro of GHURA started the meeting off with an introduction of all attendees and then explained the role of the RAB. As there were no questions, Ms. Castro went through the PHA Plan to give them an understanding of what the Plan is and the contents. The following are the questions posed by the RAB:

Q: Where is the Plan available? The ad says they can make comment. Where do they get a copy and send their comments?

A: It is being posted at each of our four GHURA Public Housing AMP sites, Guma Trankilidat, at the GHURA main office and on GHURA's website. Comments can be mailed in or emailed to the address on the advertisement (katherine@ghura.org).

Q: (The non-smoking policy) is for the public housing in particular, it (applies to) the whole property basically, from the time you enter the gate?

A: Yes it will apply to all of GHURA properties even the main office. As far as at the AMP sites we will be a smoke free development from the time you enter the gates and if there are no gate within 25 feet of the development.

Q: How do we figure out where smoking is allowed? If smoking is allowed 20 feet away from the boundary at the AMP3 Elderly, how do we figure where that is? We do not have a fence at Merizo Elderly.

A: It is 25 feet away from any entrance of any unit and no smoking within a gated development.

Q: The only way we can be effective with the policy is to reach out to the residents.

A: Yes, that is why we are holding town hall meetings. The meetings in April are actually the second set. In the first round of meetings we presented what rules HUD is recommending and what are mandated. On this second round of meetings we now have a final draft policy based on HUD requirements and guidelines. The policy lists the enforcement that will be implemented, it will be a four part enforcement. First incident will be a verbal warning, second will be a written warning and notice that you have to attend cessation classes, third warning will be written again, and forth incident is a

matter of termination. As RAB we ask that you reach out to the residents also to help them understand and encourage them to attend the town hall meetings.

Q: After the first set of meetings in discussing with residents, what do we say to the residents that say it's their right to smoke? Other than the health reasons what was the driving reason to implement this policy?

A: This is not just for your health but also for the health of your children, the pregnant women. Also, because of the maintenance cost has increased for GHURA to renovate the unit, to eliminate the smell and to re-paint the interior because the paint color of the unit is no longer white.

Q: Some residents have commented that they are addicted to smoking. Especially the elders they are asking where can they go to smoke, is there going to be a designated smoking area? Can GHURA build them a shelter to smoke?

A: No, GHURA will not be able to build a shelter, if GHURA builds it will be owned by GHURA and will then have to be smoke free also.

Q: How is the utility allowance determined? How did the utility allowance go down when cost for utility has gone up?

A: Random residents were selected for the utility survey, the contracted company went around to those residents selected and reviewed their utility bills and what appliances were in the unit. Accommodations were made for the use of washer and life support equipment; air conditioners were not included as we do not pay for the use of air conditioners. At the time the assessment was done the power and water fees had not gone up yet. The assessment is done annually so next assessment may reflect any increase or decrease.

Q: Regarding safety, we have to lock up our house at night. There have been break ins in the community, not necessarily in the development. We can't leave the windows open to cool the unit, the screens can be removed or cut. I like the looks of our homes, I do not want bars but what can we do to make our development safer. Air conditioning is not a necessity but it's not really a luxury either when we have to lock up the house to be safe. What can be done to help with this?

A: Installing bars may not be allowed since it may cause non-compliance with egress requirements. The A/E Division has mentioned the need to put some kind of insulation, this may be a design issue. At this time there is a project out there to do water blasting which would help a little with the heat and at the elderly units there is a contract to install new roof coating. This is an opportunity to make these comments so that we can consider it.

Q: Everywhere has security issues, and we want to conserve energy we would like the security and something to address the heat in the units considered.

A: It is noted and will be considered. An immediate fix for security issue might be for you to get to know your neighbors.

Annual PHA Plan and Capital Fund Program (CFP Annual Plan FY2019)

Resident Advisory Board Meeting

SIGN IN SHEET

Date:

3/22/2018

Time:

6:00 p.m.

	NAME	ORGANIZATION	CONTACT INFO (ph no/email add.)
1	Liwinia L. Moses	AMP 1	858-5795
2	Joney Aidel	AMP 2	997-0181
3	Elwina Solder	AMP 2	989-4185
4	Viola Tacna Tonga	Amp #3	828-0253/482-6875
5	Katrina D. Ueno	AMP 1	472-9305
6	Shantay Agleje	Amp 4	987-8833
7	Katherine Taitano	GHURA - CPD	475-1322 katherine@ghura.org
8	Philomena San Nicolas	GHURA - Amp 4	475-1394 phil/ysn@ghura.org
9	MAREISSA P. ADA	AMP 1	477-9821
10	Alvina Castro	GHURA - CPD	475-1401
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Capital Fund Program - Five-Year Action Plan

Part I: Summary							
PHA Name : Guam Housing & Urban Renewal Authority		Locality (City/County & State)					
PHA Number: GQ001		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)					
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022	
	AUTHORITY-WIDE	\$356,920.00	\$261,626.00	\$297,626.00	\$327,944.00	\$247,626.00	
	GHURA 250 (GQ0010000004)	\$457,338.00	\$328,141.00	\$176,000.00	\$249,823.00	\$513,503.00	
	GHURA 250 (GQ0010000001)	\$130,000.00	\$282,000.00	\$519,641.00	\$132,000.00	\$281,638.00	
	GHURA 100 (GQ0010000002)	\$220,754.00	\$197,000.00	\$184,000.00	\$332,000.00	\$215,000.00	
	GHURA 99 (GQ0010000003)	\$230,755.00	\$327,000.00	\$218,500.00	\$354,000.00	\$138,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAIWASD)			\$356,920.00
ID0001	Administrative Costs/Administration (1410)-Salaries, Administration (1410)-Sundry	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0002	Audit Costs/Contract Administration (1480)-Audit	Audit costs		\$750.00
ID0003	Fees and Costs/Contract Administration (1480)-Other Fees and Costs	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0004	Advertisement/Contract Administration (1480)-Other Fees and Costs	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$2,300.00
ID0005	Legal Services/Contract Administration (1480)-Other Fees and Costs	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0006	Green Physical Needs Assessment, Energy Audit and Section 504 Compliance/Contract Administration (1480)-Other Fees and Costs	Professional services to perform required compliance.		\$108,294.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000004)			\$457,338.00
ID0007	Lead Based Paint Testing at Toto (G250)(Contract Administration (1480)-Other Fees and Costs)	Re-testing for LBP to confirm abatement was completed properly.		\$76,700.00
ID0010	Unit Modernization at Dededo (G35 & G48), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$154,000.00
ID0013	Spalling-Ceiling Repair at Dededo (G35, G48, G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair of concrete spall, exposed re-bars, cracks at roof, ceiling, beams and building structure. Note: "Other" category selected to address interior work on ceiling for spall repair.		\$30,000.00
ID0080	Modernize Kitchen at Toto (G250), Dededo (G35, G48 & G82)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Modernize kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.		\$196,638.00
	GHURA 250 (GQ001000001)			\$130,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0008	Unit Modernization at Ahi, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$110,000.00
ID0012	Spalling-Ceiling Repair at Agana Heights, Mongmong, Sinajana (G250) and Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair of concrete spall, exposed re-bars, cracks at roof, ceiling, beams and building structure. Note: "Other" category selected to address interior work on ceiling for spall repair.		\$20,000.00
	GHURA 100 (GQ001000002)			\$220,754.00
ID0009	Unit Modernization at Yona (G100), Talofalo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0014	Remove and Replace Exterior and Security Screen Door at Yona (G100), Talofoto (G28 & 82)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace exterior door and jamb, remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$88,754.00
	GHURA 99 (GQ0010000003)			\$230,755.00
ID0011	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatia (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00
ID0076	Storm Drainage Up-grade at Agat Elderly (G82)(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Existing storm drainage inlet to modify metal grating and increase inlet volume intake.		\$10,000.00
ID0078	Remove and Replace Exterior and Security Screen Door at Agat (G99 & G82), Merizo (G82 & G83), Umatia (83)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace exterior door and jamb, remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$88,755.00
	Subtotal of Estimated Cost			\$1,395,767.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$261,626.00
ID0015	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0016	Audit Costs(Contract Administration (1480)-Audit)	Audit costs		\$750.00
ID0017	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0018	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$2,300.00
ID0019	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0031	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Appliances		\$13,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	GHURA 250 (GQ0010000001)			\$282,000.00
ID00020	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bedroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00
ID00026	Installation of Shut-Off Valve at PHA Side at Agana Heights, Mongmong, Simjama (G250), Asan (G26)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side.		\$50,000.00
ID00083	Complete Interior and Exterior Sewer Line Replacement at Simjama, Agana Heights, Mongmong (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Existing waste line (cast-iron pipes) interior and exterior to be completely removed and disposed, existing vent lines to remain. New waste lines PVC (size and layout to match existing), connect new wasteline to existing vents. Work to include floor slab demo. & restoration, replacement of floor and ceramic tiles. ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities.		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ0010000002)			\$197,000.00
ID0021	Unit Modernization at Yona (G100), Talofolo (G28 & G82), Inrajan (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Chalking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Lead Based Paint Testing at Yona (G100)(Contract Administration (1480)-Other Fees and Costs)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00
ID0025		Re-testing for LBP to confirm abatement was completed properly.		\$65,000.00
	GHURA 99 (GQ0010000003)			\$327,000.00
ID0022	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$154,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)			
ID0030	Roof Coating at Agnt (G99)(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Roofs)	Apply new elastomeric roof coating system. Work will include repair of concrete spall, exposed re-bars, cracks at roof and beams and building structure.		\$90,000.00
ID0087	Complete Interior and Exterior Sewer Line Replacement at Agnt (G99)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Porches -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Line - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Existing waste line (cast-iron pipes) interior and exterior to be completely removed and disposed, existing vent lines to remain. New waste lines PVC (size and layout to match existing), connect new wasteline to existing vents. Work to include floor slab demo. & restoration, replacement of floor and ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities.		\$83,000.00
	GHURA 230 (GQ001000004)			\$328,141.00
ID0024	Unit Modernization at Dededo (G35 & G48), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Priming (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$177,127.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0027	Installation of Shut-Off Valve at PHA Side at Teco (G250), Dededo (G35, G48, G82)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side.		\$79,014.00
ID0029	Roof Coating at Dededo (G48)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs)	Apply new elastomeric roof coating system. Work will include repair of concrete spall, exposed re-bars, cracks at roof and beams and building structure.		\$72,000.00
	Subtotal of Estimated Cost			\$1,395,767.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 3		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$297,626.00
ID0032	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0033	Audit Costs(Contract Administration (1480)-Audit)	Audit costs		\$750.00
ID0034	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0035	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$2,300.00
ID0036	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0037	Training(Management Improvement (1408)-Staff Training)	Training		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		
	GHURA 250 (GQ001000001)			
ID0039	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		
ID0047	Remove and replace window and window frames at Asan (G26)(Dwelling Unit-Exterior (1480)-Windows)	Complete removal and replacement of window and frames. New windows shall be double paned and energy efficient.		
ID0086	Modernize Kitchen at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Modernize kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.		
	GHURA 100 (GQ001000002)			

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0040	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Installation of Shut-Off Valve at PHA Side at Yona (G100), Talofoto (G28, G82), Inarajan (G83)(Dwelling Unit-Site Work (1480)-Water Lines/Main)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00
ID0044		Install new shut off valve at the water lateral on the PHA property side.		\$52,000.00
	GHURA 99 (GQ001000003)			\$218,500.00
ID0041	Unit Modernization at Agat (G99 & G82), Menzo (G82 & G83), & Umanic (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Dwelling Unit-Exterior (1480)-Building	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$154,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0043	Installation of Shut-Off Valve at PHA Side at Agat (G99, G82), Merizo (G82, G83)(Dwelling Unit-Site Work (1480)-Water Lines/Main)	Install new shut off valve at the water lateral on the PHA property side.		\$64,500.00
	GHURA.250 (GQ001000004)			\$176,000.00
ID0042	Unit Modernization at Dededo (G35 & G48), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Chalking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$176,000.00
	Subtotal of Estimated Cost			\$1,395,767.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$327,944.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0049	Audit Costs(Contract Administration (1480)-Audit)	Audit costs		\$750.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0051	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$2,300.00
ID0053	Operations Costs(Operations (1406))	Operations Costs		\$50,318.00
ID0058	Management Improvement-Systems Improvement(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software.		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	GHURA 250 (GQ001000001)			\$132,000.00
ID0054	Unit Modernization at AH, Mong, Sin (250) & Assa (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spill, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00
	GHURA 100 (GQ001000002)			\$332,000.00
ID0055	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inanjan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spill, exposed rebar, cracks at roof and beams and building structure.		\$132,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0059	Modernize Kitchen at Yona (G100), Talofolo (G28 & G82), Inurajan (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Modernize kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.		\$200,000.00
	GHURA 99 (GQ001000003)			\$354,000.00
ID0056	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatia (G83)(Dwelling Unit-Exterior (1480)-Building Shls,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Kitchen Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spill, exposed rebar, cracks at roof and beams and building structure.		\$154,000.00
ID0060	Modernize Kitchen at Agat (G82), Merizo & Umatia (G82, G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Modernize kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.		\$200,000.00
	GHURA 250 (GQ001000004)			\$249,823.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0057	Unit Modernization at Dededo (G35 & G48), Toto (G250)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Exterior (1480)-Building Slab)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$176,000.00
ID0062	Renovation of Multi-Purpose Building at Toto (G250)(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Doors)	Complete interior renovation of the multi-purpose building at Toto. Completed facility will be utilized for the Resident Advisory.		\$73,823.00
	Subtotal of Estimated Cost			\$1,395,767.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		
	AUTHORITY-WIDE (NAWASD)		Quantity	Estimated Cost
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$247,626.00
ID0064	Audit Costs(Contract Administration (1480)-Audit)	Audit costs		\$750.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$2,300.00
	GHURA 250 (GQ001000001)			\$281,638.00
ID0067	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$110,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0071	Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers	Remove and Replace Exterior and Security Screen Door at Agana Heights, Mangmong, Sinajana (G250), Asm (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)		\$75,000.00
ID0075	Storm Drainage Up-grade at Atas and Atis, Sinajana (G250)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Storm Drainage)	Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5feet deep + by 40-50feet + long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.		\$96,638.00
	GHURA 100 (GQ001000002)			\$215,000.00
ID0068	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inamjan (G83)(Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$115,000.00
ID0084	Complete Interior and Exterior Sewer Line Replacement at Yona (G100)(Dwelling Unit-Exterior (1480)-Curbs - Surface Garage, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities,	Existing waste line (cast-iron pipes) interior and exterior to be completely removed and disposed, existing vent lines to remain. New waste lines PVC (size and layout to match existing), connect new wasteline to existing vents. Work to include floor slab demo. & restoration, replacement of floor and ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains) GHURA 99 (GQ001000003)	items associated with construction activities.		\$138,000.00
ID0069	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Unatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building GHURA 250 (GQ001000004)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$138,000.00
ID0070	Unit Modernization at Dedeño (G35 & G48), Tolo (G250)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building GHURA 250 (GQ001000004)	Complete unit modernization of kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$166,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building Slab			
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35, G48), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace exterior door and jamb, remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$150,000.00
ID0077	Storm Drainage Up-grade at Toto (G250)(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5feet deep + by 40-50feet + long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.		\$100,000.00
ID0085	Complete Interior and Exterior Sewer Line Replacement at Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Existing waste line (cast-iron pipes) interior and exterior to be completely removed and disposed, existing vent lines to remain. New waste lines PVC (size and layout to match existing), connect new wasteline to existing vents. Work to include floor slab demo. & restoration, replacement of floor and ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities.		\$97,503.00
	Subtotal of Estimated Cost			\$1,395,767.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2018
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00
Green Physical Needs Assessment, Energy Audit and Section 504 Compliance(Contract Administration (1480)-Other Fees and Costs)		\$108,294.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2018
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$356,920.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2019
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)		\$13,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2019	
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Subtotal of Estimated Cost		\$261,626.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2020
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00
Training(Management Improvement (1408)-Staff Training)		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2020
Development Number/Name General Description of Major Work Categories		Estimated Cost
Relocation(Contract Administration (1480)-Relocation)		\$34,000.00
Subtotal of Estimated Cost		\$297,626.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2021
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Operations Costs(Operations (1406))		\$50,318.00
Management Improvement-Systems Improvement(Management Improvement (1408)-System Improvements)		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2021
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$327,944.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2022
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Subtotal of Estimated Cost		\$247,626.00



GHURA

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Challenged Elements

There have not been any Challenged Elements of the Annual PHA Plan brought to the Authority's attention. The Fiscal Year Beginning October 1, 2018 Annual Plan for the Public Housing and Section 8 Programs and the Capital Fund Program was advertised for public comment for the period from March 16, 2018 through May 10, 2018 and a Public Hearing was held on May 10, 2018.

Britain expels 23 Russian diplomats over nerve attack on ex-spy

LONDON (Reuters) - Britain is to kick out 23 Russian diplomats, the biggest such expulsion since the Cold War, over a chemical attack on a former Russian double agent in England that Prime Minister Theresa May blamed on Moscow, an assessment backed by the United States.

May pointed the finger firmly at Russian President Vladimir Putin on Wednesday as she outlined retaliatory measures in parliament.

Russia denies any involvement in the attack on ex-spy Sergei Skripal and his daughter Yulia, who have been critical in hospital since they were found unconscious on March 4 on a bench in the city of Salisbury.

May announced the potential freezing of Russian state assets that pose a security threat, new laws to counter hostile state activity and a downgrading of Britain's attendance at the soccer World Cup in Russia this summer.

She had given Moscow until midnight on Tuesday to explain how the Soviet-made Novichok nerve agent came to be deployed on the streets of Salisbury, saying either

the Russian state was responsible or had lost control of a stock of the substance.

"Their response demonstrated complete disdain for the gravity of these events," May said in her statement to parliament. "They have treated the use of a military-grade nerve agent in Europe with sarcasm, contempt and defiance."

The only possible conclusion was that the Russian state was behind the attempted murder of the Skripals and the harm that befell Nick Bailey, a police officer who is in a serious condition after being exposed to the nerve agent, May said.

"This represents an unlawful use of force by the Russian state against the United Kingdom," she said.

The Russian Foreign Ministry said Moscow would swiftly retaliate against the British measures which had been undertaken for "short-sighted political ends."

"The British government has made a choice in favor of confrontation with Russia," it said.

Russia's Ambassador to the United Nations, Vassily Nebenzia, repeated



RETIATORY MEASURES: Britain Prime Minister Theresa May addresses the House of Commons on her government's reaction to the poisoning of former Russian intelligence officer Sergei Skripal and his daughter Yulia in Salisbury, in London, March 14.

Parliament TV handout via Reuters

Moscow's denial that it had anything to do with the poisoning and called for proof of its involvement.

May denounces Putin

The two governments blamed each other for the crisis.

"Many of us looked at a post-Soviet Russia with hope. We wanted a better relationship and it is tragic that President Putin has chosen to act in this way," said May.

Britain, which has received statements of support from the United States, the European Union and NATO, has said it would seek to coordinate an international response to the attack.

The White House issued a statement saying it shared Britain's assess-

ment that Russia was responsible and supported May's decision to expel the diplomats "as a just response." It was the White House's most unequivocal statement to date blaming Russia for the poisoning.

At the United Nations, U.S. Ambassador Nikki Haley blamed Russia for the attack and urged the Security Council to take "immediate, concrete measures to address this now."

In a phone call between May and U.S. President Donald Trump on Tuesday, the two leaders agreed that Russia must provide "unambiguous answers" about how a Russian-developed chemical agent came to be used in the attack.

Pompeo's nomination could shake up North Korea meeting

(The Washington Post) - The nomination of Mike Pompeo as the next secretary of state could shake up preparations for a historic and complicated summit between President Donald Trump and North Korean leader Kim Jong Un that could be just two months away.


U.S. officials already were scrambling under daunting time pressures imposed by Trump's snap decision last week to meet with Kim. The stakes are huge to keep things from going awry, with an impulsive president who needs to be prepped for any gambit Kim might throw his way. It is not clear they can get everything done in time for the May summit, the location of which has not even been determined yet.

"The wise course of action would be to not make a big thing out of the date," said Aaron David Miller, a Wilson Center scholar who helped with preparations for three presi-

lian and Democratic administrations. "They said May, but it could easily be June or July. They need time here. And they can't rush it. They only get one shot at this. And if it goes badly, they may never get another shot."


The White House has been in control of the early stages, in large part because the relationship between Trump and Secretary of State Rex Tillerson had gone south over policy and personality differences. Then on Tuesday, Trump abruptly fired Tillerson and announced his intention to nominate Pompeo, the CIA director, as his replacement. White House officials cited the North Korea talks as one rationale for making the change now.

That significantly changes the equation. Pompeo is closer to Trump on personal and ideological levels and already has established a rapport and a degree of trust with him. That means he could play a bigger role in the North



GHURA

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Edith B. Cahn
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

REQUEST FOR PUBLIC COMMENT

FY 2019 PHA ANNUAL PLAN

(Beginning October 1, 2018)

(This ad is paid for by the Public Housing, Section 8 Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

Guam Housing and Urban Renewal Authority is seeking public comment(s) on the Authority's Fiscal Year 2019 PHA Annual Plan (Beginning October 1, 2018) for the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs. The Annual Plan details GHURA's proposed goals and objectives. Copies of the Annual Plan are available for public review at the following locations, Monday through Friday from 8 a.m. to 5 p.m. (except on holidays).

- GHURA's Main Office: 117 Bien Venida Avenue, Sinajana
- GHURA's Site Based Offices:
 - AMP1, Central Site Base, #23 Paqueta Street, Tolo Gardens
 - AMP2, Southeast Site Base, #10 JC Rojas Street, Yona
 - AMP3, Southwest Site Base, Pagachao Drive, Agat
 - AMP4, Northern Site Base, Doni Lane, Tolo Gardens
- Guma Trankilidat Management Office, Tumon
- GHURA's website, www.ghura.org

If you require additional information on the Annual Plan please contact Ms. Katherine E. Taitano, Chief Planner at 475-1322. Any person(s) agencies, or organizations wishing to comment on the Annual Plan are encouraged to do so by submitting a written statement to GHURA during its regular business hours of operation, beginning March 16, 2018 through April 30, 2018. Written and/or oral comments(s) may also be submitted via facsimile at 300-7565; or email to katherine@ghura.org or through the U.S. Postal Service to GHURA's Main Office at the address stated above.

A Public Hearing is also scheduled for 10:00 a.m. May 1, 2018 at the Sinajana Main Office Board of Commissioners Conference Room. Individuals wishing to submit oral or written comments are invited to attend. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

/s/ **MICHAEL J. DUENAS**
Executive Director

Mexico president defends energy reform from leftist's attacks

MEXICO CITY (Reuters) - Mexico's president on Thursday defended his decision to open the energy sector against attacks from the man currently favorite to succeed him, saying a rollback of the measure could cost the country billions of dollars in lost investment.

The 2013-14 legislative overhaul that ended state oil firm Pemex's decades-long monopoly was the centerpiece of President Enrique Pena Nieto's economic agenda, and leftist Andres Manuel Lopez Obrador, who is leading polls for the July 1 presidential election, has threatened to unpick it.

Speaking in the oil-rich state of Veracruz, Pena Nieto said those calling to walk back the reform risked condemning Mexico to an "obsolete" economic model, without naming Lopez Obrador.

"To cancel the energy reform is practically to make disappear the investments that today require certainty," Pena Nieto said at the inauguration of a technology center.

"We want ... the private sector to invest, for it to generate returns for

“We want ... the private sector to invest, for it to generate returns for Mexico and its people.”

— Mexico President Enrique Pena Nieto

Mexico and its people,” he added.

Pena Nieto said over 800,000 jobs and \$200 billion worth of investment ultimately depended on the energy reform's success.

He is barred by law from seeking re-election.

Lopez Obrador has pledged to review the oil and gas contracts awarded under Pena Nieto's government if elected, and on Wednesday evening said his administration would consider unwinding the energy reform legislatively.

Pena Nieto's reform changed the constitution to grant private oper-



ENERGY REFORM: Mexico's President Enrique Pena Nieto gestures as he delivers a speech during the 80th anniversary of the expropriation of Mexico's oil industry in Mexico City, Mexico, on March 16. Edgard Garrido/Reuters

ators oil and gas exploration and production rights in a bid to reverse years of declining crude output.

However, the reform coincided with a sharp decline in oil prices, and the government has said it will take time for the shake-up of the energy sector to bear fruit.

Pledging to reduce Mexico's dependence on policies "sent from abroad," Lopez Obrador has attacked Pena Nieto's economic agenda on the grounds that corruption is widespread.

Corruption scandals, lackluster growth and rising violence have

battered the government's reputation.

Later on Thursday, Energy Minister Pedro Joaquin Coldwell told local radio that to undo the energy reform would be "extremely harmful," and would make Mexico more dependent on natural gas imports, and deny it major tax revenues.

Joaquin Coldwell noted the only body authorized to revoke oil and gas contracts - provided serious violations are shown to have occurred - is the industry regulator, the National Hydrocarbons Commission, not the president.

Saudi Arabia has options if US walks from nuclear power deal

WASHINGTON (Reuters) - Saudi Arabia has international partners it can work with if the United States walks away from a potential deal on nuclear power technology over concerns about nuclear proliferation, Khalid al-Falih, the kingdom's energy minister, said in an interview on Thursday.

"If the U.S. is not with us, they will lose the opportunity to influence the program in a positive way," Falih said after he and Crown Prince Mohammad bin Salman met this week with President Donald Trump, Energy Secretary Rick Perry and other officials on a range of issues.

Perry has been quietly working with Saudi Arabia on a civilian nuclear agreement that could allow the kingdom to enrich uranium and reprocess plutonium, technologies that nonproliferation advocates worry could one day be covertly altered to produce fissile material for nuclear weapons.

The kingdom is also in talks with companies from Russia, China, South Korea and other countries as the race


Saudi Arabia has said it needs nuclear power to move away from burning crude oil to generate electricity and to diversify its economy. Earlier this month, its cabinet approved a national policy program that limits nuclear activities to peaceful purposes.

Perry hopes Saudi Arabia will buy nuclear power technology from U.S. companies, including Westinghouse, which went into Chapter 11 bankruptcy this year and abandoned plans to build two advanced AP1000 reactors in the United States.


But Salman raised concerns when he told CBS in an interview on Sunday that the kingdom will develop nuclear weapons if its archrival Iran does so.

Some members of the U.S. Congress worry the Trump administration is moving too quickly on a deal that could relax nonproliferation standards and one day help lead to a nuclear arms race across the Middle East.

If Saudi Arabia signs a deal that relaxes the safeguards, the United Arab Emirates could be free to break



GHURA
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Phone: (671) 477-9551 • Fax: (671) 300-7565 TTY: (671) 472-3731



Ray Tanario
U.S. Commissioner of Guam

**AMENDED
REQUEST FOR PUBLIC COMMENT
FY 2019 PHA ANNUAL PLAN**
(Beginning October 1, 2018)

(This ad is paid for by the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

Guam Housing and Urban Renewal Authority is seeking public comment(s) on the Authority's Fiscal Year 2019 PHA Annual Plan (Beginning October 1, 2018) for the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs. The Annual Plan details GHURA's proposed goals and objectives. Also included for Public Comment is the amendment to the Public Housing Admissions and Continued Occupancy Plan (ACOP) to include the mandated Smoke Free Policy. Copies of the Annual Plan are available for public review at the following locations, Monday through Friday from 8 a.m. to 5 p.m. (except on holidays).

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- Gurma Trankilidat Management Office, Tumon
- GHURA's website, www.ghura.org

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A Public Hearing is also scheduled for 10:00 a.m. May 10, 2018 at the Sinajana Main Office Board of Commissioners Conference Room. Individuals wishing to submit oral or written comments are invited to attend. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

/s/ **MICHAEL J. DUENAS**
Executive Director

Watchdogs slam Trump Cabinet on spending

WASHINGTON (Reuters) - U.S. government watchdogs rapped two members of President Donald Trump's Cabinet on Monday over their spending last year, adding pressure on an administration already roiled by ethics complaints.

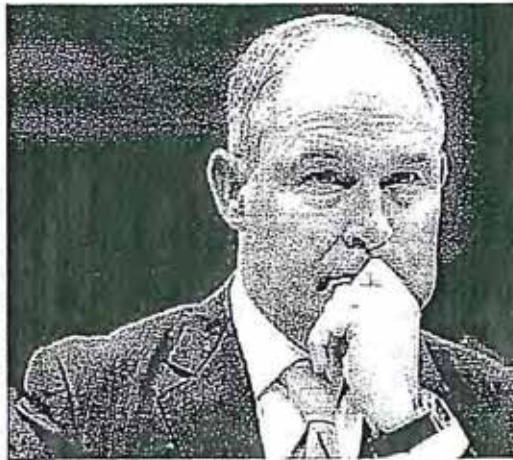
The U.S. Government Accountability Office said the Environmental Protection Agency violated the law when it approved a \$43,000 soundproof phone booth last year for Administrator Scott Pruitt without seeking approval from lawmakers.

And the Department of Interior's Office of Inspector General said Interior Secretary Ryan Zinke took an unnecessary charter flight in June after a speech he made there to a professional hockey team that cost taxpayers more than \$12,000.

The new reports come as the White House seeks to shake off persistent criticism by lawmakers of ethical lapses and wasteful spending by Trump's senior officials - something that has helped fuel a high rate of turnover. Health Secretary Tom Price was forced out and replaced last year after reports emerged of lavish spending on flights.

Pruitt and Zinke are viewed as among Trump's most productive Cabinet officials and key to the president's policy of expanding energy production and exports by slashing environmental regulations and opening federal lands

TESTIFY: Environmental Protection Agency Administrator Scott Pruitt testifies before a Senate appropriations subcommittee hearing on Capitol Hill in Washington, D.C., June 27, 2017. The U.S. Government Accountability Office said the EPA violated the law when it approved a \$43,000 soundproof phone booth last year for Pruitt without seeking approval from lawmakers. Reuters



to drilling and mining.

Trump has rebuffed recent calls by Democratic and Republican lawmakers to fire Pruitt, saying he is doing a "fantastic job" and is well-loved in "coal and energy country."

Privacy booth

The Government Accountability Office said the EPA violated the Financial Services and General Government Appropriations Act with Pruitt's privacy booth. The law prohibits an agency from obligating more than \$5,000 in federal funds to furnish, redecorate or make improvements in the office of a presidential appointee without first notifying appropriations committees in the U.S. Senate and House of Representatives.

Liz Bowman, an EPA spokeswoman, said the agency was "addressing GAO's concern, with regard to congressional notification about this expense, and will be sending Congress the necessary information this week."

The booth, which Pruitt had told lawmakers in a hearing was needed to conduct agency business, was built in a former storage closet in the administrator's office.

The GAO had been asked to investigate the matter by Democratic lawmakers.

Sen. John Barrasso, a Republican and the head of the Senate environment committee, said in a statement after the GAO's decision that Pruitt's agency must give a "full public

“(The agency is) addressing GAO's concern ... and will be sending Congress the necessary information this week.”

— Liz Bowman,
EPA spokeswoman,

accounting" of the spending.


The White House did not immediately respond to a request for comment.

Also on Monday, the EPA's Office of Inspector General released documents showing EPA's chief of staff, Ryan Jackson, had signed off on pay raises for three of Pruitt's staff, including a raise of \$29,000 to above \$114,000 for his scheduling director, Millan Hupp.

Pruitt had originally recommended the raises but was denied by the White House. Jackson approved them using the authority granted under an obscure provision in a clean water law, the documents said.


Pruitt told Fox News this month that he had no knowledge of the raises.

EPA spokesman Jahan Wilcox did not respond to a request for comment.



GHURA

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Edile B. Calvo
Governor of Guam

Ray Tenorio
Lt. Governor of Guam

REQUEST FOR PUBLIC COMMENT

FY 2019 PHA ANNUAL PLAN

(Beginning October 1, 2018)

(This ad is paid for by the Public Housing, Section 8 Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

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/s/ MICHAEL J. DUENAS
Executive Director

California limits National Guard's border mission, risking clash with Trump

(The Washington Post) - California has rejected the terms of the Trump administration's initial request to deploy National Guard troops along the border with Mexico, U.S. military officials and the head of the Border Patrol said Monday, the latest sign of persistent tension with the White House over immigration enforcement.

The troops in California are under the command of Gov. Jerry Brown, who last week said he would send up to 400 personnel in a limited role.

Just how limited became clearer Monday after California's National Guard told Homeland Security officials the state will not allow soldiers to do the types of things they're doing elsewhere on the border: monitoring surveillance cameras, performing maintenance and transporting U.S. border agents.

"The California National Guard has indicated they will not perform those missions," Defense Department official Robert Salesses told reporters at a briefing Monday. He said Homeland

officials and did not rule out an agreement on an even more circumscribed role for the troops.

Trump has frequently clashed with Brown over the state's "sanctuary" policies limiting the participation of state and local police in federal immigration enforcement. Brown sent a letter last week offering to send troops to the border - on the condition they don't participate in immigration enforcement - and the next day Trump praised him in an exuberant tweet.

"Thank you Jerry, good move for the safety of our Country!" the president wrote.

Brown has been the only holdout among border state governors, as Texas, New Mexico and Arizona - all led by Republicans - moved quickly to send personnel. About 900 Guard troops have deployed so far, a National Guard commander said Monday: 650 in Texas, 250 in Arizona and 60 in New Mexico.

The Trump administration says it will send as many as 4,000 to cope with a surge in illegal crossings after



Mostly cloudy,
showers
89°
Winds: E 7-14 mph
Precipitation: 95%



Clearing and
humid
80°
Winds: VAR 2-4 mph
Precipitation: 25%



Afternoon
showers
89° 78°
Winds: E 4-8 mph
Precipitation: 95%



A brief shower
or two
90° 78°
Winds: S 3-6 mph
Precipitation: 55%



A passing
shower or two
91° 78°
Winds: S 4-8 mph
Precipitation: 55%



A shower in the
afternoon
90° 79°
Winds: S 4-8 mph
Precipitation: 55%

Almanac

Statistics through Monday

Temperature

High 91°
Low 79°
Normal high 88°
Normal low 77°
Record high 92° in 1988
Record low 72° in 1952

Precipitation

Monday 0.01"
Month to date 1.02"
Normal month to date 0.93"
Year to date 14.07"
Normal year to date 16.77"

UV Index



The higher the AccuWeather.com UV Index™ number, the greater the need for eye and skin protection. 0-2 Low; 3-5 Moderate; 6-7 High; 8-10 Very High; 11+ Extreme.

Sun & Moon

Sunrise today 5:58 a.m.
Sunset tonight 6:38 p.m.
Moonrise today 1:17 a.m.
Moonset today 1:11 p.m.



Surf Report

Partly sunny today with a couple of showers. Wind from the east-northeast at 8-16 knots. Surf 6-9 feet on east-facing reefs, 4-6 feet north and 1-3 feet elsewhere.

Tides

Apra Harbor

	May 9	May 10
High	3:21 a.m. 2.2 ft.	4:03 a.m. 2.2 ft.
Low	9:28 a.m. 1.3 ft.	10:21 a.m. 1.1 ft.
High	1:56 p.m. 1.7 ft.	3:25 p.m. 1.8 ft.
Low	8:49 p.m. 0.4 ft.	9:47 p.m. 0.5 ft.

Pago Bay

	May 9	May 10
High	3:22 a.m. 1.6 ft.	3:50 a.m. 1.6 ft.
Low	9:14 a.m. 1.0 ft.	9:56 a.m. 0.9 ft.
High	1:24 p.m. 1.2 ft.	2:51 p.m. 1.3 ft.
Low	8:40 p.m. 0.3 ft.	9:32 p.m. 0.4 ft.

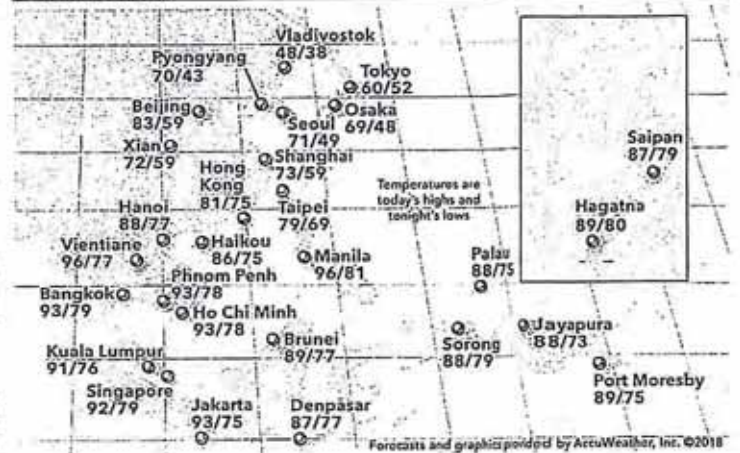
Palau

Today High/Low 89°/79°
Mostly sunny and nice
Precipitation: 5%
Winds: NW 4-8 mph

Thursday High/Low 88°/78°
An afternoon shower in places
Precipitation: 40%
Winds: VAR 2-4 mph

Friday High/Low 88°/78°
Variable cloudiness
Precipitation: 20%
Winds: VAR 4-8 mph

Pacific Forecast



Pohnpei

Today High/Low 88°/79°
A morning t-storm in the area
Precipitation: 55%
Winds: ENE 4-8 mph

Thursday High/Low 89°/79°
A passing morning shower
Precipitation: 55%
Winds: ENE 4-8 mph

Friday High/Low 87°/78°
A morning t-storm or two
Precipitation: 65%
Winds: E 3-6 mph

Chuuk

Today High/Low 83°/77°
An a.m. t-storm or two; cloudy
Precipitation: 70%
Winds: S 4-8 mph

Thursday High/Low 84°/78°
Delightful with clouds and sun
Precipitation: 25%
Winds: E 3-6 mph

Friday High/Low 84°/78°
Cloudy with a t-storm or two
Precipitation: 60%
Winds: ENE 4-8 mph

GHURA

Guam Housing and Urban Renewal Authority
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Phone: (671) 477-1551 • Fax: (671) 300-7565 TTY: (671) 472-3701

Edde B. Cahn
Governor of Guam



May Tenorio
Lt. Governor of Guam

REQUEST FOR PUBLIC COMMENT FY 2019 PHA ANNUAL PLAN (Beginning October 1, 2018)

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/s/ MICHAEL J. DUENAS
Executive Director

GUAM LEAGAL SERVICES CORPORATION

(A Nonprofit Corporation)

Statements of Financial Position
December 31, 2017 and 2016

ASSETS	2017	2016
Current assets:		
Cash, including client trust account of \$160 in 2017 and \$151 in 2016	\$ 41,894	\$ 51,321
Receivables:		
Unbilled	26,164	3,848
Other, net of an allowance for doubtful accounts of \$675 in 2017 and 2016	80,428	38,268
Prepaid Expenses	8,763	7,974
	157,249	101,411
Property and equipment, net	34,384	35,800
	\$ 191,633	\$ 137,211
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable	\$ 5,180	\$ 5,597
Accrued expenses	15,566	15,751
Accrued annual leave	24,105	27,967
Deferred revenue	7,030	-
Client trust	160	-
Total liabilities	52,041	49,315
Commitments and contingency	80,106	14,912
Net Assets:		
Unrestricted	59,486	72,984
Temporarily restricted	139,592	87,896
Total Net Assets	\$ 191,633	\$ 137,211
Certified true and correct:		



GHURA

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Website: www.ghura.org



May 17, 2018

TO: Board of Commissioners

FROM: Executive Director

SUBJECT: BOC Resolution No. FY2018-018
Resolution Approving and Authorizing the Implementation for the Smoke-Free Policy
And Public Housing Lease Addendum

Hafa Adai,

Attached is subject resolution requesting for your approval and authorizing the Authority to implement the Smoke-Free Policy.

The U.S. Department of Housing and Urban Development (HUD) issued its final rule, which went into effect on February 3, 2017, to all Public Housing Authorities (PHA) to restrict smoking in public housing developments and adopt a smoke-free policy by July 30, 2018.

GHURA held a number of town hall meetings in October-November 2017 and April 2018 to meet with residents and introduce and discuss the proposed Smoke-Free Policy. Residents were provided a copy of the Smoke Free Policy. Some residents presented their questions and concerns and GHURA provided responses, as attached.

On May 10, 2018, GHURA held a public hearing to present the Smoke-Free Policy. The draft policy was presented at each site base and on GHURA's website for public comment and review for 45 days. Other than GHURA management and staff, there were no public attendees.

I have reviewed the Smoke-Free Policy and found it to be in line with the HUD's rule.

Upon approval of the policy, the Property Site Managers will inform residents of the Lease Addendum, start ordering Smoke-Free signs to be posted, and amend the Admissions and Continued Occupancy (ACOP) and Grievance Procedures, as necessary.

Your approval and authorization is greatly appreciated.


MICHAEL J. DUENAS

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

BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2018-018

Moved by: **GEORGE PEREDA** Seconded by: **JOSEPH LEON GUERRERO**

**RESOLUTION APPROVING AND AUTHORIZING THE IMPLEMENTATION
OF THE SMOKE FREE POLICY AND PUBLIC HOUSING RESIDENTIAL LEASE ADDENDUM**

- WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the agency; and
- WHEREAS,** the Department of Housing and Urban Development (HUD) has implemented a ruling that requires all Public Housing Authorities (PHA) administering a public housing program to adopt and implement a Smoke-Free Policy by July 30, 2018; and
- WHEREAS,** the Smoke-Free Policy must prohibit the use of "all prohibited tobacco products": (a) in all public housing living units, (b) in all public housing interior areas, including but not limited to hallways, stairways, electrical closets, storage units, administrative offices, community centers, laundry centers, and similar structures, (c) in all outdoor areas within 25 feet of PHA buildings including entry ways, porches, balconies, and patios, or to the PHA's property boundary in situations where the boundary is less than 25 feet from the PHA-owned buildings, (d) at playgrounds, picnic areas, and other exterior common areas (and within 25 feet of these locations); (e) in administrative office buildings and maintenance buildings, and (f) in any PHA owned, leased or operated vehicle; and
- WHEREAS,** GHURA wishes to adopt a Smoke-Free Policy which prohibits the use of "all prohibited tobacco products": (a) in all public housing living units, (b) in all public housing interior areas, including but not limited to hallways, stairways, electrical closets, storage units, administrative offices, community centers, laundry centers, and similar structures, (c) in all outdoor areas within 25 feet of PHA buildings including entry ways, porches, balconies, and patios, or to the PHA's property boundary in situations where the boundary is less than 25 feet from the PHA-owned buildings, (d) at playgrounds, picnic areas, and other exterior common areas (and within 25 feet of these locations); (e) in administrative office buildings and maintenance buildings, and (f) in any PHA owned, leased or operated vehicle; and

WHEREAS, the Board of Commissioners has determined that approving and authorizing the implementation of the Smoke-Free Policy is in the best interest of the Guam Housing and Urban Renewal Authority (GHURA) and its overall goal of providing quality, affordable housing to low-income families;

NOW THEREFORE,

BE IT RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) hereby approves and authorizes the implementation of the Smoke-Free Policy, effective July 30, 2018; and

BE IT FURTHER RESOLVED, that the Board hereby directs the Executive Director of GHURA to take any and all necessary administrative actions to implement this resolution.

IN A REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 24, 2018

PASSED BY THE FOLLOWING VOTES:

AYES: Thomas Borja, Carl Dominguez, George Pereda, Joseph Leon Guerrero

NAYS: NONE

ABSENT: George Santos, Eliza Paulino

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 **May 24, 2018.**

(SEAL)



MICHAEL J. DUENAS

Board Secretary/Executive Director

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

SMOKE-FREE PUBLIC HOUSING POLICY

Adopted by GHURA Board of Commissioners

Resolution No.: FY2018-018

Date of Adoption: MAY 24, 2018

Effective Date of Implementation: JULY 30, 2018

SMOKE-FREE PUBLIC HOUSING POLICY

INTRODUCTION

The Department of Housing and Urban Development (HUD) has implemented a ruling that requires all Public Housing Authorities (PHA) administering a public housing program to implement a smoke-free policy. The rule specifically requires each PHA to implement a policy on prohibited tobacco products and all smoking in any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, electrical rooms and closets, storage rooms, offices and within all living units in public housing and PHA administration office buildings, maintenance shops and vehicles. (In brief a smoke-free policy for ALL public housing interior areas.)

The Guam Housing and Urban Renewal Authority (hereinafter referred as PHA) is also prohibiting electronic nicotine delivery systems (ENDS), e-cigarettes, and vaping and is including it in this policy's definition of Smoking. This policy extends to all outdoor areas up to twenty-five (25) feet from any type of housing, (doors/entrances, windows and porches) and administrative office buildings and maintenance facilities.

HUD is requiring implementation of smoke-free public housing to improve interior air quality in housing, to benefit the health of public housing tenants and public housing staff, reduce the risk of catastrophic fires, and lower overall maintenance cost. This policy applies to all tenants, tenant's families, tenant's guest, visitors, contractors, service personnel, and employees.

PURPOSE

The Guam Housing and Urban Renewal Authority (hereinafter referred as PHA) is dedicated to protect the health and safety of its residents. In recognition that direct exposure to smoke or involuntary exposure to secondhand smoke can cause respiratory illness, heart disease, asthma, cancer and/or other adverse health effects and to reduce the risk of fires and maintenance cost, the PHA has implemented and adopted the Smoke-Free in Public Housing Policy (hereinafter referred as Policy).

This Policy is in compliance with 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act (ADA), Fair Housing Act, the Department of Housing and Urban Development (HUD) registers and notices, Title 24 of the Code of Federal Regulations, the Admissions and Continued Occupancy Policy (ACOP), and State and local laws.

EFFECTIVE DATE **JULY 30, 2018**

Effective _____, the PHA adopts this Smoke-Free Public Housing Policy.

SMOKE-FREE LIVING ENVIRONMENT

This Policy prohibits smoking and the use of all prohibited tobacco products:

- In all public housing living units,
- In all public housing interior areas, including but not limited to hallways, stairways, electrical closets, storage units, administrative offices, community centers, laundry centers, and similar structures,
- In all outdoor areas within 25 feet of PHA building(s) including entry ways, porches, balconies and patios, or to the PHA's property boundary in situations where the boundary is

- less than 25 feet from the PHA-owned building(s),
- At playgrounds, picnic areas, and other exterior common areas (and within 25 feet of these locations),
- In administrative/office buildings and maintenance buildings, and
- In any PHA owned, leased or operated vehicle.

The PHA is not prohibiting smoking by residents, rather the PHA is prohibiting smoking inside public housing living units and interior common areas, public housing administrative office building, public housing community rooms or community facilities, and laundry rooms, in outdoor areas within 25 feet of the housing and administrative office buildings and in other areas designated as restricted areas.

APPLICABILITY

New Admissions

All new admissions signing a lease on, or after, the effective date of this Policy, are subject to all provisions herein.

Existing Residents

Existing tenants are required to sign the Smoke-Free Lease Revision within 60 days of notification of the effective date of this Policy. Upon lease signing, the household is subject to all provisions of this Smoke-Free Public Housing Policy. Tenants who are not willing to live in a smoke-free property should complete and submit a Notice to Vacate form prior to the expiration of the 60-day notification of lease revision.

Tenants who fail to sign the Smoke-Free Lease Revision after the 60-day notification will be subject to lease termination as allowed by Sections IX--Tenant Obligations and XVI—Termination of Lease of existing dwelling lease.

All current tenants who smoke will be provided with information/resources about cessation programs upon their request.

Visitors and Guests

This Policy applies to all resident's visitors, guests or other persons under the resident's control while on PHA-owned properties. Visitors, guests or other persons under the resident's control must not engage in any smoking of specified prohibited tobacco products (including Electronic Nicotine Delivery Systems (ENDS) products, e-cigarettes and vaping) in restricted areas or in other outdoor areas that the PHA has designated as smoke-free. Residents and members of the resident's household must not allow visitors, guests, and other persons under their control to violate this Policy.

PHA Staff

This Policy applies to all PHA staff and contactors while on PHA-owned properties and not limited to service agencies and government entities.

DEFINITIONS

Common Areas – All areas open to all tenants, tenant's families, guests, visitors, contractors, service personnel, employees and members of the public.

Designated Smoking Areas: Areas or structures **outside** of the required 25 feet perimeter that may be designated by the PHA where prohibited tobacco products are allowed.

NOTE: The PHA has not designated any smoking areas on the PHA's property at this time. Residents may not discard smoking products on the property.

Development/Property: All Public Housing developments and properties are included in this policy and all related administrative offices and maintenance facilities.

Individual Units: the interior and exterior spaces tied to a particular unit. This includes, but is not limited to, bedrooms, hallways, kitchens, bathrooms, front and rear porches.

Interior Common Areas: Defined as living units. Interior common areas, electrical rooms, closets, storage rooms, community rooms/bathrooms, laundry rooms, lobbies, hallways, offices and public housing administrative offices/buildings, maintenance facilities and vehicles.

Smoking – means igniting, inhaling, exhaling, breathing or carrying or possessing any lit cigar, cigarette, pipe, water pipe-referred to as hookahs or other tobacco product or similar lighted product in any manner or in any form or any other device containing tobacco, marijuana or other legal or illegal substances that burn. This definition also includes electronic nicotine delivery systems (ENDS) including electronic cigarettes (e-cigarettes).

- **Electronic Cigarette** – the term "Electronic Cigarette" means any electronic device that provides a vapor of liquid nicotine and/or other substances to the user as she or he simulates smoking. The term shall include such devices whether they are manufactured or referred to as e-cigarettes, e-cigars, e-pipes, vaping or under any product name.

Public Housing: Low-income housing, such as, community facilities, public housing offices, and laundry rooms assisted under the U.S. Housing Act of 1937 (the 1937 Act), other than assistance under section 8 of the 1937 Act.

REASONABLE ACCOMMODATIONS

Tenants who are persons with disabilities may request a Reasonable Accommodation in relation to the Smoke-Free Public Housing Policy, in accordance with the PHA's Reasonable Accommodation Policy.

The PHA will consider the request for a reasonable accommodation on a case-by-case basis. Tenants must adhere to the Smoke-Free Public Housing Policy until such time a reasonable accommodation is granted.

Note: The act of smoking itself is not a disability under the ADA. Per the Smoke-Free Public Housing Final Rule, December 5, 2016, HUD is not aware of any medical conditions for which smoking is considered a legitimate, proven treatment; therefore, smoking will not be considered a reasonable accommodation for a disability.

PHA RESPONSIBILITIES

PHA shall inform each tenant of the Smoke-Free Policy at the time of Lease signing and any time thereafter as may be deemed appropriate. PHA will install conspicuous no-smoking signs at entrances and exits, in common areas on building exteriors noting "No Smoking", "This is a smoke-free environment", "No-smoking within 25 feet of the building", and the like.

The PHA shall post no-smoking signs at entrances to all buildings.

The PHA will distribute a copy of this Policy and notice of the intent to implement the Policy to each household at least 30 days prior to the effective date of the Policy.

The PHA will distribute a copy of the Smoke-Free Lease Revision and notice of requirement that tenant must sign the Smoke-Free Lease Revision to each household at least 60 days prior to the effective date of the Smoke-Free Lease Revision.

The notice shall contain the time frame within that period for acceptance of the Smoke-Free Lease Revision. The notice shall also state that failure to sign the Smoke-Free Lease Revision will result in lease termination and contain information regarding Grievance Procedure.

The PHA is responsible for the enforcement of this policy; however, the PHA does not assume any higher duty of care to enforce this Policy than any other PHA obligation under the Dwelling Lease.

The PHA will ensure the Lease Revision and other occupancy policies are consistent with the provisions of this Policy.

The PHA shall promote this policy in meetings and discussions with tenants and enforce compliance with this policy. The PHA will make information about smoking cessation resources available on-site to help interested tenants learn more about quitting smoking. The PHA may continue to promote cessation resources for tenants when the PHA, in its discretion, deems it helpful. The PHA understands the effort it will take for tenants to comply with this policy but the health of all tenants must be considered.

Smoke-free housing does not mean that smokers are prohibited from living in the PHA developments. It simply means that tenants and visitors are not allowed to smoke anywhere inside or within 25 feet outside of any PHA housing or administrative office building.

TENANT RESPONSIBILITIES

1. Smoking is prohibited within twenty-five (25) feet of all buildings, door/entrances, windows, porches administrative offices and maintenance facilities.

- Tenants and members of the tenant's household shall abide by this Policy and shall inform their visitors, guests and other persons under the tenant's control of the Policy.
- Tenants and members of the tenant's household must not allow visitors, guests, and other persons under the tenant's control to violate this Policy.

2. Tenants are responsible for the actions of their household, guests and visitors. Any tenant including the members of their household, guest, or visitors will be considered in violation of the lease if found smoking within twenty-five (25) feet of any PHA-owned buildings, units, or in places that are designated as non-smoking area.

- Tenants are responsible for the actions of their household, their visitors, guests and other persons under the tenant's control.

LEASE ENFORCEMENT

The PHA will enforce the Smoke-Free Public Housing Policy. The PHA will provide due process when enforcing the lease and allow residents to exercise their right to an informal settlement and a formal hearing.

Failure to adhere to any of the conditions of the Policy will constitute a lease violation and may result in enforcement actions up to and including eviction. In addition, tenant will be responsible for all costs to remove smoke odor and/or residue upon any violation of this Policy as outline in the Schedule of Maintenance and Other Charges in the Admissions and Continued Occupancy Policy.

The PHA will not evict for a single incident of smoking in violation of the Policy. Here are examples to determine tenant violations of no smoking policy that could include, but are not limited to:

- a. Staff witnesses a tenant, tenant's guest, family member, or service provider smoking in non-smoking areas under tenant's control;
- b. Staff witnesses a lighted smoking product in an ashtray or other receptacle in non-smoking areas under the tenant's control.
- c. Damages to the interior of the property (countertops, floors, etc.) that are the result of burns caused by smoking products.
- d. Evidence of smoking in a unit includes, but is not limited to, cigarette or other smoking product smells, smoke clogged filters, ashes, smoke film including smoke damage to walls.
- e. Repeated reports to staff of violations of this policy by third parties.

Lease violations of the Policy will be handled in a progressive manner as follows:

- 1st Violation:
 - ↳ A home visit will be conducted by the Property Site Manager or designated staff. The Property Site Manager or designated staff will issue a Verbal Warning referencing the section of the Dwelling Lease that has been violated.
 - ↳ Tenant will be provided a copy of the Smoke-Free Public Housing Policy and cessation materials.
 - ↳ Tenant will be required to sign an Acknowledgement of Verbal Warning form which will be documented in the tenant file.
- 2nd Violation:
 - ↳ The Property Site Manager will issue a Written Warning referencing the section of the Dwelling Lease that has been violated.
 - ↳ Tenant will be provided a copy of the Smoke-Free Public Housing Policy and cessation materials.
 - ↳ Tenant will be required to sign an Acknowledgement of Written Warning form which will be documented in the tenant file.
- 3rd Violation:
 - ↳ Tenant will be required to attend a private conference in the Management Office to review the terms of the Dwelling Lease and the Smoke-Free Public Housing Policy.
 - ↳ The Property Site Manager will issue a Second Written Warning and require the tenant to sign an Acknowledgement of Second Written Warning form which will be documented in the tenant file.

- 4th Violation:
 - ▷ A 30-day termination letter, with the right to appeal, and Grievance Hearing.
- Notice must contain information regarding Grievance Procedures.

EFFECT OF BREACH AND RIGHT TO TERMINATE LEASE

A breach of this policy shall give each party all the rights contained herein, as well as the rights contained in the Lease. A material or continuing breach of this policy shall be a material breach of the Lease and grounds for termination of the Lease by the PHA in accordance with the procedure set out in the Lease.

PHA NOT A GUARANTOR OF SMOKE-FREE ENVIRONMENT

The PHA's adoption of a Smoke-Free Policy and the efforts to designate portions of the Property as smoke-free does not make the PHA the guarantor of tenant's health or of the smoke-free condition of the smoke-free portions of the Property. The PHA will take reasonable steps to enforce the Smoke-Free Policy. The PHA is not required to take steps in response to the use of prohibited tobacco products unless the PHA has actual knowledge of the use of such products and the identity of the responsible tenant.

PHA DISCLAIMER

The adoption of a non-smoking living environment does not in any way change the standard of care that the PHA has under applicable law to render the Property any safer, more habitable, or improved in terms of air quality standards than any other rental premises. The PHA specifically disclaims any implied or express warranties that the Property will have any higher or improved air quality standards than any other rental property. The PHA cannot and does not warranty or promise that the Property will be free from secondhand smoke. The PHA's ability to police, monitor or enforce this Policy and Lease Revision is dependent in significant part on voluntary compliance by tenants and tenants' guests.

Tenants with respiratory ailments, allergies or other condition relating to smoke are put on notice that PHA does not assume any higher duty of care to enforce this Policy than any other PHA obligation under the lease agreement.

Although the PHA has adopted a Smoke Free Housing Policy, it cannot guarantee that smoking will never happen.

SMOKE-FREE LEASE ADDENDUM

The Smoke-Free Lease Addendum is attached hereto and made a part hereof. The Lease Addendum shall be controlling. If there is a conflict between this Policy and the Lease Addendum, the Lease Addendum shall control.

Upon adoption of the policy, all new tenants will be given a copy of this Smoke-Free Policy and will sign the Smoke-Free Lease Addendum.

Upon adoption of the policy, all current tenants will be given a copy of this Smoke-Free Policy and will sign the Smoke-Free Lease Addendum at least 30 days before the effective date. Section XVII, Modification of the Lease, of the PHA Lease Agreement allows changes to the Lease (including a Smoke-Free Lease Addendum) with written notice to the Tenants of 30 days.

The signed Smoke-Free Lease Addendum will be kept in the Tenant's file and a copy given to the Tenant.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY SMOKE-FREE HOUSING LEASE ADDENDUM

POLICY: It is the policy of the Guam Housing and Urban Renewal Authority (PHA) to seek to promote and enforce a smoke-free living environment.

LEASE ADDENDUM: Tenant and all members of Tenant's family or household are parties to a written Lease Agreement (herein referred to as the "Lease") with the Guam Housing and Urban Renewal Authority (herein referred to as "PHA"). The following additional terms, conditions, and rules are hereby incorporated into the Lease. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease.

- A. PURPOSE:** The parties desire to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-smoke-free building.
- B. DEFINITION OF SMOKING:** The term "smoking" means inhaling, exhaling, breathing, burning or carrying any prohibited tobacco products or similarly lighted smoking material, including marijuana, in any manner, form or derivative.
- C. SMOKE-FREE AREAS:** Tenant agrees and acknowledges that the **premises to be occupied by Tenant and members of Tenant's household, and all living units and interior common areas** including but not limited to community bathrooms, lobbies, community rooms, laundry rooms, hallways, stairwells, management/administrative offices, electrical closets, storage units, maintenance garages, and entryways are designated as smoke-free.
- Further, Tenant agrees and acknowledges that **all outdoor areas within 25 feet of the Guam Housing and Urban Renewal Authority housing and administrative buildings** including but not limited to patios, balconies, stairways and attached structures, are also designated as smoke-free.
- Tenant and members of Tenant's household shall not smoke anywhere in said smoke-free areas nor shall Tenant permit any guests or visitors under the control of the Tenant to smoke in said smoke-free areas.
- D. TENANT TO PROMOTE SMOKE-FREE POLICY AND REPORT SUSPECTED VIOLATION:** Tenant shall inform all of their household members, guests, and visitors of the Smoke-Free Policy. Further, Tenant shall promptly notify PHA Management in writing of any incident wherein tobacco smoke is migrating into the Tenant's dwelling unit from sources outside of the Tenant's dwelling unit.
- E. PHA TO PROMOTE SMOKE FREE POLICY:** PHA shall inform each new and current tenant of the Smoke-Free Policy at the time of Lease signing and any time thereafter as may be deemed appropriate. PHA will install conspicuous No Smoking signs at entrances and exits, in common areas on building exteriors noting "No Smoking", "This is a smoke-free environment", "No-smoking within 25 feet of the building", and the like.

New tenants will be required to sign a Smoke-Free Lease Addendum at the time of lease up. Current tenants will sign the Smoke-Free Lease Addendum at least 30 days before the effective date. The signed Smoke-Free Lease Addendum will be kept in the Tenant's file and a copy given to the Tenant.

- F. PHA NOT A GUARANTOR OF SMOKE FREE ENVIRONMENT:** The PHA's adoption of a Smoke-Free Policy does not make the PHA nor any of its managing agents the guarantor of Tenant's health or of the smoke-free condition of Tenant's unit and common areas. However, the PHA shall take reasonable steps to enforce the smoke-free terms of its lease and to make its properties as smoke-free as is reasonably possible.

PHA will address violations of this policy upon the PHA's actual knowledge of said smoking or if the PHA has been given written notice of said smoking and said notice can be substantiated. PHA may also discover violations of the policy as part of a unit inspection or other observations by PHA personnel.

- G. EFFECTS OF BREACH AND RIGHT TO TERMINATE LEASE:** A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights contained in the Lease. A material or continuing breach of this Addendum shall be a material breach of the Lease and grounds for termination of the Lease by the PHA in accordance with the procedure set out in the Lease.

- H. DISCLAIMER BY HOUSING AUTHORITY:** The PHA's adoption of a Smoke-Free Policy does not in any way change the standard of care that the PHA would have to a tenant household to render buildings and premises designated smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental property. PHA specifically disclaims any implied or express warranties that the building, common areas or tenant's premises will have any higher or improved air quality standards than any other rental property. The PHA cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke.

Tenant acknowledges that PHA's ability to police, monitor or enforce the agreements of the Smoke-Free Policy is dependent in significant part on voluntary compliance by all tenants and their household members and guests. Tenants with respiratory ailments, allergies or a physical or psychological condition relating to smoke are put on notice that the PHA does not assume any higher duty of care to enforce the smoke-free lease addendum than any other PHA obligation under the Lease.

- I. EFFECTIVE DATE:** This Smoke-Free Lease Addendum shall be effective on _____.

Printed Name of PHA Manager

Tenant Name, Printed

Signature/Date of PHA Manager/Representative

Tenant Signature/Date

Failure to sign the Smoke-Free Lease Addendum does not eliminate or exclude the responsibility of tenants to abide by the Smoke-Free Housing Policy set forth by the PHA Board of Commissioners at their Regular Meeting on _____.

SUMMARY OF RESIDENT TOWN HALL MEETINGS

From April 2, 2018 through April 21, 2018, GHURA held its Phase II Resident Town Hall meetings to update the residents on the Smoke Free Policy and provide a draft policy.

Below are a number of comments and questions that were raised at these meetings:

Comments:

Please consider a smoking area for those elderly residents who do smoke.

I think prohibiting smoking in the unit will just make the smokers smoke in the unit so they don't get caught.

GHURA should include chewing tobacco in their policy because people spit and it gets on side walk & ground.

Questions:

Is chewing tobacco allowed?

- The Smoke-Free Policy does not include chewing tobacco as a prohibited tobacco product.

I am not a smoker, but people who pass by my unit tend to throw their cigarette butts into my yard or on the road and the wind blows in into my yard. Would I be cited for this?

- All Public Housing Staff and Management will discuss the possibilities and will be trained when conducting or investigating citations.

What is the reasonable accommodation part in the policy?

The reasonable accommodation part in the policy pertains to tenants who are persons with disabilities. However, the tenant must abide by the policy until such time the reasonable accommodation is granted. Please note that HUD and GHURA are not aware of any medical condition that smoking is a proven treatment; therefore, smoking will not be considered a reasonable accommodation.

Is barbecue smoke prohibited?

NO. The smoke-free policy pertains to prohibited tobacco products.

Is it ok to burn outside the unit?

NO. Burning on PHA property is not allowed.

Can you vape?

NO. Vape is an electronic nicotine delivery system and is considered to be a prohibited tobacco product

AH does not have a fence so where is the smoking area?

Although there is no designated smoking area, the policy extends to all outdoor areas up to 25 feet from any type of housing.

There is a private property next to the PAASAN units, can we smoke there?

The area is private property and the owner would have to agree for the residents to smoke on that property. The owner may not want to see litter (cigarette butts) on their property.

As previously stated, you can smoke at least 25 feet away from your unit.

Why isn't there any designated areas?

GHURA has determined that if one development provides a designated smoking area, then it would need to provide DSAs to other areas as well.

GHURA has also determined that providing DSAs would also be burden since the areas would have to be maintained. It would also be an invitation to vandalism.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA' YAN RINUEBAN SIUDAT GUAHAN**

**BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2018-019**

Moved By: CARL DOMINGUEZ

Seconded By: JOSEPH LEON GUERRERO

RESOLUTION APPROVING THE DETAIL APPOINTMENT EXTENSION TO THE PROGRAM COORDINATOR III POSITION FOR AN ADDITIONAL 90 DAYS FOR CALENDAR YEAR 2018

- WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to establish a position classification and pay plan for each class of position necessary to carry out the responsibilities of the Authority and is subject to the New Uniform Position Classification and Salary Administration Plan of the Authority; and
- WHEREAS,** the Board of Commissioners recognizes the need for continuity in the Guma Trankilidat Program; and
- WHEREAS,** management appointed Ms. Alice A. James, Program Coordinator I, on 03/19/2018-06/16/2018 to serve in the acting capacity of Program Coordinator III (GT); and
- WHEREAS,** Ms. James' work experience and education meets the qualifications for the position; and
- WHEREAS,** in accordance with GHURA Personnel Rules and Regulations, Section 4.806(E), management now requests the Board of Commissioners to approve the extension of the temporary assignment of Ms. Alice A. James for an additional 90-days, from 06/17/2018 through 09/14/2018; and
- WHEREAS,** funding for this position is available under the Multifamily Service Coordinator Grant; and now therefore be it
- RESOLVED,** that the extension of the temporary assignment for Ms. Alice A. James to the Program Coordinator III position for the period 06/17/2018 through 09/14/2018, is hereby approved.

IN A REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 24, 2018

PASSED BY THE FOLLOWING VOTES:

AYES: Thomas Borja, Carl Dominguez, George Pereda, Joseph Leon Guerrero

NAYS: NONE

ABSENT: George Santos, Eliza Paulino

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 **May 24, 2018**.

(SEAL)


MICHAEL J. DUENAS

Board Secretary/Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA' YAN RINUEBAN SIUDAT GUAHAN**

**BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2018-020**

Moved By: CARL DOMINGUEZ

Seconded By: JOSEPH LEON GUERRERO

RESOLUTION APPROVING THE DETAIL APPOINTMENT EXTENSION TO THE PROGRAM COORDINATOR I POSITION FOR AN ADDITIONAL 90 DAYS FOR CALENDAR YEAR 2018

- WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to establish a position classification and pay plan for each class of position necessary to carry out the responsibilities of the Authority and is subject to the New Uniform Position Classification and Salary Administration Plan of the Authority; and
- WHEREAS,** the Board of Commissioners recognizes the need for continuity in the Ross Service Coordinator Program; and
- WHEREAS,** management appointed Mr. Ronnie Q. Santos, Jr. Interviewer Clerk on 04/2/2018-06/30/2018 to serve in the acting capacity of Program Coordinator I (Ross Program); and
- WHEREAS,** Mr. Santos' work experience and education meets the qualifications for the position; and
- WHEREAS,** in accordance with GHURA Personnel Rules and Regulations, Section 4.806(E), management now requests the Board of Commissioners to approve the extension of the detail assignment of Mr. Ronnie Q. Santos, Jr. for an additional 90-days, from 07/01/2018 through 09/28/2018; and
- WHEREAS,** funding for this position is available under the ROSS Grant; and now therefore be it
- RESOLVED,** that the extension of the temporary assignment for Mr. Ronnie Q. Santos, Jr to the Program Coordinator I position for the period 07/1/2018 through 09/28/2018, is hereby approved.

IN A REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 24, 2018

PASSED BY THE FOLLOWING VOTES:

AYES: Thomas Borja, Carl Dominguez, George Pereda, Joseph Leon Guerrero
NAYS: NONE
ABSENT: George Santos, Eliza Paulino
ABSTAINED: NONE

(SEAL)

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 **May 24, 2018**.


MICHAEL J. DUENAS
Board Secretary/Executive Director