



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., August 26, 2019
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Monday, August 19, 2019

2nd Printing – Saturday, August 24, 2019

III. APPROVAL OF PREVIOUS BOARD MINUTES – August 12, 2019

IV. NEW BUSINESS	Page(s)
1. Intent of Award	1 - 7
Renovation of Five Units at AMP1 & 4	
2. Intent of Award	8 - 9
IFB#GHURA-7-9-2019, New Vehicles	
3. Resolution No. FY2019-022	10 - 18
Resolution Approving the Fiscal Year 2020 Operating and Administrative Budget	
4. Resolution No. FY2019-023	19 - 21
Resolution Approving the Fiscal Year 2020 Operating Budgets for Public Housing Asset Management Projects (AMP) GQ001000001, GQ001000002, GQ001000003 and GQ001000004	
5. Resolution No. FY2019-024	22 - 23
Resolution to adopt the immediate implementation of the HUD-Approved Success Rate Payment Standard Schedules for the Section 8 Housing Choice Voucher Program and Reasonable Accommodations for Persons with Disabilities	

V. MANAGEMENT REPORT

VI. OLD BUSINESS

1. Update on Subpoena
2. Update on Upcoming REAC Physical Inspection Schedule
3. Update on the Central Police Precinct

VII. CORRESPONDENCE AND REPORTS

1. HUD Approval of Success Rate Payment Standards 24 - 26
(Letter dtd August 12, 2019)
2. Inadmissibility on Public Charge Grounds 27 - 29
(Memorandum dtd August 21, 2019)
3. HUD letter dtd August 15, 2019 30
(GHURA, PHA Code: GQ001, 5-Year Plan for Fiscal Years 2020-2024,
Annual PHA Plan for Fiscal Year Beginning October 1, 2019)

VIII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Letter of Retirement from Mr. Albert Santos 31
(Dtd August 13, 2019 and effective January 3, 2020)
2. Next proposed scheduled Board Meeting: Monday, September 9th @ 12:00 p.m.

IX. ADJOURNMENT

Congresswoman's grandmother on Trump: 'May God ruin him'

(Tribune News Service) - Don't mess with Rashida's sity.

The 90-year-old Palestinian grandmother of Rep. Rashida Tlaib hit back at President Donald Trump, calling on God to "ruin him" for helping to bar the Michigan Democrat from visiting the West Bank — and making a nasty joke out of their enforced separation.

"Trump tells me I should be happy Rashida is not coming?" Muftia Tlaib told Reuters. "May God ruin him."

The elderly matriarch of Tlaib's clan sat beneath an olive tree in the garden of the family's home in the village of Beit Ur Al-Fauqa.

They had planned to slaughter a sheep and the sity, Arabic for "grandma," wanted to make Rashida Tlaib's beloved stuffed grape leaves.

The welcome party has been canceled now that Israel refused to let Tlaib into the occupied West Bank unless she agreed not to discuss politics. After initially accepting the offer of a "purely humanitarian" visit, Tlaib, a Democrat from Michigan, refused to bow to the conditions.

Trump ripped Tlaib as "obnoxious" for not accepting the Israeli offer to muzzle herself during the visit.

He also took a shot at the Tlaib family, saying the grandmother, who has lived more than half her life under Israeli military occupation, should be happy not to host her granddaughter, whom she has not seen since 2006.

In fact, Muftia Tlaib has been looking forward to seeing Rashida Tlaib

FIRING BACK:
Muftia Tlaib, the maternal grandmother of Democratic Rep. Rashida Tlaib, is seen outside her home in the village of Beit Ur al-Fauqa, in the occupied West Bank on Aug. 15. Abbas Momani/AFP/Getty Images/Tribune News Service



for months, and the congresswoman said she was looking forward to picking figs with her grandma. The village celebrated in 2018 when their favorite daughter became the first Palestinian American woman ever elected to Congress.

Israel had originally said it would allow Tlaib and Rep. Ilhan Omar, a Democrat from Minnesota, to enter the country and visit the West Bank, to which it controls all access.

Prime Minister Benjamin Netanyahu reversed course and said they were not welcome because of their support of economic boycott to pressure Israel into ending the occupation and negotiating an indepen-

dent Palestinian state.

The unprecedented move provoked a major split between Israel, which gets more than \$3 billion in U.S. aid annually, and usually reliable allies in the Democratic Party.

The Mideast conflict also reared its head in the Democratic presidential primary fight as major candidates slammed Netanyahu.

Bassam Tlaib, the lawmaker's uncle, said Trump's support for Israel's effort to block the trip by Reps. Tlaib and Omar is particularly ironic in view of the racist "send her back" chants of his supporters.

"Yesterday he asked them to leave and today he asks that they aren't let in," Bassam Tlaib told Reuters.

Despite the impasse, Muftia Tlaib hopes she will still see Rashida before she dies: "My heart tells me that she will come."



LOCKDOWN: Kashmiris walk past broken window glass after clashes between protesters and the security forces on Friday evening, during restrictions following the scrapping of the special constitutional status for Kashmir by the Indian government in Srinagar on Aug. 17. Danish Ismail/Reuters

Six injured in Kashmir clash

SRINAGAR, India (Reuters) - Indian security forces injured at least six people on Saturday in Srinagar, the main city in the Indian-controlled part of Kashmir, as several protests broke out against New Delhi's revocation of the region's autonomy last week.

In New York, the U.N. Security Council held its first meeting in almost 50 years on Kashmir, a majority Muslim region claimed by both India and Pakistan - which controls its western third. However, China, which also controls a small part of Kashmir, failed to secure a council statement.

Two police officials and eyewitnesses said clashes had begun on Friday evening.

Some city residents said they had been assaulted or verbally abused and that security forces had caused damage as they raided homes after stone-throwing incidents in the past two days.

Jammu and Kashmir state officials and federal government officials in New Delhi did not respond to the allegations or give any estimates of the number of stone-throwing incidents, raids, arrests or injuries.



GHURA

Guam Housing and Urban Renewal Authority
Auridat Guinua' Yan Rinuuban Sindat Guahan
 117 Bien Venida Avenue • Sinajana Guam 96910
 Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

INVITATION FOR BIDS
IFB # -GHURA-COCC-019-08-INS

INSURANCE COVERAGES FOR PROPERTY, AUTOMOBILE, GENERAL LIABILITY, EXCESS LIABILITY, CRIME, DIRECTORS AND OFFICERS AND WORKERS COMPENSATION
 (This AD IS PAID WITH HUD FUNDS BY GHURA)

IFB AVAILABLE DATE: August 16, 2019
DUE DATE: September 9, 2019
TIME: 2:00 p.m., CHAMORRO STANDARD TIME
LOCATION: GHURA MAIN OFFICE, SINAJANA

Copies of the bidding documents are available for those licensed to transact insurance in accordance with Guam Law beginning on August 16, 2019 at 117 Bien Venida Avenue, Sinajana, GHURA Main Office, Fiscal Department between the hours of 8:00 a.m. and 12:00 p.m. and between 1:00 p.m. and 4:00 p.m. Monday through Friday except on holidays.

/s/ RAY S. TOPASNA
Executive Director

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

PUBLIC NOTICE

The Guam Developmental Disabilities Council (GDDC) will hold its General Membership Meeting on Wednesday, September 11, 2019, from 11:00 a.m. to 2:00 p.m. at the Holiday Resort Chief Kepuha Room. All Council members are urged to attend. The meeting is open to the public. For persons requiring special accommodations, please contact 735-9127 to make arrangements with the hotel.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
12:00 P.M., Monday, August 26, 2019
GHURA Main Office
1st Floor Conference Room
117 Bien Venida Avenue, Sinajana

Trump to G7 leaders this weekend: Be more like US

WASHINGTON (Reuters) - President Donald Trump will highlight U.S. economic policies under his stewardship at meetings with other G7 leaders this weekend in France and encourage allies to follow the American model to stave off problems with the global economy, officials said.

Trump will attend the G7 summit in France from Saturday to Monday and plans to hold individual meetings with the leaders of Britain, France, Germany, Japan, India and Canada during his trip, senior administration officials, speaking on condition of anonymity, told reporters on a conference call.

The president, who is irritated with the Federal Reserve for not reducing interest rates further as talk about a potential recession makes headlines, will tout the U.S. economic model he has pushed forward through tax cuts and deregulation, one official said.

"You will really hear the president hit home the message of the pro-jobs, pro-growth economic agenda," the official said. "We've seen growth rates that we didn't think were possible just a few years ago. And you ... contrast this to what's happening in Europe where growth is effectively flat."

Trump will talk to his counterparts about how to open up European, Japanese and Canadian markets to ensure U.S. businesses have avenues to sell goods and services and to ensure that



TRUMP: President Donald Trump speaks at the AMVETS (American Veterans) National Convention in Louisville, Ky., Aug. 21. Bryan Woolston/Reuters

allies' economies grow along with the United States, she said.

Those talks could become complicated. Trump's trade policies have created tension with many members of the G7 in some form.

Trump will raise his displeasure with French President Emmanuel Macron about France's digital services tax, which affects large U.S. technology companies, the officials said. Trump has threatened to put tariffs on French wine in retaliation.

Trump will hold his first meeting with new British Prime Minister Boris Johnson since Johnson took on the

role. The two men will discuss a U.S.-U.K. trade pact and Britain's efforts to exit the European Union.

In addition to trade tensions, the leaders are also likely to differ over Trump's desire to have Russia reenter the grouping, making it the G8.

One official said there was unlikely to be a vote on the issue because the G7 leaders operated under consensus, but he said the topic was expected to come up.

Trump voiced support this week for Russia to rejoin the group and suggested there would be a vote to decide.

The official noted that Russia had not formally requested to be readmitted to the group. The official said that would be necessary for any such move to take place.

Russia was kicked out of the G8 after annexing Crimea.

US will aggressively enforce sanctions over Iran tanker

WASHINGTON (Reuters) - The United States will aggressively enforce its sanctions to prevent the private sector from assisting an Iranian oil tanker that is traveling through the Mediterranean and that Washington wants seized, a State Department official said on Thursday.

"The shipping sector is on notice that we will aggressively enforce U.S. sanctions," the official told Reuters days after warning countries not to allow the tanker to dock.

Ship tracking data has shown the ship, *Adrian Darya*, formerly called *Grace 1*, last heading toward Greece, although Greece's prime minister said it was not heading to his country.

The official, speaking on condition of anonymity, warned that the United States would act against anyone who directly or indirectly helped the tanker.

"All parties in the shipping sector should conduct appropriate due diligence to ensure that they are not doing business with nor facilitating business for, directly or indirectly, sanctioned parties or with sanctioned cargo," the official warned.

The ship was released from detention off Gibraltar after a five-week standoff over whether it was carrying Iranian oil to Syria in violation of European Union sanctions.

Soon after the detention order was lifted, a U.S. federal court ordered the seizure of the vessel on different grounds, but that petition was rejected by Gibraltar.

Tehran said any U.S. move to seize the vessel again would have "heavy consequences."

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
12:00 P.M., Monday, August 26, 2019
GHURA Main Office
1st Floor Conference Room
117 Bien Venida Avenue, Sinajana

For special accommodation, contact Ms. Kathy Tailano Tel No. 475-1322 or TTY #472-3701

GUAM ASSOCIATION OF SCHOOL COUNSELORS

Financial Statement

From January 01 to December 31, 2018

Balance Forwarded 01/01/2019	2,083.55
Revenue: Membership Dues	\$ 1,350.00
Dividend:	9.74
Fundraisers: GASC Shirts	465.00
Total Revenue	\$ 3,908.29
Expenses: Publication	120.00
General Assembly Expense	30.00
Total Expenses	150.00

Ending Balance as of 12/31/18

2,758.29

GEORGE WASHINGTON SR HIGH SCHOOL CLASS OF 1971

P.O. BOX 341

HAGÅTÑA, GUAM 96932

Financial Report ending December 2018

Balance from 2017	6,583.08
Revenues:	
Membership Dues	31.00
Donation	25.00
Total Deposit	56.00
Total Revenue	6,639.08
Expenses:	
Quarterly Birthday Functions	1,630.94
Supplies (xerox paper...etc)	119.41
Post Advertisement for 2016 and 2017	288.00
Total Expenses	2,038.35
Ending Balance for December 2018	4,600.73

**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., August 26, 2019**

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' regularly scheduled meeting of **Monday, August 26, 2019** 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:	Sabino P. Flores, Chairman Carl V. Dominguez, Member Joseph A. Cameron, Member George F. Pereda, Member Joseph M. Leon Guerrero, Resident Commissioner
COMMISSIONERS ABSENT:	Monica Guzman, Vice Chairwoman (Excused)
LEGAL COUNSEL:	Anthony Perez
MANAGEMENT & STAFF:	Ray S. Topasna, Executive Director Elizabeth F. Napoli, Deputy Director Audrey Aguon, Special Assistant Albert Santos, A&E Manager Katherine Taitano, Chief Planner Lucele Leon Guerrero, Controller Greta Balmeo, Procurement Officer Norma San Nicolas, Section 8 Administrator

Meeting was called to order at 12:00p.m. by Chairman Flores. He also indicated that 5 members of the Board of Commissioners were present, and called the meeting to order.

Minute No.	Ref. No.	Approval of Previous Board Meeting	Action By:										
180/19		<p>The Chairman opened the meeting for discussions on item #3, the Approval of previous Board Minutes. He indicated that on minute number 166/19, where it refers to Minor Formality, it should read Minor Informality. He also added that clarification was needed on minute number 172/19. Commissioner Dominguez suggested that it be written as "Roadways through PH properties are government property..." adding the word through, regarding PH properties being accessible to the public, would clarify the issue.</p>											
181/19		<p>Deputy Director Napoli stated that on pg. 7, 175/19, the sentence should read, <u>It isn't HUD that is being requested to provide information.</u></p> <p>Motion to accept the August 12, 2019 Board meeting minutes as corrected, was made by Commissioner Dominguez and seconded by Chairman Flores. There were no objections by the other board members. The motion was approved.</p>											
Minute No.	Ref. No.	NEW BUSINESS	Action By:										
182/19		<p>Intent of Award: Renovation of Five Units at AMP 1 & AMP 4</p> <p>There were a total of 4 contractors that purchased bid packets. All 4 submitted bids:</p> <table><tr><td>Contractor:</td><td>Base Bid Item:</td></tr><tr><td>1. Genesis-Tech Corp.</td><td>\$184,00</td></tr><tr><td>2. Excell Constructors</td><td>\$160,800</td></tr><tr><td>3. Anen Construction</td><td>\$161,324.30</td></tr><tr><td>4. Asia Pacific International</td><td>\$134,596</td></tr></table> <p>Based on the staff's review of the bids, it was determined that bidder #4, Asia Pacific Intl. was the lowest bid for this project.</p>	Contractor:	Base Bid Item:	1. Genesis-Tech Corp.	\$184,00	2. Excell Constructors	\$160,800	3. Anen Construction	\$161,324.30	4. Asia Pacific International	\$134,596	Albert Santos
Contractor:	Base Bid Item:												
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Minute No.	Ref. No.	NEW BUSINESS	Action By:
186/19 continuation		<p>projects and/or draws in 2019. She also noted that there was an increase in the Central Office Cost Center (COCC). According the Mrs. Leon Guerrero, an increase is defined by anything over 10%.</p> <p><u>Budget Increases:</u></p> <ul style="list-style-type: none"> • Capital Funds- 97.84% increase in 2019 • COCC- 10.35% increase • Essential Services Grant- 30% decrease • GHURA 500- 79.4% increase (shared w/ COCC) • Home Investment Partnership Grant- 18.79% increase • Home Rehabilitation- 14.31% • Low Income Housing Tax Credit (LIHTC)- 55.16% (increase due to shared expenses w/ Housing Study) • ROSS Program- 37.45% increase • Multi-Family Program- 11.54% decrease <p>Reasons for the increases included timing differences and salaries and benefits.</p> <p>The overall increase as compared to FY 2018, was \$3.6 million, which is a 5.65%.</p> <p>Mr. Topasna added that discussions have been ongoing regarding GHURA refinancing the USDA loan for Guma Trakilidat. At present, the interest rate is about 8% and the goal is to refinance at a lower interest rate. However, refinancing the loan may mean losing the housing vouchers and affecting current operations.</p> <p>Research on the impact of refinancing is ongoing.</p> <p>Chairman Flores inquired about whether increments and salary adjustments were</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
186/19 continuation		retroactive. Mrs. Leon Guerrero said that the salary increases that were applied, are retroactive.	
187/19		Commissioner Cameron made a motion to approve Resolution No. FY2019-022: Resolution Approving the Fiscal Year 2020 Operating and Administrative budget in the total amount of \$68,364,163.00. The motion was seconded by Chairman Flores. There were no objections to the motion. The motion was approved.	
188/19		<p>Resolution No. FY2019-023: Resolution approving the Fiscal Year 2020 Operating Budgets for Public Housing Asset Management Projects (AMP) GQ001000001, GQ001000002, GQ001000003, and GQ001000004.</p> <p>Mrs. Leon Guerrero explained that the Resolution was specifically for the Public Housing's budget, totaling \$5,130,884.</p> <p>She indicated that the Proposed budget, along with a breakdown of the costs, are a requirement from HUD to confirm that GHURA's budget was approved by the Board of Commissioners, signed by the Chairman, and submitted to the field office by August 31, 2019. She also added that should changes be made to the Proposed Budget, in-house modifications may be made, provided that the changes stay within the 10% authority for the Director's approval.</p> <p>Commissioner Dominguez asked why travel costs were included in AMP 1 and AMP 4's budget, but not in AMP 2 and AMP 3's budget. Mrs. Leon Guerrero explained that AMPs 2 & 3 requested not to have travel costs applied to their budget, because they preferred to have a trainer come to Guam in order to cut costs. There was no further discussion.</p>	Lucele Leon Guerrero

Minute No.	Ref. No.	NEW BUSINESS	Action By:
189/19		<p>Commissioner Cameron made a motion for the passage of Resolution No. FY2019-023-approving the Fiscal Year 2020 Operating Budget of \$5,130,884 for Public Housing Asset Management Projects (AMP) GQ001000001, GQ001000002, GQ001000003, and GQ001000004. The motion was seconded by Commissioner Leon Guerrero. There were no objections by the other board members. The motion was approved.</p>	
190/19		<p>Resolution No. FY2019-024: Resolution to adopt the immediate implementation of the HUD-Approved Success Rate Payment Standard Schedules for the Section 8 Housing Choice Voucher Program and Reasonable Accommodations for Persons with Disabilities.</p> <p>Mrs. Norma San Nicolas, Section 8 Administrator, explained to the board that the current Success Rate Payment Standard that GHURA has been using, is very low and has created challenges for GHURA clients who are competing with others for safe, decent, and sanitary units. After much research and planning, GHURA has developed an updated Success Rate Payment Standard that had been approved by HUD.</p> <p>Mrs. San Nicolas explained that the basis for the current Success Rate Payment was the 2010 Fair Market Rent (FMR). She added that GHURA hopes to use the updated Housing Study to convince HUD that they need to update the FMR. She explained that based on the chart, the 50th percentile rate indicated a 110% increase for 2019 Housing Choice Voucher (HCV) and a 120% increase for Reasonable Accommodation per bedroom size.</p>	Norma San Nicolas

Minute No.	Ref. No.	NEW BUSINESS	Action By:
190/19 continuation		She requested for the board to adopt the updated Success Rate Payment Standard and that it be implemented immediately.	
191/19		Commissioner Cameron made a motion to approve the Resolution to adopt the immediate implementation of the HUD-Approved Success Rate Payment Standard Schedules for the Section 8 Housing Choice Voucher Program and Reasonable Accommodations for Persons with Disabilities. Chairman Flores seconded the motion. There were no objections to the motion. The motion was approved.	
Minute No.	Ref. No.	MANAGEMENT REPORT	Action By:
192/19		<p>Director Topasna updated the Board on the following topics:</p> <p>GHURA/Section 8 Action Plan- The Success Rate Payment Standard has been approved by HUD. The increased payments to S8 landlords will be the greatest impact in line with the Board's approval of the GHURA/Section 8 Action Plan.</p> <p>-Commissioners Dominguez and Cameron expressed their concerns about how the information of the approved Success Rate Payment Standard will be disseminated for public information. Mrs. San Nicolas explained that through advertisements and Voucher Briefings, tenants and landlords may be made aware of the change in the SRPS.</p> <p>-Mr. Topasna added that GHURA was in the process of implementing other action steps, such as the procurement of new vehicles, and the expanding and renovating of Section 8 offices.</p>	Ray Topasna

Minute No.	Ref. No.	MANAGEMENT REPORT	Action By:
192/19 continuation		<p>-He also referenced the The Guam Post's front-page story regarding the pay shift for the 96 GHURA employees. He noted that the pay shift is less than 6% of the funds at risk and stated that GHURA has nothing to hide.</p> <p>REAC inspections are scheduled for Sept. 5-13, 2019. The PH staff has been working very hard to hopefully maintain GHURA's High Performer standard.</p> <p>Mr. Topasna and Ms. Napoli have met with the Lt. Governor to discuss concerns regarding GHURA's full autonomy, the Board's governing authority, and how Adelup's involvement in GHURA matters may affect its success in the future. Mr. Topasna also reminded Adelup that GHURA continues to be under a microscope.</p> <p>He stated that the idea of creating an Interagency Council on Homelessness has been presented to the Lt. Governor. The Interagency Council will be comprised of GHC, GRTA, DISID, DPHSS, GBHWC, GPD, GVAO, etc. Its purpose is to get vouchers assigned in a timely manner. Clients need to be referred to GHURA to be assigned a housing voucher. However, vouchers aren't being issued fast enough. He added that having an interagency council would mean more collaborations with other agencies in order to be more answerable to the Governor.</p> <p>Mr. Topasna pointed out that the Interagency Council on Homelessness is separate and apart from other organizations like the Homeless Coalition. He added that the Lt. Governor is in full support of the idea. However, GHURA will not take the lead in the council.</p>	

Minute No.	Ref. No.	MANAGEMENT REPORT	Action By:
192/19 continuation		<ul style="list-style-type: none"> Also discussed with the Lt. Governor were the challenges with the GEPA permitting review process. Guam Trade's Academy performed a study and submitted a report that supported these concerns. The report indicated typical timelines of the permitting review process for DPW and GEPA. He hopes the report will help to expedite the permitting process. Projects in Section 108 could stand to lose federal funds because of permitting delays. Labor Day Picnic will be celebrated on Sept. 1, 2019 from 10am-5pm at Ypao Beach Park. GHURA has consolidated with GHC, GEO, and DISID. Mr. Topasna extended an invitation to the Board to attend GHURA's Labor Day Picnic. Mr. Topasna also stated that three members of HUD will be visiting GHURA on Aug. 28-29, 2019. Legal Training Sessions conducted by the group, led by the Field Office manager, Ryan Okahara, are scheduled to take place during their visit. Management, Staff, and Board members of GHURA have confirmed attendance. Lastly, the hearing for the appointment of Frank Ishizaki is scheduled Tuesday, Sept. 3 at 2PM. With no further discussion, the Board thanked Mr. Topasna for his hard work. 	

Minute No.	Ref. No.	OLD BUSINESS	Action By:
	175/19	<p>Update on Subpoena</p> <p>Ms. Napoli stated that she included a memo from Attorney Ecube regarding the status of the pending matter of the People v. C. Suda:</p> <ul style="list-style-type: none"> • Hearing rescheduled for Aug. 28 has been postponed. New date to be determined. • A Further Proceedings hearing is scheduled for Aug. 28th. However, a GHURA representative need not be present at the hearing as discussions will address motions to dismiss made by defense attorneys and not on Subpoenas directed at GHURA. • All requested documents were submitted to Attorneys Arriola and Van De Veld. • Was advised by Att. Ecube to prepare documents requested in subpoenas so that they are readily available. She will provide the list beforehand. • There were no further updates. 	Elizabeth Napoli
	176/19	<p>Update on Upcoming REAC Inspection</p> <ul style="list-style-type: none"> • Discussed in Managers report 	
	037/18	<p>Update on Central Police Precinct</p> <ul style="list-style-type: none"> • Met with GPD, Surety Bonding Company, and the contractor to discuss open issues. • Some issues stemmed from the rain, which brought out the building's deficiencies: storm water control and the ponding basin is overflowing. It isn't percolating. Contractor will address it. • Another issue is the Fire Suppression System. Falcon Fire Protection Company is the contractor working on the system. Some fittings did not meet the building's specifications. New fittings had to be purchased and transported by air freight. Once the issues are addressed, a series of 	

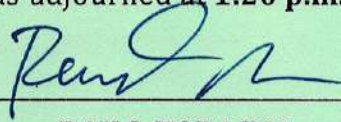
Minute No.	Ref. No.	OLD BUSINESS	Action By:
	037/18 continuation	<p>inspections will take place.</p> <ul style="list-style-type: none"> • Another punch list is in place. DPW needs to see the list. • Central Precinct should receive their Occupancy permit in the second week of September • He added that 5% of the retention will be withheld from the contractor by GHURA. 	
Minute No.	Ref. No.	CORRESPONDENCE AND REPORTS	Action By:
193/19		<p>HUD Approval of Success Rate Payment Standards (Letter dated 8/12/19)</p> <p>(Commissioner Dominguez moved to skip this item as it was discussed in Resolution FY2019-024.-Minute no. 190/19)</p>	
194/19		<p>2. Inadmissibility on Public Charge Grounds (Memo dated 8/21/19)</p> <ul style="list-style-type: none"> • Mr. Perez stated that it was primarily an Immigration issue • Generally speaking, a PUBLIC CHARGE is someone who will enter the US, reside in the US, and will be reliant on public benefits. • New rule makes it difficult for immigrants to enter the US and reside in the US. <p>How PUBLIC CHARGE applies to GHURA:</p> <ul style="list-style-type: none"> • if you're under any kind of public benefit for a 12-month period, within a 36-month span; and • you are a green card/visa holder; and you seek an adjustment of status, the rule makes it difficult to change your status making it inadmissible to stay in the US. • Mr. Topasna explained that the reason he asked Mr. Perez to provide his legal memorandum was so that the Governor is more informed about how Guam may be 	Anthony Perez

Minute No.	Ref. No.	CORRESPONDENCE AND REPORTS	Action By:
194/19 continuation		<p>impacted, as a result of the discussions between the US and FSM when they negotiate the COFA.</p> <ul style="list-style-type: none"> Mr. Perez added that, at the moment, GHURA should continue to monitor the rule as it may affect tenant applications for both Section 8 and Public Housing. 	
195/19		<p>HUD letter dated August 15, 2019-PHA Plan</p> <p>Ms. Taitano reported to the Board that she received notification from Mr. Jesse Wu, that the latest 5 Year PHA Plan has been approved by HUD.</p>	Katherine Taitano
Minute No.	Ref. No.	GENERAL DISCUSSIONS /ANNOUNCEMENTS	Action By::
196/19		<p>Mr. Albert Santos Retirement Letter</p> <p>Mr. Santos explained to the Board that although the decision to retire was a very difficult one for him to make, he had finally decided to retire from GHURA to address his health issues. He expressed that he was honored to have worked at GHURA.</p> <p>The Board thanked Mr. Santos for all his hard work and added that they hope to continue his legacy.</p>	
197/19		<p>Next proposed scheduled Board Meeting: Monday, September 9, 2019 @ 12pm</p> <p>Chairman Flores inquired if there were any objections to the next Board meeting date. There were no objections. Date of next Board meeting, scheduled for September 9, 2019, was approved.</p>	

198/19 ADJOURNMENT

There being no further business before the Board, a motion was made by **Commissioner Cameron** and seconded by **Commissioner Dominguez** and unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **1:20 p.m.**

(SEAL)



RAY S. TOPASNA
Board Secretary/Executive Director

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

MEMORANDUM:

TO: Board of Commissioners
FROM: Executive Director 
SUBJECT:  **Intent of Award**
Project: **Renovation of Five Units at AMP1 & 4**

Bid opening for the subject project was held on August 21 at 2:00PM. There were a total of 4 contractors that purchased a set of bid which all four submitted a bid. Listed below are the results of the bids submitted, which were open and read aloud.

<u>Contractor</u>	<u>Base Bid Item</u>
1. Gensis-Tech Corporation	\$184,000.00
2. Excell Constructors	\$160,800.00
3. Anen Construction	\$161,324.30
4. Asia Pacific International	\$134,596.00

Government Estimate: **\$157,421.00**

Based on our staff's review of the bid results it was determined that bidder #4, Asia Pacific Intl is the lowest bid for this project.

On August 22, 2019 our staff, Albert H. Santos, A/E Manager met with Mr. Sun, president for Asia Pacific to review their cost proposal for both material and labor the total cost was at 15% less than the government estimate. The proposed material is in accordance with the bid specification and the labor hours are in accordance with the latest Davis-Bacon Wage rate. Mr. Sun has had a long standing history with GHURA and has renovated quite a few of GHURA's Public Housing Units. Mr. Sun is well aware of what is expected and maintains they will be able to complete the work required in accordance with the bid specification within his amount. Attach is Asia Pacific Intl letter of price confirmation. Based on the meeting staff has determined that Asia Pacific Intl did submit the lowest responsive responsible bid.

Based on our staff's review and determination, we are requesting that the Board approves a contract with Asia Pacific Intl in the amount of \$134,596.00 for the Renovation of Five Units at AMP1 & 4. Funds are available under the CAP funds.

Attachment: Bid Tabulation
Clearance
Government Cost Estimate
Contractor's Confirmation Letter

At the Regular Board Meeting of August 26, 2019, a motion was made by Commissioner Cameron and Seconded by Commissioner Dominguez to approve contract with Asia Pacific International in the amount of \$134,596.00 for the Renovation of Five Units at AMP1 & 4. Without any further discussion and objection, the motion was approved.

Ray Topasna Executive Director

Proposal Due 2pm

[illegible]

ATTESTED BY: Erin J. Smith 8/21/2019
Erin J. Smith 8/21/2019

14.7 Date: 8/21/19

Date:

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

To: File
 From: Architect & Engineering Manager
 Subject: Renovation of 5 vacant GHURA units at AMPs 1&4

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Asia Pacific International	Anen Construction	Excell Constructors	Genesis-Tech Corporation

Department of Labor:

ALPCD	8/14/2019	8/14/2019	8/14/2019	08/14/2019
Fair Employment Practice	8/13/2019	08/13/2019	8/13/2019	8/13/2019
Wage & Hour	8/15/2019	8/15/2019	8/15/2019	8/15/2019
Workers Compensation	10/3/2019	3/26/2020	6/13/2020	6/30/2020

Contractor to obtain clearance from Guam Contractors License Board

U.S. Department of Labor	8/15/2019	8/15/2019	8/15/2019	8/15/2019
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Contractor to report to Revenue and Tax Office

OSHA	8/22/2019	8/22/2019	8/22/2019	8/22/2019
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SAM Debarred List	8/22/2019	8/22/2019	8/22/2019	8/22/2019
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Company Name				

COST ESTIMATE

8

3 Bedroom unit	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-3bdrm,	IDENTIFICATION NO.	6/17/2019

COST ESTIMATE

ACTIVITY AND LOCATION: Toto		CONSTRUCTION CONTRACT NO.		SHEET 1 OF 1	
ITEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	RS means
Termite treament	1000	sf	\$0.45	\$ 450.00	page 41,0100
Painting	4800	sf	\$ 1.25	\$ 6,000.00	page 230,line 0800
exterior doors	4	ea	\$ 2,200.00	\$ 8,800.00	page 183,line 1000
interior doors	4	ea	\$ 700.00	\$ 2,800.00	page 183,line 1000
screen door (repair)	2	ea	\$ 55.00	\$ 110.00	estimated
Kitchen up-grade	1	ea	\$ 1,500.00	\$ 1,500.00	estimate,page 484
remove old tiles & dispose	1000	sf	\$ 0.61	\$ 610.00	page 30,900
install vinyl floor tiles	1000	sf	\$ 2.75	\$ 2,750.00	page 219,7500
Up-grade electrical panel box	1	LS	\$ 4,500.00	\$4,500.00	estimate
bathroom up-grade	1	ls	\$ 750.00	\$750.00	
lighting fixtures	9	ea	\$ 125.00	\$ 1,125.00	page 349, 6360
outlet/switch cover	20	ea	\$ 5.00	\$ 100.00	
smoke detector	5	ea	\$ 119.00	\$ 595.00	page 280,5200
replace light switch & outlets	20	ea	\$ 15.75	\$ 315.00	page 351,200
General cleaning-in & out	1	LS	\$ 550.00	\$ 550.00	
total				\$ 30,955.00	

2- 3 bedroom units 1 A Calle Damainand 2A Calle Dueans \$61,910

3- 4 bedroom units \$ 95,511.00

2A Calle Damian

3A VD Perez

4A Calle Damain

total for 5 units \$157,421

COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom 4 Bedroom units	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-4bdm	IDENTIFICATION NO.	
	ESTIMATED BY Albert H. Santos, AE Manager	DATE PREPARED 6/17/2019

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE		RS means
	NUMBER	UNIT	UNIT COST	TOTAL	
Termite treament	1200	sf	\$0.45	\$ 540.00	page 41,0100
Painting	4800	sf	\$ 1.25	\$ 6,000.00	page 230,line 0800
exterior doors	2	ea	\$ 2,200.00	\$ 4,400.00	page 183,line 1000
interior doors	2	ea	\$ 700.00	\$ 1,400.00	page 183,line 1000
screen door (repair)	2	ea	\$ 55.00	\$ 110.00	estimated
Kitchen up-grade	1	ea	\$ 750.00	\$ 750.00	estimate,page 484
remove old tiles & dispose	1200	sf	\$ 0.61	\$ 732.00	page 30,900
install vinyl floor tiles	1200	sf	\$ 1.75	\$ 2,100.00	page 219,7500
Up-grade electrical panel box	1	LS		\$ 5,000.00	estimate
bathroom up-grade	1	ls	\$ 1,200.00	\$ 1,200.00	
lighting fixtures	4	ea		\$ 500.00	page 349, 6360
Change out medicine cabinet	2	ea	\$ 125.00	\$ 240.00	
New range hood	1	ea	\$ 120.00	\$ 220.00	
smoke detector	5	ea	\$ 220.00	\$ 595.00	page 280,5200
replace light switch & outlets	10	ea	\$ 119.00	\$ 6,500.00	page 351,200
exterior works	1	ls	\$ 900.00	\$ 900.00	
General cleaning-in & out	1	LS	\$ 650.00	\$ 650.00	
total			\$ -	\$ 31,837.00	

ASIA-PACIFIC INTERNATIONAL, INC

P.O.Box 23663, Barrigada, Guam 96921 Tel: (671) 632-8889; Fax: (671) 633-8898

August 22, 2018

To: Mr. Ray S. Tapasna
Executive Director
Guam Housing and Urban Renewal Authority
Sinajana, Guam.

Attention: Mr. Albert Santos
A/E Manager/GHURA

Subject: Bid Confirmation for Renovation of 5 Vacant GHURA Units at AMP 1 & 4.
IFB NO. GHURA-07-31-2019-AMP 1 & 4

Dear Sirs:

As per your requirements for the above subject project, we would like to submit to your office our Bid Confirmation as follows:

The Bid Price of \$134,596.00 we submitted to GHURA for the above subject project on August 21, 2019 is hereby confirmed to be true and correct, covering the project costs of materials, labor and equipment/tools in accordance with the project specifications and scope of works as specified in the Bidding Documents and Addendum No. 1 issued on August 13, 2019.

If you need further information or have any questions concerning this Bid Confirmation, please feel free to contact us.

Respectfully yours,



HENRY H. Y. SUN
PRESIDENT
API-ghura-R5U-bidconfirm-19-822

GHURA-07-31-2019

Renovation of 5 vacant Ghura Units at AMPs 1&4

Bid submission and opening attendance

Due Date: 08/21/2019

2:00 PM

	Company Name	Submitted by	Phone
1	Genesis Tech	YOUNG C KIM	888-5785
2	EXCELL CONSTRUCTIONS	ERNIE TAPPA	727-8204
3	ALLEN CONSTRUCTION	APEN APESMA	898-8453
4	Prin Pacific Int'l	HEWLETT	832-8889
5			
6			
7			
8			
9			
10			
11			
12			

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

MEMORANDUM

August 21, 2019

TO: Board of Commissioners

FROM: ¹ *sap* Executive Director 

SUBJECT: Intent of Award for IFB#GHURA-7-9-2019 NEW VEHICLES

Bid opening for the subject project was held on ^{July *sap*} ~~August~~ 31, 2019 at 2:00 p.m. A total of three (3) vendors purchased a bid specification packet and three (3) had submitted proposals. Listed below are the results of the bids submitted which were opened and read aloud:

Base Bid #1 is for the purchase of three (3) pick-up trucks, Base Bid #2 is for the purchase of one (1) sports utility vehicle (SUV).

Upon Procurement's review of the submit bid proposals, Monster Corp. dba: Guam Autospot submitted the lowest bid for Base Bid #1 at \$76,395.00. The proposed vehicle is a 2019 GMC Canyon Extended Cab 4x2.

The lowest bidder for Base Bid #2 was submitted by Triple J Enterprises at \$19,850.00. The proposed vehicle is a 2019 Mazda CX-5 SUV.

Furthermore, we are requesting that the Board approve the award for Base Bid #1 to Monster Corp. dba: Autospot for the total amount of \$76,395.00 and Base Bid #2 to Triple J Enterprises for the total amount of \$19,850.00.

Attachment: Bid Tabulation

At the Regular Board Meeting of August 26, 2019, a motion was made by Commissioner Pereda and Seconded by Commissioner Dominguez to approve the award for Base Bid #1 to Monster Corporation dba Autospot for the total amount of \$76,395.00 and Base Bid #2 to Triple J Enterprises for the total amount of \$19,850.00. Without any further discussion and objection, the motion was approved.

IFB#GHURA-7-9-2019

1-54v

NEW VEHICLES - THREE (3) PICK UP TRUCKS, AND ONE (1) SPORTS UTILITY VEHICLE (SUV)
Proposal due date: 7/31/2019
Proposal due 2:00 p.m.

[illegible]

ATTESTED BY:

Date: 7/31/19

Antybalms

Date:

Date: 7/31/2019

Date: _____

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
Resolution No. FY2019-022

Moved by: JOSEPH A. CAMERON Seconded by: SABINO P. FLORES

RESOLUTION APPROVING THE FISCAL YEAR 2020 OPERATING AND ADMINISTRATIVE BUDGET.

- WHEREAS,** the Authority must continue its primary mission to provide safe, decent and sanitary housing to the people of Guam in Fiscal Year 2020; and
- WHEREAS,** the Authority must ensure the continued operation of the Low Rent Public Housing, Section 8 Voucher, Elderly and community development programs; and
- WHEREAS,** the Authority must ensure the continued payment of personnel salaries, benefits and other administrative expenditures for Fiscal Year 2020; and
- WHEREAS,** to allow the Authority the flexibility for addressing situational needs to meet its mission, provide transfer authority of 10% to the Executive Director, within the total budget, and keep the Chairman of the Board apprised of such transfers; therefore be it
- RESOLVED,** that the FY 2020 Operating and Administrative budget is hereby approved.

**IN REGULAR BOARD MEETING AT SINAJANA, GUAM – August 26, 2019
PASSED BY THE FOLLOWING VOTES:**

AYES: **Sabino P. Flores, Carl V. Dominguez, George F. Pereda,
Joseph A. Cameron, Joseph M. Leon Guerrero**

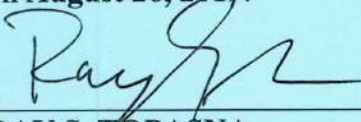
NAYES: **NONE**

ABSENT: **Monica O. Guzman**

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 **August 26, 2019**.



RAY S. TOPASNA
Secretary/Executive Director

Guam Housing and Urban Renewal Authority
Proposed Budget
FY 2020

Budget Category	Budget Line Item	Program	Capital Fund Program	CDBG	Central Office Cost Center	Continuum of Care	DPCCA	ESG	GHURA 500	GOV GUAM	HOME	Home Rehab	LIHTC	Low Rent Housing	PILOT	ROSS	ROSS FSS	Section 8 Housing Choice Vouchers	Service Coordinator for Multifamily (SCMF)	Supportive Housing for the Elderly	Yona Urban Renewal	Grand Total
Revenue	100 Operating Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,422,498)	-	(104,953)	-	(759,164)
	101 Administrative Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,422,498)
	102 Interest Income	-	-	(68,063)	-	-	(5,185)	-	(100)	-	(618,264)	(2,399)	(359,068)	(14,320)	(85)	-	-	-	-	(659)	-	(15,229)
	103 Other Income	(12,182)	-	(19,583,376)	-	-	(424,555)	-	-	(200,000)	(3,420,804)	-	-	(109,320)	(39,740)	-	-	(118,500)	-	(3,976)	(85)	(1,716,382)
	104 Grants	-	(2,973,516)	-	-	-	-	-	-	-	-	-	-	(4,818,694)	-	-	-	-	(51,394)	-	-	(28,083,829)
	106 Subsidies - Federal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(5,464,877)
	107 Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	108 Surplus Subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	109 Year-end Cash Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	110 Revenue - Management Fees	-	-	-	3,954	-	-	-	(64,350)	-	-	-	-	-	-	-	-	-	-	-	-	-
	111 Revenue - Housing Assistance Payments	-	-	-	(1,567,823)	-	-	-	-	-	-	-	-	485,921	39,625	-	-	(147,922)	-	(24,500)	85	272,813
Revenue Total	(12,182)	(2,973,516)	(19,653,429)	(1,743,574)	(1,453,421)	(5,185)	(424,555)	(64,450)	(200,000)	(200,000)	(4,039,068)	(2,389)	(359,068)	(5,130,884)	(180)	(59,209)	(125,564)	(28,597,174)	(51,384)	(790,011)	-	(28,597,174)
Personnel	801 Salaries and Wages	2,898	297,767	529,776	1,281,580	87,248	2,892	20,439	-	-	115,647	1,650	71,798	1,789,940	-	39,260	93,842	(31,286,094)	37,306	110,605	-	(65,364,163)
	802 Overtime	-	-	-	-	-	-	-	-	-	-	-	-	105,567	-	-	-	-	-	2,400	-	107,967
Personnel Total	1,294	117,233	210,236	394,466	34,117	1,293	7,414	-	-	-	44,140	739	30,020	651,586	-	14,286	31,722	376,120	12,478	34,753	-	1,981,887
Utilities	803 Employee Benefits	4,182	415,000	740,012	1,655,836	121,365	4,185	27,853	-	-	159,787	2,389	101,818	2,547,093	-	53,546	125,564	1,477,213	49,784	147,758	-	7,633,385
	804 Electricity	-	-	18,617	28,599	-	-	-	-	-	1,000	-	-	122,571	-	-	-	28,749	-	120,000	-	319,938
	805 Water/Sewage	-	-	2,695	2,751	-	-	-	-	-	134,499	-	-	2,766	-	-	-	-	-	75,000	-	218,711
Utilities Total	-	-	21,312	31,350	-	-	-	-	-	-	2,000	-	-	257,070	-	-	-	31,518	-	195,000	-	538,247
Travel	810 Off-Island Travel	-	18,000	-	-	-	-	-	-	-	6,000	-	12,000	15,000	-	-	-	6,000	-	5,000	-	62,000
Contractual	812 Auto Maintenance	-	6,400	-	-	-	-	-	-	-	1,600	-	-	33,000	-	-	-	6,000	-	1,000	-	62,000
	813 Auto - Gas	-	2,600	-	700	-	-	-	-	-	650	-	750	41,083	-	160	-	10,000	-	1,500	-	47,500
	814 Communication	-	17,250	13,113	-	-	-	-	-	-	4,300	-	-	37,510	-	-	-	15,450	-	5,000	-	67,443
	815 Copy Machine	-	3,520	2,170	-	-	-	-	-	-	880	-	1,000	12,651	-	-	-	15,000	-	1,500	-	92,623
	816 Custodial Services	-	6,862	11,138	-	-	-	-	-	-	11,000	-	-	11,196	-	-	-	11,196	-	11,540	-	35,221
	817 Insurance Services	-	11,800	3,722	-	-	-	-	-	-	5,200	-	-	100,443	-	-	-	6,800	-	6,300	-	151,365
	818 Storage	-	4,800	3,000	-	-	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-	9,000
	819 Other Leases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	820 Property Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	615,383	-	-	-	484,500	-	41,160	-	1,141,043
	821 Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	66,870	-	-	-	209,910	-	-	-	276,780
	822 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	90,000	-	-	-	-	-	-	-	90,000
	823 Program Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	824 Office Rent	5,000	2,000	22,250	1,434	-	525	34,800	-	-	7,000	-	63,000	-	-	3,300	-	104,397	-	875	-	170,897
	825 Legal	-	-	-	-	-	-	-	-	-	-	-	12,000	6,898	-	-	-	10,000	-	-	-	101,148
	826 Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,339	-	-	-	6,101
	827 Plumbing, Sewer Services	3,000	30,000	873,857	-	-	-	-	900	-	2,000	-	100,500	42,468	-	-	-	25,000	-	5,000	-	47,468
	828 Professional Services	-	-	6,800	6,037	-	-	-	-	-	3,200	-	19,200	19,200	-	-	-	200	-	1,500	-	1,106,757
	829 Protective Services	-	-	8,000	1,200	-	-	-	-	-	2,000	-	29,500	4,424	-	-	-	55,000	-	480	-	19,880
	830 Software Maintenance	-	2,500	15,410	500	-	-	-	-	-	5,290	-	4,000	9,500	-	-	-	30,000	-	1,000	-	105,637
	832 Audit	-	7,776	8,000	-	-	1,100	2,000	-	-	4,000	-	-	238,175	-	-	-	13,000	-	4,050	-	49,124
	833 Advertising	-	-	5,500	2,940	-	-	-	-	-	500	-	2,000	47,000	-	-	-	15,000	-	29,500	-	62,626
	850 Maintenance Contracts	-	35,000	5,500	2,940	-	-	-	-	-	37,820	-	243,250	1,505,105	-	3,460	-	1,012,592	1,000	116,305	-	279,675
Contractual Total	8,000	77,276	994,483	47,348	-	-	1,625	56,050	-	-	37,820	-	243,250	1,505,105	-	3,460	-	1,012,592	1,000	116,305	-	112,590
Equipment	831 Equipment	-	-	35,000	3,500	-	-	-	-	-	-	-	-	371,668	-	-	-	10,000	-	24,168	-	444,336
	832 Collection Loss	-	-	-	-	-	-	-	-	-	-	-	-	51,000	-	-	-	10,000	-	24,168	-	444,336
Other	835 Computer Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51,000
	836 Computer Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	837 Custodial Supplies	-	-	-	1,030	-	-	-	-	-	-	-	-	1,900	-	-	-	1,300	-	-	-	4,130
	841 Management Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	842 Membership Dues	-	2,000	300	300	-	-	-	-	-	500	-	2,000	7,750	-	203	-	1,000	-	1,000	-	14,753
	843 Miscellaneous	-	-	-	150	-	-	-	-	-	-	-	-	25,797	180	-	-	1,200	-	1,200	-	36,927
	844 Office Supplies	-	-	8,400	3,500	-	-	-	-	-	1,600	-	-	13,500	-	2,000	-	19,000	600	1,500	-	50,200
	845 Ordinary Maintenance & Materials	-	-	-	-	-	-	-	-	-	-	-	-	223,000	-	-	-	10,000	-	10,000	-	233,000
	846 Office Building Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	42,000	-	-	-	16,000	-	1,300	-	42,000
	847 Postage/Courier	-	400	1,200	200	-	1,000	200	-	-	1,500	-	-	5,200	-	-	-	9,000	-	200	-	27,000
	848 Printing	-	-	500	360	-	-	-	-	-	500	-	-	8,000	-	-	-	-	-	-	-	18,560
	849 Publications	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	852 Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	854 Payment in lieu of taxes (PILOT)	-	-	-	-	-	-	-	-	-	-	-	-	1,199	-	-	-	500	-	-	-	1,699
	860 Portability Admin Fees	-	-	-	-	-	-	-	-	-	-	-	-	39,740	-	-	-	-	-	-	-	39,740
	862 PH FSS Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Total	-	-	400	12,100	5,540	-	1,000	200	8,400	-	4,100	-	2,000	15,962	180	2,203	-	51,900	600	15,300	-	15,962
Capital Outlays	855 Capital Outlays	-	2,480,840	17,852,922	-	-	-	-	200,000	3,829,361	-	-	-	434,948	-	-	-	-	-	-	-	638,571
Capital Outlays Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,219,656
Loan Paym	857 Loan Payments	-	2,480,840	17,852,922	-	-	-	-	200,000	3,829,361	-	-	-	-	-	-	-	-	-	-	-	26,219,656
Loan Payments Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	126,480
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	126,480
Housing Assistance Payments Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	126,480
Expenditures Total	12,182	2,973,516	19,653,429	1,743,574	1,453,421	5,185	424,555	64,450	200,000	4,039,068	2,389	359,068	5,130,884	180	59,209	125,564	-	28,597,174	51,384	780,011	-	28,597,174
Surplus (Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,286,094	-	-	-	68,364,163

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Proposed Staffing
Fiscal Year 2020

DIVISIO N	COCC	HBU	ED	C	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	HOURLY	ANNUAL	LAST INCR	DTE NEXT INCR	GRADE-STEP	HOURLY	ANNUAL	PROJECTED RETRO/II SALARY AT INCREME 09/30/2019	TOTAL SALARY 2020	RETIREMEN T	MEDICAR E	DDI (\$19.01)	LIFE (\$7.17)	MEDICAL	DENTAL	TOTAL BENEFIT S	TOTAL PAYROLL		
ADMINISTRATION / EXECUTIVE / AUDIT & COMPLIANCE																											
Home Business Unit (010000)																											
AD/EX/A	C	COCC	010000	1	01001	Executive Director (Unclassified)	Unclassified	Topasna, Ray S.	65.67	136,596	1/11/2019	1/11/2020	E-TG3-14(C)	69.61	144,792	144,792	6282	151,074	39,703	2191	495	187	187	42576	193650		
AD/EX/A	C	COCC	010000	1	01002	Deputy Director (Unclassified)	Unclassified	Napoli, Elizabeth F.	48.52	100,930	1/14/2019	1/14/2020	E-SG3-10(F)	51.44	106,985	106985	4618	111603	29330	1619	187	2512	204	33852	145455		
Special Assistant to the Executive Director																											
AD/EX/A	C	COCC	010000	1	01003	Executive Director (Unclassified)	Unclassified	Aguon, Audrey A.	33.70	70,100	2/11/2019	2/11/2020	OG3-10(F)	35.72	74,306	74306	2865	77171	20281	1119	495	187		22082	99253		
AD/EX/A	C	COCC	010000			(No funding in FY2014)	Permanent		----	----			OG3-1(A)	----	----	----	0	0	0	0	0	0	0	0	0		
Management Analyst IV																											
Talingfong, Kathleen Jean																											
AD/EX/A	C	COCC	010000	1	01007	Administrative Aide (Temp-Exp 09/30/19)	Permanent	P.	10.50	21,847	7/8/2019	----	FG3-1(F)	11.03	22,940	22940	0	22940	6029	333		187	3839	229	10617	33557	
AD/EX/A	C	COCC	010000	1	01011	Program Coordinator II	Permanent	Gatuz, Francesca L.	17.94	37,306	11/19/2018	11/19/2019	MG3-1(F)	17.94	37,306	37306	1954	39260	10318	570	495	187	2512	204	14286	53546	
AD/EX/A	C	COCC	010000	5	0	01012	Program Coordinator I	Permanent	----	----			KG3-1(A)	----	----	----	386329	15719	402048	105661	5632	1485	935	8863	637	123413	525461
HUMAN RESOURCES																											
Home Business Unit (020000)																											
HR	COCC	020000	1	02001	Administrator	Personnel Services	Permanent	Bersamin, Kimberly K.	59.02	122,754	8/12/2019	8/12/2020	RG3-15(F)	62.56	130,119	130119	1081	131200	34480	1903		187	1246	204	38020	169220	
HR	COCC	020000	1	02002	Personel Specialist III	Permanent	Permanent	Aguero Jr., Artemio T.	38.35	79,763	4/1/2019	4/1/2020	NG3-14(D)	40.65	84,548	84548	2557	87105	22892	1264		187	2512	204	27059	114164	
HR	COCC	020000	2	0	02003	Personnel Assistant I	Permanent		----	----	(No funding in FY2013)			----	----	----	0	0	0	0	0	0	0	0	0	0	
PROCUREMENT																											
Home Business Unit (030000)																											
PROC	COCC	030000	1	03001	Buyer Supervisor I		Permanent	Balmeo, Greta V. (Temp- Exp 09/30/19)	13.66	28,422	11/13/2018	----	JG3-1(A)	13.66	28,422	28422	0	28422	7470	413	495	187		8565	36987		
MANAGEMENT INFORMATION SYSTEMS																											
Home Business Unit (040000)																											
MIS	COCC	040000	1	04001	Manager	Data Processing	Permanent	Lujan, Julian G.	45.62	94,898	10/20/2018	10/20/2019	QG3-13(A)	48.36	100,592	100592	5757	106349	27949	1543		187	6340	373	36392	142741	
MIS	COCC	040000	1	04002	Systems Programmer Computer Systems	Permanent	Permanent	Aguon, Joycelyn S.	44.34	92,232	3/26/2019	3/26/2020	NG3-17(A)	47.00	97,765	97765	2906	100671	26457	1460		187	3839	229	32172	132843	
MIS	COCC	040000	1	04003	Analyst I	Permanent	Permanent	Eriksen, William W.	26.69	55,509	11/2/2018	11/2/2019	LG3-11(A)	28.29	58,839	58839	3233	62072	16313	901		187	2772	373	20546	82618	
MIS	COCC	040000			04005	Computer Technician II	Permanent		----	----	(No funding in FY2017)			----	----	----	0	0	0	0	0	0	0	0	0	0	
MIS	COCC	040000			04006	Computer Technician II	Permanent		----	----	(No funding in FY2015)			----	----	----	0	0	0	0	0	0	0	0	0	0	
FISCAL																											
Home Business Unit (050000)																											

DIVISIO N	COC	COC	HBU	FILL ED	VA C	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	HOURLY	ANNUAL	LAST INCR	DTE NEXT INCR	PROJECTED RETRO/1 SALARY AT INCRE 09/30/2019	TOTAL SALARY 2020	RETIREMEN T	MEDICAR E	DDI (\$19.01)	LIFE (\$7.17)	MEDICAL	DENTAL	TOTAL BENEFIT \$	TOTAL PAYROLL	
																								2020
FISC	COC	COC	050000	1		05001	Controller	Permanent	Leon Guerrero, Lucile D.	55.15	114,703	6/12/2019	6/12/2020	RG3-14(E)	123802	32536	1796		187	2772	373	37664	161466	
FISC	COC	COC	050000	1		05002	Deputy Controller	Permanent	DeNorsey, Jildo J.	55.43	115,286	1/31/2019	1/31/2020	QG3-16(C)	122203	33405	1844		187	1246	204	36886	163996	
FISC	COC	COC	050000	1		05003	Accountant III	Permanent	Andrada, Jared F.	25.50	53,047	4/22/2019	4/22/2020	NG3-7(D)	57735	15173	838	495	187	1246	204	18143	75878	
FISC	COC	COC	050000	1		05004	Accountant I	Permanent	Awa, Lucy R.	29.55	61,464	12/1/2018	12/1/2019	KG3-14(A)	68430	17964	993	495	187	2512	204	22375	90805	
FISC	COC	COC	050000	1		05005	Accountant I	Permanent	Vacant	14.69	30,546			KG3-1(A)	0	30546	8028	443	495	187	6340	373	15866	46412
FISC	COC	COC	050000	4	1		Accountant III	Permanent				(No funding in FY2015)		395715	11908	407623	107126	5914	1485	935	14116	1358	130934	538557
MODERNIZATION-CAPITAL FUNDING																								
Home Business Unit (050000)																								
MOD	COC	COC	060000			06002	Planner III	Permanent				(No funding in FY2013)			0									
MOD	COC	COC	060000			06004	Administrative Assistant	Temporary				(No funding in FY2014)			0									
MOD	COC	COC	060000			06005	Program Development Coordinator	Permanent				(No funding in FY2013)			0									
MOD	COC	COC	060000	0	0	13002	Maintenance Worker	Temporary				(No funding in FY2014)			0	0	0	0	0	0	0	0	0	

DIVISION	COCC	HBU	FILL	VA	ED	C	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	HOURLY	ANNUAL	LAST INCR	DTE NEXT INCR	GRADE-STEP	HOURLY	ANNUAL	PROJECTED RETRO/II SALARY AT 09/30/2019	DDI (\$19.01)	RETIREMENT E	MEDICAL (\$7.17)	DENTAL	TOTAL BENEFIT S	TOTAL PAYROLL				
RESEARCH, PLANNING & EVALUATION																												
Home Business Unit (070000)																												
RPE	----	070000	1				08003	Accountant I	Permanent	Batac, Diane S.	15.72	32,702	4/4/2019	4/4/2020	KG3-3(B)	16.67	34,664	34664	1024	35688	9379	518	495	187	6340	296	17215	52903
RPE	----	070000	1				07001	Chief Planner	Permanent	Talitano, Katherine T.E.	43.04	89,528	11/25/2018	11/25/2019	QG3-12(A)	45.62	94,898	94898	4884	99782	26223	1447	495	187	6340	297	34989	134771
RPE	----	070000					07002	Planner IV	Permanent		-----	-----	(No funding in FY2019)			-----	-----	-----	0	0	0	0	0	0	0	0	0	0
RPE	----	070000	1				07003	Program Coordinator III	Permanent	Castro, Alvina C.	37.23	77,439	8/22/2019	8/22/2020	NG3-14(A)	39.46	82,086	82086	529	82615	21712	1198	495	187	6340	296	30228	112843
RPE	----	070000	1				07004	Planner II	Permanent	Say, Amor M.	28.02	58,284	8/16/2019	8/16/2020	LG3-11(F)	29.70	61,781	61781	1693	63474	16681	921	495	187	6340	296	24920	88394
Ortiz, Tamara Nicole B.																												
RPE	----	070000	1				12005	Interviewer Clerk	Permanent	(Temp-Exp 09/30/19)	11.15	23,195	7/8/2019	-----	GG3-1(A)	11.15	23,195	23195	0	23195	6096	337	495	187	6340	296	13751	36946
RPE	----	070000					07006	Accountant I	Temporary		-----	-----	(No funding in FY2013)			-----	-----	-----	0	0	0	0	0	0	0	0	0	0
RPE	----	070000					07007	Planner I General Accounting	Permanent		-----	-----	(No funding in FY2013)			-----	-----	-----	0	0	0	0	0	0	0	0	0	0
RPE	----	070000	1				07009	Supervisor	Permanent	Rabino, Emiliano G.	40.09	83,392	6/8/2019	6/8/2020	PG3-12(C)	42.50	88,395	88395	1694	90089	23676	1307	495	187	6340	295	32300	122389
RPE	----	070000	1				09049	Accounting Technician II	Permanent	Fleco, Agnes C.	18.61	38,716	12/28/2018	12/28/2019	IG3-8(D)	19.73	41,039	41039	1875	42914	11278	623	495	187	6340	296	19219	62133
RPE	----	070000					10002	Planner III	Permanent		-----	-----	(No funding in FY2017)			-----	-----	-----	0	0	0	0	0	0	0	0	0	0
RPE	----	070000	1				07012	Planner IV	Permanent	Estella, Vanessa J.	27.56	57,321	3/19/2019	3/19/2020	NG3-8(F)	29.21	60,761	60761	1962	62723	16484	910	495	187	6340	296	24712	87435
(HBU 09000 - NOT USED - formerly Housing Services)																												
(HBU 09000 - NOT USED - formerly Facilities, Maintenance & Engineering)																												
COMMUNITY DEVELOPMENT																												
Home Business Unit (100000)																												
CD	----	100000	1				07010	Program Coordinator I	Temporary	Vacant	14.69	30,546	-----	-----	KG3-1(A)	14.69	30,546	30546	0	30546	8028	443	495	187	6340	296	15789	46335
CD	----	100000	1				09044	Program Coordinator III	Permanent	Calvo, Dominic Jerome M.	19.72	41,012	6/6/2019	6/6/2020	NG3-3(B)	21.00	43,674	43674	837	44511	13065	646	495	187	6340	296	21029	65540
CD	----	100000	1				09045	Program Coordinator III	Permanent	Teriale, Jo Lyn Q.	37.60	78,214	7/19/2019	7/19/2020	NG3-14(B)	39.86	82,907	82907	1014	83921	22055	1217	495	187	6340	296	30590	114511
CD	----	100000					09046	Planner II	Permanent		-----	-----	(No funding in FY2013)			-----	-----	-----	0	0	0	0	0	0	0	0	0	0
CD	----	100000	1				10003	Program Coordinator II	Permanent	Santos, Brandon F. (Temp-Exp 09/30/19)	17.08	35,529	7/8/2019	-----	MG3-1(A)	17.94	37,306	35529	0	35529	9338	516	495	187	6340	295	17171	52700
PUBLIC HOUSING-AMP1																												
Home Business Unit (111000)																												
PH-AMP1	----	111000	1				05007	Administrative Assistant	Permanent	Lalain, Velma Napuli	21.37	44,446	3/31/2019	3/31/2020	JG3-9(E)	22.65	47,113	47113	1436	48549	12759	704	495	187	6340	373	20363	68912
PH-AMP1	----	111000	1				08018	Housing Specialist	Permanent	Cruz, Liza O.	21.56	44,848	2/8/2019	2/8/2020	LG3-7(C)	22.85	47,538	47538	1844	49382	12978	717	495	187	2512	204	17093	66475
PH-AMP1	----	111000					08020	Administrative Assistant	Permanent		-----	-----	(No funding in FY2016)			-----	-----	-----	0	0	0	0	0	0	0	0	0	0

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Proposed Staffing
Fiscal Year 2020**

DIVISION	COCC	HBU	FILL VA ED C	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	HOURLY	ANNUAL LAST INCR	DTE NEXT INCR	GRADE-STEP	HOURLY ANNUAL	PROJECTED RETRO/VI SALARY AT NCNRE 09/30/2019 NT (Est.)	TOTAL SALARY 2020	RETIREMEN MEDICAR T E	DDI (\$19.01)	LIFE (\$7.17)	MEDICAL DENTAL	TOTAL BENEFIT \$	TOTAL PAYROLL					
PH-AMP1	----	111000	1	09017	Building Maintenance Leader	Permanent	Balicha, Gamar B.	26.85	55,849	9/3/2019	JM2-8(C)	28.46	59,200	274	59,474	15630	863	495	187	2772	373	20320	79794		
PH-AMP1	----	111000	1	09022	Laborer	Permanent	Alexk, William M. (Temp-Exp 09/30/19)	10.45	21,741	7/8/2019	-----	DM2-2(F)	11.63	24,197	0	24,197	6359	351	495	187	1246	204	8842	33039	
PH-AMP1	----	111000	1	09036	Data Control Clerk II ***	Permanent	Vacant	10.50	21,847	-----	-----	FG3-1(A)	10.50	21,847	0	21,847	5742	317	495	187	6340	373	13454	35301	
PH-AMP1	----	111000	1	09031	Maintenance Worker	Permanent	Minabati, Julius	16.66	34,647	4/27/2020	HM2-3(D)	17.49	36,373	36373	949	37322	9809	542	495	187	2772	373	14178	51500	
PH-AMP1	----	111000	1	11006	Property Site Manager	Permanent	Ada, Narcissa P.	35.04	72,891	10/6/2018	OG3-1(D)	37.15	77,264	77264	4601	81865	21515	1188	187	2512	204	25606	107471		
PH-AMP1	----	111000	1	11015	Interviewer Clerk	Permanent	Cruz, Maedale Q.	22.66	47,140	1/3/2019	GG3-14(B)	24.02	49,969	49969	2237	52206	13720	757	187	2512	204	17380	69566		
PH-AMP1	----	111000	1	11101	Maintenance Worker	Permanent	Vacant	15.11	31,429	-----	-----	HM2-1(A)	15.11	31,429	0	31,429	8260	456	495	187	6340	373	16111	47540	
PH-AMP2	----	112000	7	2									394930	11341	406271	106772	5995	2970	1683	33346	2681	153347	559618		
PUBLIC HOUSING-AMP2																									
Home Business Unit (112000)																									
PH-AMP2	----	112000	1	03003	Data Control Clerk II ***	Permanent	Bamba, Franklin M.	18.46	38,387	2/16/2019	2/16/2020	FG3-11(E)	19.56	40,890	40890	1531	42221	11096	613	495	187	1246	204	13841	56052
PH-AMP2	----	112000			(No funding in FY2016)	Permanent		-----	-----	-----	-----	-----	-----	0	0	0	0	0	0	0	0	0	0		
PH-AMP2	----	112000	1	08021	Interviewer Clerk	Permanent	Quenga, Elizabeth Asano	19.78	41,147	2/14/2019	2/14/2020	GG3-1(F)	20.97	43,616	1651	45267	11897	657	187	3839	229	16809	62076		
PH-AMP2	----	112000	1	08029	Housing Specialist	Permanent	Del Rosario, Della U.	25.43	52,890	2/6/2019	2/6/2020	LG3-10(B)	26.95	56,064	2200	58264	15312	845	187	2512	204	19060	77324		
PH-AMP2	----	112000	1	09016	Building Maintenance Leader	Permanent	Guzman, Frank T.M.	23.66	49,223	10/13/2018	10/13/2019	JM2-5(C)	25.08	52,176	52176	3047	55223	14513	801	495	187	6340	373	22709	77932
PH-AMP2	----	112000	1	12011	Maintenance Worker	Permanent	Aguson, Derwin R.F.	15.11	31,429	10/1/2018	10/1/2019	HM2-1(A)	15.11	31,429	1901	33330	8760	484	187	1671	229	11331	44661		
PH-AMP2	----	112000	1	09028	Maintenance Worker	Permanent	Orot, Michael M.	15.87	33,000	10/1/2018	10/1/2019	HM2-1(F)	15.87	33,000	1996	34996	9197	508	495	187	6340	373	17100	52096	
PH-AMP2	----	112000	1	11007	Property Site Manager ***	Permanent	Cura, Gina M.	33.38	69,433	12/5/2018	12/5/2019	OG3-10(E)	35.38	73,599	73599	3651	77250	20302	1121	187	1671		23281	100531	
PH-AMP2	----	112000	1	11014	Laborer ***	Temporary	Cruz, Patrick G. (Temp-Exp 09/30/19)	10.45	21,741	7/8/2019	-----	DM2-1(A)	10.45	21,741	0	21741	5714	316	495	187			6712	28453	
PH-AMP2	----	112000	1	11019	Administrative Assistant	Permanent	Torres, Virginia M.	13.94	28,991	5/15/2019	5/15/2020	JG3-2(C)	14.77	30,730	30730	771	31501	8279	457	495	187	1671	229	11318	42819
PH-AMP2	----	112000	9	0									383045	16748	399793	105070	5802	2475	1683	25290	1841	142161	541954		

DIVISION	N	COCC	HBU	FILL	VA	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	HOURLY	ANNUAL	LAST INCR	DTE NEXT INCR	GRADE-STEP	HOURLY	ANNUAL	PROJECTED RETRO/1 SALARY AT INCREME 09/30/2019 NT (Est.)	TOTAL SALARY 2020	RETIREMEN T	MEDICAR E	DDI (\$19.01)	LIFE (\$7.17)	MEDICAL	DENTAL	TOTAL BENEFIT \$	TOTAL PAYROLL	
PUBLIC HOUSING-AMP3																											
Home Business Unit (113000)																											
PH-AMP3			113000	1		09018	Building Maintenance Leader	Permanent	Lungcay, Dante C.	19.67	40,923	10/8/2018	10/8/2019	JM2-2(B)	19.67	40,923	40923	2428	43351	11393	629	495	187	1246	204	14154	57505
PH-AMP3			113000	1		09020	Maintenance Worker	Permanent	Ignacio, David J.	16.02	33,315	8/24/2019	8/24/2020	HM2-3(A)	16.98	35,314	35314	229	35543	9341	516	495	187	2772	373	13684	49227
PH-AMP3			113000	1		09021	Maintenance Worker	Permanent	Quinata, Walter A. (Temp-Exp 09/30/19)	15.11	31,429	7/8/2019		HM2-1(A)	15.11	31,429	31429	0	31429	8260	456	495	187			9398	40827
PH-AMP3			113000	1		09039	Data Control Clerk II ***	Permanent	Miner, Joann P. (Temp-Exp 09/30/19)	10.50	21,847	7/8/2019		F03-1(F)	11.03	22,940	22940	0	22940	6029	333		187	1246	204	7999	30939
										(Half year funding in FY2017)																	
PH-AMP3			113000			09048	Administrative Assistant	Permanent										0	0	0	0	0	0	0	0	0	
PH-AMP3			113000	1		11002	Interviewer Clerk	Permanent	Macfie, Maria-Christina A.	13.28	27,626	10/15/2018	10/15/2019	G03-5(A)	14.08	29,283	29283	1703	30986	8144	450	495	187			9276	40262
PH-AMP3			113000	1		11008	Property Site Manager	Permanent	Bamba, Patrick R.	19.95	41,492	3/6/2019	3/6/2020	O03-1(F)	21.15	43,982	43982	1513	45495	11957	660	495	187			13299	58794
PH-AMP3			113000	1		11012	Laborer ***	Temporary	Rechy, Thomas (Temp-Exp 10/45	21,741	7/8/2019			DM2-1(F)	10.98	22,828	22828	0	22828	6000	332		187			6519	29347
PH-AMP3			113000	1		11013	Administrative Assistant	Permanent	Blas, Jeanna Rosemarie A.	14.48	30,128	5/1/2019	5/1/2020	J03-3(A)	15.35	31,935	31935	804	32739	8604	475	495	187	1246	204	11211	43960
PH-AMP3			113000			11021	Housing Specialist	Permanent										0	0	0	0	0	0	0	0	0	
PH-AMP3			113000	1		11024	Housing Specialist	Permanent	Tyquingco, Bernadette V.	16.91	35,175	1/7/2020	1/7/2020	L03-3(B)	17.93	37,286	37286	1652	38938	10233	565	495	187	3839	229	15548	54486
PH-AMP3			113000	1		11027	Maintenance Worker	Permanent	Aguilingoc, Manuel S.	15.56	32,372	10/16/2018	10/16/2019	HM2-1(D)	15.56	32,372	32372	1875	34247	9001	497	495	187	6340	373	16111	47540
PH-AMP3			113000	1		09019	Maintenance Worker	Temporary	Vacant	15.11	31,429			HM2-1(A)	15.11	31,429	31429	0	31429	8260	456	495	187			10180	44427
																359721	10204	369925	97222	5369	4455	2057	16689	1587	127379	497304	
PUBLIC HOUSING-AMP4																											
Home Business Unit (114000)																											
PH-AMP4			114000			01005	Laborer	Permanent										0	0	0	0	0	0	0	0	0	
PH-AMP4			114000	1		11026	Clerk I	Temporary	Pablo, Jenavia S. (Temp-	9.01	18,748	7/8/2019			9.01	18,748	18748	0	18748	4927	272	495	187			5881	24629
PH-AMP4			114000	1		01006	Administrative Assistant	Permanent	Nelson, Tina V.	20.75	43,164	1/22/2019	1/22/2020	J03-9(B)	22.00	45,764	45764	1911	47665	12527	692		187	2512	204	16122	63787
PH-AMP4			114000	1		08017	Housing Specialist	Permanent	L.G. Francisco, Florence Ann	20.54	42,724	2/22/2019	2/22/2020	L03-6(D)	21.77	45,287	45287	1652	46939	12336	681		187	2512	204	15920	62859
PH-AMP4			114000	1		09025	Maintenance Worker	Permanent	Adalle, Peter P.	15.56	32,372	10/2/2018	10/2/2019	HM2-1(D)	15.56	32,372	32372	1950	34322	9020	498	495	187	4567		14767	49089
PH-AMP4			114000	1		09026	Maintenance Worker	Permanent	Cruz, Robert J.	16.34	33,981	12/3/2018	12/3/2019	HM2-3(C)	17.32	36,020	36020	1804	37824	9941	549	495	187	3839	229	15240	53064
PH-AMP4			114000	1		09029	Maintenance Worker	Permanent	Vidal, Roy Cale	15.26	31,743	4/1/2019	4/1/2020	HM2-2(B)	16.18	33,648	33648	1018	34666	9111	503	495	187	6340	373	17009	51675
										Cruz, Joseph Jay (Temp-Exp 09/30/19)																	
PH-AMP4			114000	1		09035	Data Control Clerk II	Permanent	Cruz, Joseph Jay (Temp-Exp 09/30/19)	10.50	21,847	7/8/2019			11.03	22,940	22940	0	22940	6029	333		187	1246	204	7999	30939
PH-AMP4			114000	1		09041	Maintenance Worker	Permanent	Macias, Raymond A.	20.63	42,900	8/23/2019	8/22/2020	HM2-7(C)	21.86	45,474	45474	294	45768	12028	664		187			12879	58847
PH-AMP4			114000	1		09043	Laborer ***	Permanent	Santos, Shaun E. (Temp-	10.45	21,741	7/8/2019			10.45	21,741	21741	0	21741	5714	316	495	187			6712	28453
PH-AMP4			114000			11001	Property Site Manager	Temporary										0	0	0	0	0	0	0	0	0	
PH-AMP4			114000	1		11005	Interviewer Clerk	Permanent	Vacant	11.15	23,195				11.15	23,195	23195	0	23195	6096	337	495	187	6340	373	13828	37023
PH-AMP4			114000	1		11009	Property Site Manager	Permanent	San Nicolas, Philomena C.	44.24	92,023	4/7/2020	4/7/2020	O03-15(D)	46.90	97,544	97544	2950	100494	26410	1458		187	1246	204	29505	129999
PH-AMP4			114000	1		11017	Maintenance Worker	Permanent	Rodriguez, Chris J.	23.17	45,203	10/6/2018	10/6/2019	HM2-9(C)	23.17	48,203	48203	2870	51073	13422	741	0	187	6340	373	21063	72136
PH-AMP4			114000			11018	Laborer	Temporary										0	0	0	0	0	0	0	0	0	
PH-AMP4			114000	1		11020	Building Maintenance	Permanent	Vacant	20.65	42,949				21.89	45,526	45526	0	45526	11965	661	495	187	6340	373	20021	66547
PH-AMP4			114000			11022	Interviewer Clerk	Permanent										0	0	0	0	0	0	0	0	0	
PH-AMP4			114000	1		11023	Housing Specialist	Permanent	Sayama-Toves, Nanette F.	16.27	33,841	2/20/2019	2/20/2020	L03-2(D)	17.25	35,872	35872	1325	37197	9776	540		187			10503	47700
PH-AMP4			114000	1		11025	Maintenance Worker	Temporary	Vacant	15.11	31,429				15.11	31,429	31429	0	31429	8260	456	495	187	6340	373	16111	47540

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Proposed Staffing
Fiscal Year 2020

DIVISIO N	COCC	HBU	FILL ED	VA C	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	HOURLY	ANNUAL	LAST INCR	DTE NEXT INCR	GRADE-STEP	HOURLY	ANNUAL	2020 SALARY AT NCRME 09/30/2019 NT (Est.)	TOTAL SALARY 2020	RETIREMEN T	MEDICAR E	DDI (\$19.01)	LIFE (\$7.17)	MEDICAL	DENTAL	TOTAL BENEFIT S	TOTAL PAYROLL	
SEC8	-----	120000	1		09012	(Housing Inspector)	Permanent	San Agustin, John C.	22.87	47,566	5/27/2019	5/27/2020	JG3-10(F)	24.24	50,420	50420	1059	51479	13529	747	187		14463	65942		
SEC8	-----	120000			09038	Building Inspector II	Permanent		-----	-----	(No funding in FY2015)	-----	-----	-----	-----	-----	0	0	0	0	0	0	0	0		
Gumataoao, Erica Ann Camacho (Temp-Exp 09/30/19)																										
SEC8	-----	120000	1		12003	Interviewer Clerk	Permanent	Ion, Nalie A. (Temp-Exp	11.15	23,195	7/8/2019	-----	GG3-1(F)	11.71	24,355	24355	0	24355	6401	354	187		6942	31297		
SEC8	-----	120000	1		12005	Clerk I	Permanent	Ion, Nalie A. (Temp-Exp	9.01	18,748	7/8/2019	-----	GG3-1(A)	9.01	18,748	18748	0	18748	4927	272	495	187	5881	24629		
SEC8	-----	120000	1		07005	Interviewer Clerk	Permanent	Santos Jr., Ronnie Q.	12.06	25,079	1/11/2019	1/11/2020	GG3-3(C)	12.78	26,583	26583	1154	27737	7290	403	187	2512	204	10586	38333	
SEC8	-----	120000	1		12007	Interviewer Clerk	Permanent		-----	-----	(No funding	-----	-----	-----	-----	-----	0	0	0	0	0	0	0	0		
SEC8	-----	120000	1		12008	Program Coordinator III	Permanent	Baza, Stephen C.	31.88	66,320	1/1/2019	1/1/2020	NG3-11(C)	33.80	70,299	70299	3180	73479	19311	1066	187	6340	373	27277	100756	
SEC8	-----	120000	1		12009	Housing Specialist	Permanent	Quenga Jr., Sebastian R.	17.08	35,523	1/7/2019	1/7/2020	LG3-3(C)	18.10	37,855	37855	1689	39324	10335	571	187	4567	269	15929	55253	
SEC8	-----	120000	1		12010	Housing Specialist	Permanent	Deblair, Joyleen M.	15.35	31,926	3/19/2019	3/19/2020	LG3-1(D)	16.27	33,841	33841	1084	34935	9181	507	187	2772	373	13020	47955	
SEC8	-----	120000	1		12012	Program Coordinator I	Permanent	Cruz, Tina Marie C.	32.58	67,758	1/5/2019	1/5/2020	KG3-15(E)	34.53	71,823	71823	3200	75023	19717	1088	187		20982	96015		
SEC8	-----	120000	1		12013	Program Coordinator II	Permanent	Santos, Pauline M.	18.83	39,167	2/16/2019	2/16/2020	MG4-2(E)	19.96	41,517	41517	1562	43079	11322	625	495	187	1246	204	14079	57158
															1148153	36356	1184509	311302	17180	2970	4862	63841	4657	404622	1589131	
															105192											
															1079317											
ARCHITECTURAL/ENGINEERING																										
Home Business Unit (130000)																										
A/E	-----	130000	1		09001	A/E Manager	Permanent	Santos, Albert H.	70.29	145,202	7/10/2019	7/10/2020	RG3-18(F)	74.51	154,974	154974	28277	181251	47633	2829	495	187	6340	296	57580	238831
A/E	-----	130000	1		09003	Planner III	Permanent	Hess, Robert W.	24.71	51,407	1/15/2019	1/15/2020	MG3-8(C)	26.20	54,491	54491	2339	56830	14938	825	495	187	6340	296	23078	79908
A/E	-----	130000	1		09004	Planner III	Permanent	Mangiona, Andrew M.	32.75	68,119	1/27/2019	1/27/2020	MG3-13(B)	34.71	72,207	72207	2965	75172	19756	1090	495	187	6340	296	28164	103336
Santiago, Ervin S. (Temp- Exp 09/30/19)																										
A/E	-----	130000	1		09014	Wage Compliance Officer	Permanent		13.28	27,618	7/8/2019	-----	JG3-1(A)	13.28	27,618	27618	805	28423	7470	413	495	187	6340	296	15201	43624
A/E	-----	130000			13001	Construction Inspector	Permanent		-----	-----	(No funding in FY2013)	-----	-----	-----	-----	-----	0	0	0	0	0	0	0	0	0	
Engineering Technician																										
A/E	-----	130000	1		13003	II	Temporary	Vacant	13.66	28,422	-----	-----	JG3-1(A)	13.66	28,422	28423	28423	7470	413	495	187	6340	296	15201	43624	
Denotes - Section 3- [** Positions require classification review.]																										
A/E	-----	130000	1		13004	Engineer III	Permanent	Vacant	18.50	38,485	-----	-----	NG3-10(A)	31.26	65,019	65019	0	65019	17087	943	495	187	6340	297	25349	90368
															402732	32386	435118	114351	6313	2970	1122	38040	1777	164573	599691	
															5379307	184224	5663531								1961887	7525418

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
Resolution No. FY2019-023

Moved by: JOSEPH A. CAMERON Seconded by: JOSEPH M. LEON GUERRERO

RESOLUTION APPROVING THE FISCAL YEAR 2020 OPERATING BUDGETS FOR PUBLIC HOUSING ASSET MANAGEMENT PROJECTS (AMP) GQ001000001, GQ001000002, GQ001000003 AND GQ001000004.

- WHEREAS,** the Authority and the U.S. Department of Housing and Urban Development (**HUD**) entered into a Consolidated Annual Contributions Contract, ACC Number SF-272 dated March 27, 1967; and
- WHEREAS,** the Authority administers HUD's Low Rent Public Housing Program, which is subsidized by **HUD**, through its Operating Fund; and
- WHEREAS,** **HUD**, with the implementation of 990.255 of the Operating Fund final rule, requires public housing authorities to implement project-based management, project-based budgeting and project-based accounting, and
- WHEREAS,** the Authority, in anticipation of the aforementioned requirement, has grouped its housing developments into Asset Management Programs (AMPs),
- WHEREAS,** the proposed Fiscal Year 2020 AMP budgeted expenditures are necessary in the efficient and economical operations of the AMPs for the purpose of serving low-income residents; therefore be it
- RESOLVED,** that the FY 2020 AMP operating budgets for the Authority's Asset Management Projects GQ001000001, GQ001000002, GQ001000003 and GQ001000004 are hereby approved.

**IN REGULAR BOARD MEETING AT SINAJANA, GUAM – AUGUST 26, 2019
PASSED BY THE FOLLOWING VOTES:**

AYES: Sabino P. Flores, Carl V. Dominguez, George F. Pereda,
Joseph A. Cameron, Joseph M. Leon Guerrero

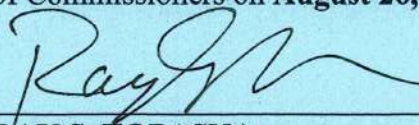
NAYES: NONE

ABSENT: Monica O. Guzman

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 **August 26, 2019.**



RAY S. TOPASNA
Secretary/Executive Director

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Guam Housing and Urban Renewal Authority

PHA Code: GQ001

PHA Fiscal Year Beginning: 10/01/2019

Board Resolution Number: FY 2019-023

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

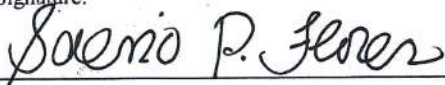
- ☒ Operating Budget approved by Board resolution on: 08/26/2019
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, 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 and 3802)

Print Board Chairperson's Name: Sabino P. Flores	Signature: 	Date: 08/26/2019
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Guam Housing and Urban Renewal Authority
Proposed Budget
Low Rent Housing - By AMP
FY 2020

Budget Category	Budget Line Item	AMP - 1	AMP - 2	AMP - 3	AMP - 4	Grand Total
Revenue	100 Operating Receipts	(114,054)	(88,319)	(123,236)	(328,862)	(654,471)
	102 Interest Income	(2,500)	(2,779)	(4,700)	(4,341)	(14,320)
	103 Other Income	(33,423)	(11,037)	(34,459)	(30,401)	(109,320)
	106 Subsidies - Federal	(1,026,060)	(1,025,590)	(1,279,068)	(1,487,976)	(4,818,694)
	109 Year-end Cash Balance	139,002	35,127	238,004	53,788	465,921
Revenue Total		(1,037,035)	(1,092,598)	(1,203,459)	(1,797,792)	(5,130,884)
Personnel	801 Salaries and Wages	409,918	403,040	373,554	603,428	1,789,940
	802 Overtime	18,000	37,407	21,000	29,160	105,567
	803 Employee Benefits	154,581	143,266	128,863	224,876	651,586
Personnel Total		582,499	583,713	523,417	857,464	2,547,093
Utilities	804 Electricity	32,500	22,071	27,000	41,000	122,571
	805 Water/Sewage	3,000	12,499	43,000	76,000	134,499
Utilities Total		35,500	34,570	70,000	117,000	257,070
Travel	810 Off-Island Travel	5,000			10,000	15,000
Travel Total		5,000	-	-	10,000	15,000
Contractual	812 Auto Maintenance	7,000	9,000	6,000	11,000	33,000
	813 Auto - Gas	10,000	7,983	12,100	11,000	41,083
	814 Communication	7,500	7,910	12,100	10,000	37,510
	815 Copy Machine	4,000	3,000	2,651	3,000	12,651
	816 Custodial Services	5,000	6,720	17,280	12,000	41,000
	817 Insurance Services	13,550	22,427	29,216	35,250	100,443
	820 Property Management Fee	130,862	133,347	159,022	192,152	615,383
	821 Bookkeeping Fee	14,220	14,490	17,280	20,880	66,870
	822 Asset Management Fee	18,960	19,560	23,400	28,080	90,000
	825 Legal	2,000	1,898	500	2,500	6,898
	827 Plumbing, Sewer Services	9,000	3,468	10,000	20,000	42,468
	828 Professional Services	10,000	15,000	25,000	20,000	70,000
	829 Protective Services	1,200	2,000	1,000	15,000	19,200
	830 Software Maintenance	6,000	7,000	6,500	10,000	29,500
	832 Audit	1,200	974	1,000	1,250	4,424
	833 Advertising	1,000	2,000	4,000	2,500	9,500
	850 Maintenance Contrats	24,500	18,675	80,000	115,000	238,175
	851 Staff Training	12,000	10,000	5,000	20,000	47,000
Contractual Total		277,992	285,452	412,049	529,612	1,505,105
Equipment	831 Equipment	74,474	97,745	103,919	95,530	371,668
Equipment Total		74,474	97,745	103,919	95,530	371,668
Other	835 Collection Loss	6,000	10,000	15,000	20,000	51,000
	839 Custodial Supplies	600	200	500	500	1,800
	842 Membership Dues	1,500	1,500	1,750	3,000	7,750
	843 Miscellaneous	115	12,532	4,150	9,000	25,797
	844 Office Supplies	3,500	4,000	3,000	3,000	13,500
	845 Ordinary Maintenance & Materials	35,000	52,500	55,000	80,500	223,000
	846 Office Building Repair & Maintenance	2,000		5,000	35,000	42,000
	847 Postage/Courier	500	1,000	1,200	2,500	5,200
	848 Printing	2,000	1,000	2,000	3,000	8,000
	852 Subscriptions	500	49	150	500	1,199
	854 Payment in lieu of taxes (PILOT)	7,855	5,375	5,324	21,186	39,740
	862 PH FSS Expense	2,000	2,962	1,000	10,000	15,962
Other Total		61,570	91,118	94,074	188,186	434,948
Expenditures Total		1,037,035	1,092,598	1,203,459	1,797,792	5,130,884
Surplus (Deficit)		-	-	-	-	-

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2019-024

Moved by: **JOSEPH A. CAMERON**

Seconded by: **SABINO P. FLORES**

RESOLUTION TO ADOPT THE IMMEDIATE IMPLEMENTATION OF THE HUD-APPROVED SUCCESS RATE PAYMENT STANDARD SCHEDULES FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

WHEREAS, 24 CFR 982.503 (3) requires Public Housing Agencies administering the Section 8 Housing Choice Voucher (HCV) Program to establish a Payment Standard Schedule with a single payment standard amount for each unit size based on the area's Fair Market Rent (FMR);

WHEREAS 24 CFR 982.505 requires GHURA to utilize the Payment Standards Schedule to calculate the maximum monthly housing assistance payment for each participant family under the Section 8 HCV Program. The Payment Standard for the family shall be the lower of: (a) the payment standard amount for the family unit size; or (b) the payment standard amount for the size of the dwelling unit rented by the family;

WHEREAS The Fair Market Rent per bedroom size at the 40th percentile versus Fair Market Rent per 50th percentile is shown below:

40th Percentile

0 Bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms	6 bedrooms
\$728	\$795	\$1,051	\$1,520	\$1,846	\$2,123	\$2,400

50th Percentile

0 Bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms	6 bedrooms
\$782	\$854	\$1,129	\$1,633	\$1,983	\$2,280	\$2,578

WHEREAS, with the current BOC-approved payment standards calculated at the 40th percentile of the Fair Market Rent (FMR), GHURA Section 8 Housing Choice Voucher Program applicants and participants are experiencing difficulty finding a unit to lease as a result of low payment standard amounts per bedroom size that are no longer competitive in the private rental market. The current Payment Standard amounts are:

2019 HCV Payment Standards

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$801	\$875	\$1,156	\$1,672	\$2,031	\$2,335	\$2,640
110%	110%	110%	110%	110%	110%	110%

Payment Standards for Reasonable Accommodation:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$874	\$954	\$1,261	\$1,824	\$2,215	\$2,547	\$2,880
120%	120%	120%	120%	120%	120%	120%

WHEREAS, 24 CFR 982.503 (e) permits PHAs to request for HUD approval to implement a Success Rate Payment Standards. 24 CFR 982.503 (e) *HUD approval of success rate payment standards amounts* states: "In order to increase the number of voucher holders who become participants, HUD may approve requests from the PHAs whose FMRs are computed at the 40th percentile rent to establish higher, success rate payment standard amount between 90 percent to 110 of the 50th percentile rent, calculated in accordance with the methodology described in §888.113 of this title."

WHEREAS, GHURA has received HUD-approval to implement a *Success Rate Payment Standards* as stated in a letter dated August 12, 2019. The HUD-approved Success Rate Payment Standard was calculated using Guam's 50th percentile Fair Market Rent (FMR) and is set at the maximum of 110 percent for the purpose of increasing opportunities for Section 8 families to find safe, decent and sanitary units for rent. **The HUD-approved Success Rate Payment Standards** amount are as follows:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$860	\$939	\$1,241	\$1,796	\$2,181	\$2,508	\$2,835
110%	110%	110%	110%	110%	110%	110%

Payment Standards for Reasonable Accommodation:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$938	\$1,024	\$1,354	\$1,959	\$2,379	\$2,736	\$3,093
120%	120%	120%	120%	120%	120%	120%

WHEREAS, the approved *Success Rate Payment Standard* Schedules shall be implemented effective upon adoption of this resolution; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Board of Commissioners approves the HUD-approved *Success Rate Payment Standards*.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – AUGUST 26, 2019

PASSED BY THE FOLLOWING VOTES:

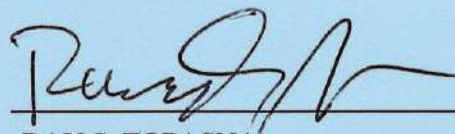
AYES: Sabino P. Flores, Carl V. Dominguez, George F. Pereda, Joseph A. Cameron
Joseph M. Leon Guerrero

NAYS: NONE

ABSENT: Monica O. Guzman

ABSTAINED: NONE

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioner on **August 26, 2019.**


RAY S. TOPASNA,
Secretary/Executive Director



EXECUTIVE MANAGEMENT REPORT – Aug 26, 2019

- **Update on GHURA/S8 Action Plan**
 - HUD has granted our request to increase our payment standards, or “Success Rate Payment Standard”, for S8 Housing Choice Voucher program
 - Increased payments to S8 landlords will be the greatest impact in line w/ the Board’s approval of the GHURA / S8 Action Plan
 - We are in the process of implementing other action steps
 - Procurement of new vehicles, Expansion of S8 Office Space, etc.
 - Story on front page of Guam Post
 - Pay shift will only cost less than 6% of total funds at risk
- **REAC Inspections – Sept 5-13**
 - Staff are working hard to include weekends so that we can try and maintain our “High Performer” status
- **Meeting w/ Lt. Governor**
 - Reminding Adelup that we need to respect the Board’s governing authority and GHURA’s full autonomy in order to continue the success we’ve had over the first 8 months
 - GHURA continues to be under a microscope
 - Interagency Council on Homelessness
 - GHC, GRTA, DISID, DPHSS, GBHWC, GPD, GVAO, etc.
 - GHURA should not play the lead role
 - GEPA Permit Reviews
 - Report from Guam Trade’s Academy which supports our concerns
- **Labor Day Picnic**
 - Sept. 1, 2019 10AM-5PM, YPAO
 - We’ve consolidated w/ GHC, GEO and DISID
- **HUD Visit**
 - Aug 28 & 29
 - Legal Session w/ Board of Commissioners
 - Aug 29 8:30AM to 10:30AM
- **Appointment of Frank Ishizaki to Board**
 - Tuesday 9AM

Elizabeth Napoli

From: Cynthia Ecube
Sent: Monday, August 26, 2019 9:58 AM
To: Elizabeth Napoli
Cc: Tony Manibusan; General
Subject: People v. C. Suda, et. al.; CM 431-17
Attachments: VAN DEVELD, Curtis 082319.pdf

Dear Ms. Napoli,

This letter is to memorialize our discussions on Friday, August 23, 2019, regarding the status of the above pending matter. First of all, the trial originally scheduled for August 28, 2019 at 9:00 am before the Honorable Anita A. Sukola has been postponed to a new date. As a result of this postponement, I contacted Attorney Van deVeld concerning the subpoena duces tecum issued on behalf of Defendant Suda on July 31, 2019, requiring that you appear at the August 28th trial at 9:00 am. Although the court has scheduled a Further Proceeding hearing on August 28th, based on my discussions with Attorney Van deVeld, he agreed that there will be no need for you as the designated representative of GHURA to appear and be present on August 28th since the trial has been postponed and that the purpose of the August 28th hearing will address motions and other matters between the AG's Office and the Defendants and will not address the subpoena directed to GHURA. Attorney Van deVeld stated that he will prepare a Stipulation which provides that he will provide GHURA's legal counsel notice as soon as the Court schedules the new trial date. He also indicated that he will provide at least 4 hours notice of what time you will be required to appear at the trial. Enclosed please find a copy of the email which I sent to Attorney Van deVeld for your review.

As I explained during our discussions on Friday, your appearance and testimony at the trial will be for the sole purpose of providing the original records maintained under GHURA's possession and attesting that these records are maintained by the Authority in its ordinary course of business. This process will allow defense counsel to introduce these records into evidence and for examination of the parties who prepared and/or received the documents as part of their case in support of their client or for impeachment of a witness at trial. Once we receive the new trial date, we will meet in preparation for this matter.

Secondly, as we also discussed, please pull all the original records which GHURA provided to our office in compliance with the subpoenas issued by both Defendant Torre and Suda in preparation for the trial. By doing so now, GHURA will have these records readily available in advance of the trial date. I will be forwarding you the documents which were provided to both Attorney Arriola and Van deVeld so that you can have the original documents available in advance of the trial.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,
Cubie



Cynthia V. Ecube, Esq.
LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.
A Professional Corporation
207 Martyr Street, Suite 3
Hagåtña, Guam 96910
Telephone No.: (671) 472-8889
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U.S. Department of Housing and Urban Development

Honolulu Field Office
1132 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
<http://www.hud.gov>

August 12, 2019

Mr. Ray Topasna
Executive Director
Guam Housing and Urban
Renewal Authority
117 Bien Venida Avenue
Sinajana, GU 96910

Handwritten signature/initials



SUBJECT: HUD Approval of Success Rate Payment Standards

Dear Mr. Topasna:

This is in response to your letter dated July 23, 2019, received by email on July 24th, requesting approval for the Guam Housing and Urban Renewal Authority (GHURA), to implement success rate payment standards at the 50th percentile of the Fair Market Rent (FMR) for the regular and reasonable accommodation payment standard.

Public Housing Agencies (PHA) located in a non-metropolitan area are required to implement a payment standard based upon the FMR at the 40th percentile of the FMR. As stated in your letter, families are having a difficult time to find a unit to lease within 120 days. This is caused by a shortage of affordable rental housing on Guam as assisted families compete with the U.S. military and non-assisted families for the same units; increased cost of rents, lack of landlords interested to participate with the S8 Housing Choice Voucher (HCV) Program, and recent decrease in the FMRs during the past several years. The 24 CFR § 982.503 Payment standard amount and schedule permits a PHA to implement success rate payment standards at the 50th percentile of the FMR by meeting the following criteria identified under (a) (e) (1) as follows:

- (i) Fewer than 75 percent of the families to whom the PHA issued rental vouchers during the most recent 6 month period for which there is success rate data available have become participants in the voucher program;
- (ii) The PHA has established payment standard amounts for all unit sizes in the entire PHA jurisdiction within the FMR area at 110 percent of the published FMR for at least the 6 month period referenced in paragraph (e)(1)(i) of this section and up to the time the request is made to HUD; and
- (iii) The PHA has a policy of granting automatic extensions of voucher terms to at least 90 days to provide a family who has made sustained efforts to locate suitable housing with additional search time.

As required under the 24 CFR § 982.503 (a) (e) (2), the Department of HUD will consider whether the PHA has a SEMAP overall performance rating of "troubled" to determine whether to approve the PHA's request to establish success rate payment standard amounts. The HUD Field Office confirms that the GHURA's 2018 SEMAP score is Highly Satisfactory.

Ray Topasna
Executive Director
August 9, 2019

The 24 CFR § 982.503 (a) (e) (3) requires that the HUD approval of the success rate payment standard amounts shall be for all unit sizes in the FMR area. A PHA may opt to establish a success rate payment standard amount for one or more unit sizes in all or a designated part of the PHA jurisdiction within the FMR area. The HUD Field Office confirms that the Success Rate Payment Standard is for all unit sizes and for all areas on Guam.

The GHURA has provided justification that the agency has met the criteria described under the 24 CFR 982.503 (a) (1) (e) (1) (2) and (3). Approval is given for GHURA to implement the Success Rate Payment Standard Amount at the 50th percentile of the FMR for the S8 HCV Program and for Reasonable Accommodation as provided below:

Section 8 HCV Program - Success Rate Payment Standard

	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
HUD 50 TH percentile FMR	782	854	1,129	1,633	1,983	2,280	2,578
HUD: 110%	860	939	1,241	1,796	2,181	2,508	2,835
PHA: 110%	860	939	*1,242	1,796	2,181	2,508	*2,836

*The PHA success rate payment standard is incorrect and the HUD approved success rate payment standard is to be applied. Rounding up of the payment standard is not permitted.

Reasonable Accommodation - Success Rate Payment Standard


	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
HUD 50 TH percentile FMR	782	854	1,129	1,633	1,983	2,280	2,578
HUD: 120%	938	1,024	1,354	1,959	2,379	2,736	3,093
PHA: 120%	938	*1,025	*1,355	*1,960	*2,380	*2,737	3,093

*The PHA success rate payment standard is incorrect and the HUD approved success rate payment standard is to be applied. Rounding up of the payment standard is not permitted.

Ray Topasna
Executive Director
August 12, 2019

We trust that implementing the Success Rate Payment Standard will be competitive in Guam's current housing market and to assist the families with a Section 8 voucher find units to lease-up in a timely manner.

If there are any questions, you may contact Darlene Kaholokula by email at darlene.l.kaholokula@hud.gov or at (808) 457-4670.

Sincerely,


Jesse Wu
Director
Honolulu Office of Public Housing

MEMORANDUM

TO: Ray S. Topasna
Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida Avenue
Sinajana, Guam 96910

FROM: Attorney Anthony C. Perez
Law Office of Anthony C. Perez
Suite 802, DNA Building
238 Archbishop Flores Street
Hagatna, Guam 96910

DATE: August 21, 2019

SUBJECT: Inadmissibility on Public Charge Grounds



My name is Attorney Anthony C. Perez and I am legal counsel for the Guam Housing and Urban Renewal Authority ("GHURA"). I have been tasked by GHURA to provide a general overview concerning the Inadmissibility on Public Charge Grounds final rule, its significance, and its impact to Guam. On August 14, 2019, the U.S. Department of Homeland Security ("DHS") published the Inadmissibility on Public Charge Grounds final rule ("Final Rule") that codifies regulations concerning the application of the public charge inadmissibility ground under INA Section 212 (a)(4). This rule is set to go into effect on October 15, 2019, though there have been a number of lawsuits filed seeking injunctive relief to prevent its implementation.

The Final Rule interprets a provision of the Immigration and Nationality Act ("INA") pertaining to admissibility, and it applies to any noncitizen subject to section 212(a)(4) of the INA who, after October 15, 2019, applies to the DHS for admission to the United States or for adjustment of status to that of a lawful permanent resident. It also applies to requests for extension of stay and change of status by nonimmigrant visitors to the United States.

One is inadmissible to the United States if that person is deemed a public charge. A public charge generally is someone who is or likely to become primarily dependent on the government for subsistence or support. The Final Rule has expansively redefined the term public charge to include noncitizens who receive common forms of federal and state public assistance, even in small amounts and for a short period of time. The Final Rule now defines a public charge based on a noncitizens receipt of financial support from the general public through government funding such as public benefits for more than 12 months in the aggregate within any 36-month period. Public benefit means one of six forms of public assistance: 1) Federal, state, local or tribal cash assistance for income maintenance including SSI, TANF or general

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assistance; 2) SNAP; 3) Section 8 housing assistance vouchers; (4) Section 8 project-based rental assistance; 5) Medicaid with certain exceptions, and 6) public housing. The receipt of public benefits is only one factor in determining a public charge, as other factors considered include financial status, size of family, age, education, skills and employment, English language skills, medical conditions, and past usage of immigration fee waivers. The Final Rule weighs these factors in determining whether one is a public charge and thus inadmissible, and separates these factors into heavily weighted positive and negative factors.

The Final Rule makes it harder for low-income immigrants to enter the United States, and for those immigrants already in the United States, to remain in the United States should they receive public benefits. The Final Rule does not prevent eligible noncitizens from accessing and receiving public benefits for which they are already entitled as it has no bearing on existing public benefit programs. However, the Final Rule will render those noncitizens ineligible for extensions of stay or change of legal immigration status if the individual received one or more public benefits for more than 12 months total within any 36-month period. The crux of the Final Rule is to prevent admission into the United States for low income immigrants, and for those already in the United States, to discourage them from utilizing public benefits if they would like to remain in the United States.

The Final Rule would apply to noncitizens seeking to enter Guam, and remain on Guam should they be deemed a public charge. I don't know how many noncitizens seeking to enter Guam or that reside on Guam would be deemed a public charge and thus inadmissible. My understanding is that apart from U.S. citizens, the primary provision of public benefits is afforded to Compact of Free Association ("COFA") citizens, and not noncitizens already residing on Guam. The impact of the Final Rule as to such noncitizens on Guam is difficult to determine.

The Final Rule does not address whether it applies to individuals who enter the United States or reside in the United States under the COFA between the United States, and the Federated States of Micronesia, the Marshall Islands, and Palau. COFA citizens may enter into the United States and its territories such as Guam, engage in occupations, and establish residence as a non-immigrant. *See* Compact of Free Association, Section 141. COFA citizens do not need a visa to enter the United States, nor do they need a green card to live or work in the United States. The Final Rule likely has little to no impact on COFA citizens and their allowance to enter into the United States, to remain in the United States, and to work in the United States. COFA citizens are not screened at any point to determine whether they are or will be a public charge, and consequently, the Final Rule does not appear to have any bearing on their ability to enter and remain in the United States, regardless of whether they receive public benefits or not.

The DHS, as reported by the Guam Post on August 19, 2019, issued replies during the public comment period before the rule became final, about whether COFA citizens would be affected by the Final Rule. DHS stated that Congress did not exempt COFA citizens from the

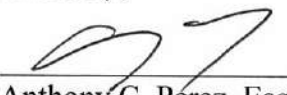
public charge ground of inadmissibility, or modify the applicability of such ground of inadmissibility with respect to COFA citizens. DHS went on to state that the Final Rule may affect COFA citizens when applying for admission at a port of entry or when applying for adjustment of status before the USCIS. These statements of DHS are illogical as COFA citizens do not apply for admission into the United States at any port of entry nor do they apply for any adjustment of status as they may live and work freely in the United States. Absent any screening procedure of COFA citizens for entry or residing in the United States, the Final Rule could not be applied to them.

I don't envision any scenario whereby the Final Rule will significantly affect Guam public benefit service providers including GHURA and the Department of Public Health, at least as to the provision of public benefits to COFA citizens. It is apparent that COFA citizens do receive a disproportionate share of public benefits from Guam, and would likely be considered public charges under the criteria of the Final Rule should it ever apply to COFA citizens. However, I don't believe the Final Rule would apply to COFA citizens, and if it does not apply to COFA citizens, then COFA citizens would continue to enter into Guam, stay on Guam indefinitely, and continue to receive public benefits for which they are entitled. Again, the Final Rule has no bearing on the provision of public benefits.

I am not an immigration expert and thus my interpretation of the Final Rule and its impact on Guam is only advisory. Guam has no control over its immigration process, as that is controlled by the DHS. Until the DHS implements the Final Rule, and clarifies its application generally and to COFA residents, it is difficult to foresee or forecast the impact of the Final Rule for Guam and its public service providers.

I would recommend that GHURA seek guidance from DHS concerning the applicability of the Final Rule to COFA citizens. I personally don't see how the Final Rule would apply to COFA citizens absent the creation of some sort of screening procedure for those citizens entering Guam or remaining on Guam. The application of the Final Rule to COFA citizens, however, would contradict the language and spirit of the COFA itself. I would surmise that should DHS seek to apply the Final Rule to COFA citizens, it would have to be done in conjunction with revising or amending the COFA.

Sincerely,


Anthony C. Pérez, Esq.



U.S. Department of Housing and Urban Development

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<http://www.hud.gov>

August 15, 2019

Mr. Ray Topasna
Executive Director
Guam Housing and Urban
Renewal Authority
117 Bien Venida Avenue
Sinajana, Guam 96910



SUBJECT: Guam Housing and Urban Renewal Authority – PHA Code: GQ001
5-Year Plan for Fiscal Years 2020 – 2024
Annual PHA Plan for Fiscal Year Beginning October 1, 2019

Dear Mr. Topasna:

This letter is notification that the Guam Housing and Urban Renewal Authority's (GHURA) 5-Year PHA Plan for Fiscal Years 2020 – 2024 and the Annual PHA Plan for Fiscal Year Beginning October 1, 2019 is approved. The Department of HUD's approval of the 5-Year PHA Plan and Annual PHA Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. By providing housing assistance to the families under the programs covered in this Plan, the GHURA will comply with the rules, standards and policies established in its Plan, as provided under the 24 Code of Federal Regulations Part 903 and other applicable regulations.

The approved 5-Year Plan and Annual PHA Plan and required attachments and documents are to be made available for review and inspection at the locations identified in both Plans during normal business hours and available on the GHURA's official website. Both Plans are to remain on display until the next submission of the Plan, or unless HUD approves a significant amendment or modification requested by the GHURA during the fiscal year.

If there are any questions regarding the Plan or information contained in this letter, you may contact Darlene Kaholokula by email at darlene.l.kaholokula@hud.gov or at (808) 457-4670.

Sincerely,

Jesse Wu
Director
Office of Public Housing

Albert H. Santos
PO Box 9355
Tamuning GU 96932
alsantosgu@gmail.com

August 13, 2019

Mr. Ray S. Topasna
Executive Director
Guam Housing and Urban
Renewal Authority
117 Bien Venida Avenue
Sinajana, GU 96910



Dear Ray,

This is one of the hardest memos that I have done, for having worked with this agency for nearly twenty-six years which I have considered my second home with all the staff whom I considered as family. I must now move on to the next phase of my career when one enters the retirement world. I have been so blessed, honored and privileged to work for a great organization filled with many dedicated and dynamic employees in serving our mission of helping those in our community.

It has been an honor working under your leadership and an awesome Board of Commissioners' who believes and support the many mission of this agency.

I leave with a very heavy heart for I will miss this agency and the many great accomplishment we all have done and the many more to come. My retirement will be effective January 3, 2020.

Warm regards,



Albert H. Santos

CC: HR
GHURA Board of Commissioners