

**NOTICE OF REGULAR BOARD MEETING OF  
THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

**The Guam Housing and Urban Renewal Authority (“GHURA”) will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, August 28, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.**

**If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, August 26, 2020 for more information.**

**For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.**



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., August 28, 2020  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Friday, August 21, 2020

2<sup>nd</sup> Printing – Wednesday, August 26, 2020

**III. APPROVAL OF PREVIOUS BOARD MINUTES – August 14, 2020**

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**IV. NEW BUSINESS**

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| IFB#GHURA-COCC-020-001, PH On-Site Certification Training  |       |
| 3. Resolution No. FY2020-021.....  | 10-33 |
| Resolution adopting the Procurement Policy for the Guam Housing and Urban Renewal Authority  |       |
| 4. Resolution No. FY2020-022 .....   | 34-35 |
| Resolution approving the Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five Year Action Plan (2020-2024)   |       |
| 5. Request for Tenant Account Receivables.....   | 36-46 |
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| 6. Resolution No. FY2020-023.....  | 47-52 |
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**V. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Friday, September 11<sup>th</sup> @ 12:00 p.m.

**VI. ADJOURNMENT**

<b>CURRENCY EXCHANGE RATES</b>	Keep posted and get more data and details online. Log on to see real time market data with our stock market tool at <a href="http://postguam.com/stock_market">postguam.com/stock_market</a> .						
<b>On Aug. 20, \$1 was worth:</b>	48.689 PHPP	105.98 JPY¥	1,186.94 KR₩₩	29.394 TWD NTS	6.9136 CNY¥	1.3924 AUD A\$	0.843 EUR €

## Guam group joins national coalition for press freedom, public information

The Vigilance Committee Inc. a nonprofit organization in the U.S. Territory of Guam, is the newest member of the National Freedom of Information Coalition, the committee stated in a press release.

NFOIC is a national nonpartisan, nonprofit organization made up of organizations that advocate for open government and freedom of information.

Its members represent 39 U.S. states, commonwealths, territories and the District of Columbia that promote legislative and policy reforms and press freedom to ensure open, transparent and accessible state and local governments and public institutions.

Incorporated in 2019, the Vigilance Committee is dedicated to requiring compliance with Guam's Open Government Law and the Sunshine Reform Act and promotes ways to improve the dissemination and disclosure of information to the public, and strengthening the laws of disclosure on all fronts, the committee stated in the release.

According to the release, Lee P. Webber is president of the Vigilance Committee. A 2000 recipient of the Sunshine Award from the Society of Professional Journalists, Webber is a former president and publisher of media organizations on Guam and Hawaii. Before retiring after 40 years with Gannett Co., where he served for five years as Director of Operations for USA TODAY International for all of Asia, Webber was president and publisher of The Honolulu Advertiser and President of Gannett Pacific Corp.

"Our Vigilance Committee members are excited to have found national allies in our advocacy for more openness and transparency in our local government," Webber stated.

"My entire career has been spent advocating for this very purpose. As president of Guam's Vigilance Committee and the newest member of NFOIC, I will continue this advocacy to ensure that Guam's Open Government Laws are enforced. This is especially important during these times when our local government has increased its usage of internal electronic communications and when our civil liberties have been curtailed and our normal systems of checks and balances breached," he added.

*(Daily Post Staff)*



**Lee P. Webber**

# DFS to continue legal challenge of airport contract

DFS will continue its legal challenge to the Guam airport's \$154 million, 10-year specialty retail contract with Lotte Duty Free, despite a recent Supreme Court of Guam ruling against it, DFS stated in a recent release. On Aug. 11, the high court overturned a 2018 Superior Court of Guam ruling that voided the contract. The trial court allowed Lotte to continue to operate the concession until the Supreme Court decided the appeal.

With the unanimous, 78-page decision, the case is now returned to the Superior Court for further proceedings. "DFS alleged over 35 issues of wrongdoing and the court's decision was based on procedural technicalities relating to only a small number of them," DFS stated.

"DFS's position remains unchanged since it lodged its initial lawsuit against (the A.B. Won Pat International Airport Authority) for its misconduct in connection with the specialty airport concession contract. DFS welcomes the opportunity now to take forward its claims to a trial that will fully expose GIAA's improper collusion with Lotte at the expense of the people of Guam and its visitors."

The Lotte contract remains in place with the recent decision.

The initial dispute between GIAA

**TUMON: T**  
Galleria by DFS in Tumon is shown in this file photo. DFS Guam recently said it will continue its six-year legal challenge to the specialty retail contract at the A.B. Won Pat International Airport despite an Aug. 11 Supreme Court of Guam ruling against DFS. Post file photo



and DFS arose after the Guam Visitors Bureau organized a delegation to participate in promotional activities in Seoul regarding Jeju Air's inaugural flight to Guam in September 2012.

DFS contended that during the promotional activities in Korea, certain members of the GVB delegation, including two former members of the GIAA board of directors, had improper contacts with or received improper gifts from Lotte that affected the procurement process.

At the time, the retailers were bidding on the contract for the retail space at the airport which DFS had operated for decades. The airport awarded the contract to Lotte, which began retail operations in the air terminal in July 2013.

Separately from its suit against the airport, DFS stated, it is suing Lotte Duty Free Guam LLC for conspiring, through fraudulent and illegal means, to install itself in the duty-free space at the airport. The Guam Supreme Court's recent decision does not affect that claim and DFS is highly confident it will be successful, DFS added.

"DFS will continue its fight for integrity, fairness, and justice, which are values that DFS believes the people of Guam expect to see upheld," the DFS release stated.

Although DFS is disappointed in the Guam Supreme Court's recent decision, DFS stated, it remains confident that the rule of law will ultimately prevail.

*(Daily Post Staff)*

## GEDA marks 55th anniversary

By Lannie Walker  
lannie@postguam.com

The Guam Economic Development Authority turns 55 this week.

GEDA board of directors Vice Chairman Jun Espaldon acknowledged the milestone during the board's monthly meeting on Thursday.

In 1965, Frank Perez and a group of his colleagues introduced a bill

to create an economic development authority on Guam but it was vetoed by then-Gov. Manuel Guerrero.

On Aug. 21, 1965, the 8th Guam Legislature passed Bill 167 which became Public Law 8-80, repealing the Guam Finance and Development Administration and creating the Guam Economic Development Authority as a public corporation, Perez said during the board meeting held Thursday on Zoom.

The 8th Guam Legislature also established Guam's qualifying

certificate to entice investments on Guam that would create jobs and stimulate revenues, Perez added.

GEDA Administrator Melanie Mendiola noted that the 50th anniversary was celebrated with much fanfare, including a golf tournament and a gala.

This year, during a global pandemic, GEDA's anniversary will be marked in a much more low-key way than it was in 2015.

"It's a little quieter now, but that's OK," said Mendiola.

### DR. HEE SOO KO, DMD, P.C. PEDIATRIC DENTISTRY

## NOTICE

To All Patients and Clients of Dr. HEE SOO KO, Pediatric Dental Clinic.

The Clinic will close on Monday, August 31, 2020.

Please call the Clinic 637-8334, or Joy Dela Cruz 864-9012, or email [hskoped@gmail.com](mailto:hskoped@gmail.com) or [dentjoy812@gmail.com](mailto:dentjoy812@gmail.com), to make arrangements to retrieve or pick up your files from the Clinic.

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# Trump sets dark tone in RNC kickoff

By Eli Stokols  
and Noah Bierman  
Los Angeles Times

WASHINGTON - President Donald Trump unofficially accepted his party's nomination for reelection Monday by delivering an unscripted, tradition-busting and falsehood-riddled speech, making abundantly clear that his hostile takeover of a party that tried four years ago to thwart him is now utterly complete.

Hours after the four-day Republican National Convention kicked off in Charlotte, North Carolina, the president strode to the podium and interrupted the state roll call vote, unleashing a rambling address that lasted more than an hour and was vintage Trump - full of boasts, threats and insults.

Despite his campaign's promise that Trump and the GOP would strike an optimistic tone, to contrast with supposed dourness at the Democratic convention last week, the president warned darkly that "your American dream will be dead" if former Vice President Joe Biden,



**'12 MORE YEARS':** President Donald Trump addresses the Republican National Convention at the Charlotte Convention Center in Charlotte, N.C., on Monday.  
David T. Foster III/The Charlotte Observer

the Democratic nominee, wins in November.

"They want no guns. They want no oil and gas and they want no God," he said of Democrats. He also suggested, as he has before, that he might stay in office beyond the constitutional two-term limit.

"If you want to really drive 'em crazy, you say 12 more years," Trump said to cheers from the 336 Republi-

can delegates at the heavily scaled-down party gathering in the Charlotte Convention Center.

He accused Democrats of trying to "steal the election" by urging Americans to vote absentee to limit exposure to the coronavirus at polling places. Trump has long sought to sow doubt in the electoral process in case he loses, but doing so at a presidential nominating convention, which normally celebrates the virtues of voting, marked another unprecedented turn.

"Be very careful and watch it very carefully because we have to win," he added, falsely claiming that mail-in voting systems were being used to perpetuate fraud. "It's not fair and it's not right and it's not going to be possible to tabulate, in my opinion."

Polls show widespread disapproval of Trump's management of the pandemic, but on Monday he accused Democrats of taking advantage of COVID-19, which has killed more than 177,000 Americans since February and forced millions out of work.

"They're using COVID to steal an election," he said. "They're using COVID to defraud the American people."

Traditionally, presidential nominees do not speak extensively until the final night of a political convention. Trump plans to speak every day, and then give his formal acceptance speech before an invited crowd on the South Lawn of the White House on Thursday.

Trump's dominance of the convention appeared all but total. He faced no challengers for the nomination, and the GOP said Sunday that it would not update its official platform from 2016, explaining that "the Republican Party has and will continue to support" Trump's earlier agenda.

But in a sign of how toxic Trump remains in much of the country, only 1 of the 6 most vulnerable Republican senators seeking reelection in swing states this fall, Iowa Sen. Joni Ernst, is scheduled to take the convention

## White House staging and Trump aides' roles at convention may violate ethics laws

By Melissa Gomez  
Los Angeles Times

The Republican National Convention, with its planned use of the White House as backdrop and speeches from administration officials, is breaking norms and bringing admonitions from ethics experts, with some suggesting President Donald Trump himself could potentially violate provisions of federal laws meant to ensure official authority is used for public good.

Trump administration officials have been repeatedly cited over the years for violating federal laws concerning government ethics. On Sunday, the watchdog group Citizens for Responsibility and Ethics in Washington accused Trump's chief of staff, Mark Meadows, of violating the Hatch Act when he criticized Democratic nominee Joe Biden during an interview on Fox News in his official capacity.

But some experts say plans for the convention, which began Monday in Charlotte, North Carolina, are unlike any past breaches.

"Obviously this administration has bent and broken the law on repeated occasions to boost the president's reelection prospects," said Donald Sherman, deputy director of CREW. "I think these are new, unprecedented steps."

CREW has filed numerous complaints against Trump officials and says transgressions have gone unpunished. White House counselor Kellyanne Conway is a "repeat offender," the Office of Special Counsel wrote in a June 2019 letter. The Trump-appointed special counsel, who investigates complaints of ethics violations, recommended Conway be fired, but the White House declined.

Conway, White House senior adviser Ivanka Trump, social media director Dan Scavino and other administration officials are scheduled to speak at the four-day convention, raising questions about federal employees participating in partisan politicking.

Michael R. Pompeo plans to speak to the RNC while he is in Israel on an official mission, breaking the long-held tradition of secretaries of state avoiding partisan politics. Sherman said Pompeo's appearance was "perhaps worse because it's obvious he's on official government business."

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### GUAM WOMEN'S CLUB

#### Income & Expense Statement 2019-2020

Membership Dues	\$ 2,300.00
Fundraising Events	\$ 69,630.00
Membership Luncheon	\$ 6,838.00
Monthly Luncheon Raffle	\$ 1,020.00
Donations for GCC Scholars	\$ 4,000.00
Transfer from Scholarship Fund	\$ 3,528.50
Interest Income	\$ 19.10

**Total Income** \$ 87,335.60

Fundraising Expenditures	\$ 32,986.65
Transfer to Scholarship Fund	\$ 19,601.85
Grants/Donations	\$ 4,750.00
UOG Scholar Tuition	\$ 3,528.50
GCC Scholars Tuition	\$ 4,000.00
Hilton Monthly Meeting Luncheon	\$ 8,099.50
Administrative/Operations Expenses	\$ 3,005.35
Bank Charges	\$ 694.22

**Total Expense** \$ 76,666.07



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M. August 28, 2020  
GHURA's Main Office (via Zoom Video Conference)  
1st floor, Conference Room, Sinajana  
BOC MEETING MINUTES**

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**I. ROLL CALL**

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at 12:11 P.M., Friday, August 28, 2020 at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 4 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled. He also stated that Vice Chairwoman Guzman would be attending the meeting shortly.

<p><b>PRESENT: (VIA ZOOM VIDEO CONFERENCE)</b> Sabino Flores, <b>Chairman</b> Monica Guzman, <b>Vice Chairwoman</b> George Pereda, <b>Commissioner</b> Frank Ishizaki, <b>Commissioner</b> Anisia Delia, <b>Commissioner</b></p> <p><b>ABSENT:</b> Joseph Leon Guerrero, <b>Resident Commissioner</b></p> <p><b>LEGAL COUNSEL:</b> Anthony Perez, Esq.</p>	<p><b>MANAGEMENT &amp; STAFF:</b> Ray Topasna, <b>Executive Director</b> Elizabeth Napoli, <b>Deputy Director</b> Audrey Aguon, <b>Special Assistant</b> Lucele Leon Guerrero, <b>Controller</b> Kimberly Bersamin, <b>HR Administrator</b> Katherine Taitano, <b>CPD/RP&amp;E Manager</b> Sonny Perez, <b>A/E Manager</b> Greta Balmeo, <b>Buyer Supervisor</b></p> <p><b>PUBLIC: (VIA ZOOM VIDEO CONFERENCE)</b> Mr. Dave Sablan Ms. Haidee Gilbert, <b>The Guam Daily Post</b></p>
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**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing - Friday, August 21, 2020

2<sup>nd</sup> Printing - Wednesday, August 26, 2020

ACKNOWLEDGED. The Chairman also indicated that the agenda and announcement were posted on the Attorney General's website.

**III. APPROVAL OF PREVIOUS BOARD MINUTES**

[069/20] Chairman Flores made a motion to approve the meeting minutes of August 14, 2020 as corrected. The motion was seconded by Commissioner Ishizaki. With no objections by the other board members, the motion was approved.

#### **IV. NEW BUSINESS**

**1. [070/20] Resolution No. FY2020-020**

**Resolution approving the Above Step Recruitment Request for Alicia P. Aguon as a Planner IV in RPE**

Mr. Topasna indicated that an announcement was made to fill the Planner IV vacancy. Four applicants were interviewed and of the four candidates, the interview panel selected Ms. Alicia P. Aguon. Upon her selection, Ms. Alicia P. Aguon, petitioned the board for an above minimum step recruitment based on her exceptional qualifications, which included: eight years as the Executive Director of the Habitat for Humanity and years of experience in the private sector and with non-profit organizations. Based on Ms. Aguon's extensive knowledge and experience, Mr. Topasna requested that the board approve the above step recruitment to the level of OG3-5F for approximately \$55,526 per annum.

Chairman Flores opened the meeting to discussions.

Commissioner Ishizaki stated that because he is known to the applicant, Ms. Alicia P. Aguon, he would recuse himself from the voting process.

Mr. Tony Perez stated that if Commissioner Ishizaki abstained from voting, the board would not have a quorum.

Chairman Flores stated that the agenda item #1, Resolution approving the Above Step Recruitment Request for Alicia P. Aguon as a Planner IV in RPE, would be tabled until Vice Chairwoman Guzman is in attendance.

**2. [071/20] Intent of Award**

**IFB#GHURA-COCC-020-001, PH On-Site Certification Training**

Miss Greta Balmeo indicated that the IFB was for training for on-site certification for Public Housing staff. She added that the last award from GHURA was in 2017.

Recently, GHURA had solicited training to ensure that staff and management are in compliance with HUD Standards. The awarded vendor would provide training that would consist of two components: 1. The first component would be on the Uniformed Physical Condition Standards, also known as UPCS and would encompass training in REAC Inspections. 2. The second component would be on Project-Based Maintenance Management, which would provide SITE/AMP managers training in understanding their roles and responsibilities at their respective sites.

Nan McKay and Associates was the only bidder that submitted their bid by the bid deadline. Based on the evaluation conducted, it was determined that Nan McKay met the minimum specifications and procurement requirements per the IFB. A letter was submitted to HUD for Sole Source approval. On March 13, 2020, approval was granted by HUD.

Ms. Balmeo requested that the Board approve the award to Nan McKay & Associates, Inc. for PH On-Site Certification Training in the amount of \$68,958.00.

Chairman Flores asked Ms. Balmeo for clarification on Table 2, the Bid Price form on item#4, the Training Venue. He suggested that the quantity number 1 indicated on the Bid Price form, referred to a lump sum when it should refer to the number of days. As stated on Table 2, the unit cost indicated the amount of \$1250 x 8 days subtotaling \$10,000. He inquired if it was actually a venue rental cost for 8 days. Miss Balmeo indicated that the \$10,000 is the total cost of the venue and included the 5 day training and any other extra costs of going over the training dates, which is a total of 8 days.

Commissioner Ishizaki asked if the training would be held on Guam. Miss Balmeo stated that training will be held on Guam with possible venues being a hotel ballroom or the UOG Fieldhouse and actual AMP sites. Mock units will also be set up by the trainers at the training venue. Commissioner Ishizaki raised concerns about costs being greater than what was indicated because of the quarantine requirements. Miss Balmeo stated that in light of that, the tentative schedule for training would most likely be for next year.

Chairman Flores inquired about whether an adjustment of the trainers' costs was presented based on the delay of training dates. Ms. Balmeo stated that Nan McKay was informed of the projected training schedule and they have confirmed their costs.

Mr. Topasna added that GHURA has done very well at bringing trainers to Guam and getting certifications done locally, versus having trainees travel to various off-island sites. GHURA staff has also participated in webinars classes, which have all proven to be more cost effective for GHURA. He commended the GHURA staff for all their hard work.

[072/20] With no further discussions, Chairman Flores made a motion to approve the Intent of Award, IFB#GHURA-COCC-020-001, PH On-Site Certification Training in the amount of \$68,958. The motion was seconded by Commissioner George Pereda. With no objections by the other board members, the motion passed.

**3. [073/20] Resolution No. FY2020-021  
Resolution adopting the Procurement Policy for the Guam Housing and Urban  
Renewal Authority**

Mr. Topasna requested that board increase the dollar threshold of the Procurement policy for small purchases and sealed bids from \$15,000 to \$25,000 for general procurement. He also requested that the construction procurement be increased from

\$50,000 to \$100,000. This increase would bring GHURA to full compliance with Public Law 34-35. This concern was addressed in GHURA's audit as being below the recommended threshold as stated in Public Law 34-35.

Chairman Flores asked for clarification on the Gratuities, Kickbacks, and the Use of Confidential Information section. He questioned whether the \$5.00 value was correct.

Mr. Tony Perez indicated that the document was drafted back in 2017. Mr. Albert Santos was the primary author of the document and he assisted in the write-up of the policy. He stated that the CFR, HUD forms, and the 5GCA Chapter 5 were referenced in crafting the policy. The \$5.00 value was from one of the sources used.

Chairman Flores then suggested that on the Form of Solicitation section, Land Surveying services be included in that section to be consistent with the Appeals board and Engineering Board's regulations. This was acknowledged by Mr. Sonny Perez.

Mr. Topasna added that he and Mr. Perez have been discussing items that they would like incorporated into the Procurement Policy. He stated that with the board's approval, he and Mr. Perez may revisit the policy to work on necessary revisions. Chairman Flores agreed to the revisions of GHURA's existing Procurement Policy.

Mr. Tony Perez stated that when the original policy was written, he and Mr. Albert Santos found it difficult to find the balance between following federal and local guidelines. He recommended that the revisions include the more restrictive guidelines.

Chairman Flores inquired about pending procurement projects that may need approval. Ms. Katherine Taitano stated that CPD does have upcoming projects for the Capital Fund and the HOME programs. Four projects await the threshold increase approval before being advertised.

Chairman Flores inquired if Mr. Sonny Perez based his estimates on entire packages collectively, as in the case of the Renovation project at all the AMP sites. Mr. Sonny Perez explained that bids such as the renovation projects were sent out as an aggregate, which would be considered a large bid, regardless of how the project is broken up by location.

Discussions ensued regarding when projects would be brought before the board regarding change orders that bring project costs above the threshold. Mr. Tony Perez suggested that if a contract estimate is close to the \$100,000 threshold, it should be brought to the board for approval and not be categorized as a small purchase.

Chairman Flores suggested that the board approve only the increase of the threshold allowance for GHURA's Procurement Policy and work on revisions to the policy at a later date so as not to impede on the progress on pending bids. Commissioner Ishizaki concurred with Chairman Flores.

**[074/20] With no further discussions, Commissioner Ishizaki made a motion to adopt the requested threshold increase of \$100,000 for construction and \$25,000 for small purchases, under Title 5 Guam Code Annotated Chapter 5,**



Section 5213 regarding small purchases not exceeding \$25,000 for supplies and services and not to exceed \$100,000 for construction. In the interim, revisions will be made to the Procurement rules. Mr. Tony Perez added that the motion incorporate a statute into the policy regarding small purchases. Chairman Flores seconded the motion to approve the amended Resolution No. FY 2020-021, the Resolution adopting the Procurement Policy for the Guam Housing and Urban Renewal Authority. With no objections by the other board members, the motion was approved.

[075/20] Upon the arrival of Vice Chairwoman Guzman, Tabled item #1 Resolution No. 2020-020, approving the Above Step Recruitment Request for Alicia P. Aguon as a Planner IV in RPE, was open for discussion.

[076/20] With no discussions regarding Resolution No. 2020-020, Chairman Flores made a motion to approve Resolution No. 2020-020 approving the Above Step Recruitment Request for Alicia P. Aguon as a Planner IV in RPE. The motion was seconded by Vice Chairwoman Guzman. With no objections by the other board members, the motion was passed.

4. [077/20] Resolution No. FY2020-022  
Resolution approving the Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five Year Action Plan (2020-2024)

Mr. Topasna indicated that GHURA is required to submit a Capital Fund 5-Year Action Plan annually to identify and prioritize its modernization needs. He requested that the board approve the CFP 5-Year Action Plan and the Public Housing Agency Annual Plan.

Ms. Katherine Taitano also added that these annual reports require the board's approval before they are submitted to HUD. Ms. Taitano indicated the reason the two plans were on one resolution is because both plans run on the same calendar schedule. She also stated that the 5-Year Plan is a calendar filled with 5 years worth of projects for GHURA. At the end of every year, another year is tacked on as a continuation of the operating plan for projects. In the board packet, Ms. Taitano stated that a list of major changes to the plan was provided. Ms. Taitano also touched on some updates to the plan that will be made. Updates include the recent GHURA lottery and the opening of waitlists.

Mr. Topasna added that GHURA received funding from the CARES ACT fund. The media has inquired about when GHURA will implement the Mortgage relief program. However, many HUD requirements are very stringent. The pandemic conditions have made it very difficult, but GHURA is committed to following HUD's regulations as required.

Vice Chairwoman Guzman inquired whether projects not listed on the Capital Fund 5-Year Action Plan and PHA Annual Plan be added at a later time. Ms. Taitano stated that Vice Chairwoman Guzman's inquiry falls in line with the Cap Fund 5-Year Action

Plan and projects may be added, but it is difficult to do. She explained the importance of engaging Executive Management, management, and AMP managers in discussions with the A/E division to identify projects that need to be addressed. Those projects then get added onto the list that is included in the 5-Year Action Plan. These projects are then slated to be completed in the timeline provided. Scheduling new projects not on the list would be very difficult. However, there is a provision in cases of emergencies, which does allow GHURA for some room to move.

Vice Chairwoman Guzman thanked Ms. Taitano for her clarification as her concern was for cases in emergency situations.

Mr. Topasna added that GHURA also provides technical assistance to projects not listed on the CFP 5-Year Action Plan. He stated that GHURA has the expertise and if called upon for assistance, GHURA will assist in any way it can.

**[078/20] With no further discussions, Chairman Flores made a motion to approve the Resolution No. FY2020-022 approving the Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five Year Action Plan (2020-2024). Commissioner Pereda seconded the motion. With no objections, the motion was approved.**

**5. [079/20] Request for Tenant Account Receivables Write-Offs through June 30, 2020 for AMPs 1, 2, 3, and 4**

Mr. Topasna stated that he is requesting that the board approve the write-off of tenant account receivables totaling \$19, 037.69 for AMPS 1, 2, 3, and 4. He added that the breakdown provided indicates the total from each AMP with AMP 2 having the largest accounts receivable requiring a write-off of \$9279.58. He stated that write-offs is something that is done regularly as too many outstanding balances affects the agency's financial performance.

Ms. Napoli stated that the number of write-offs has decreased compared to the number in past write-offs.

Mrs. Lucele Leon Guerrero also added that the write-offs were based on former tenants and provided a list of reasons for the write-offs. She also stated that the previous write-off included AMPs 1, 3, and 4 and was approved by the board on October 22, 2019 for a total of \$29, 662.89. As compared to the current write-off amount of \$19, 037.69, there is a decrease of 35.8%.

**[080/20] With no further discussions, Chairman Flores made a motion to approve the Request for Tenant Account Receivables Write-offs through June 30, 2020 for AMPs 1, 2, 3, and 4. Commissioner Ishizaki seconded the motion. There were no objections by the other board members. The motion was approved.**

6. **[081/20] Resolution No. FY2020-023**

**Resolution approving the Fiscal Year 2021 Operating Budgets for Public Housing Asset Management Projects (AMPs) GQ001000001, GQ001000002, GQ001000003, and GQ001000004**

Mr. Topasna indicated that it was very critical that the Public Housing budget for AMPs 1, 2, 3, and 4 be ready to be presented to the board and still meet HUD's timeline. He stated that the Asset Management Budget was broken down into categories: Personnel, Utilities, Contractual equipment, and Other Costs.

Mrs. Lucele Leon Guerrero displayed a comparison of the 2020 and the 2021 budgets for Public Housing, AMPs 1, 2, 3, and 4. Her comparison indicated that in 2020, the board approved a budget of \$5,130,884 for Public Housing. For 2021, the request is for a budget of \$5,642,741, an increase of \$511,857 or 9.98%. She provided variances in dollars by each AMP and stated that an overall increase was in Personnel costs for salaries due to the implementation of a new pay scale. This increase was in the amount of \$164,710.

**[082/20] With no further discussions, Chairman Flores made a motion to approve Resolution No. FY2020-02 approving the Fiscal Year 2021 Operating Budgets for Public Housing Asset Management Projects (AMPs) GQ001000001, GQ001000002, GQ001000003, and GQ001000004. Commissioner Pereda seconded the motion. With no objections by the other board members, the motion was approved.**

**V. GENERAL DISCUSSION / ANNOUNCEMENTS**

**[083/20]** Vice Chairwoman Guzman inquired about the status of the recent testing that took place at Guma Trankilidad and the status of the other locations. Mr. Topasna reported that GHURA had not been informed by DPHSS regarding the results of the testing that was recently conducted at the site. He added that he hopes that future communications with DPHSS will be improved.

He informed the board that upon learning of the two earlier positive cases at Guma Trankilidad, restricted use of the common areas at the facility was implemented and social distancing strictly adhered to.

Ms. Napoli also informed the board that about 50% of the residents at Guma Trankilidad agreed to be tested, along with several GHURA staff members. She indicated that residents have not been notified of their results and was unsure if results were pending.

Vice Chairman Guzman requested that the Executive Management express the board's deepest appreciation to all the staff and management for their hard work and dedication.

[084/20] Next proposed scheduled Board Meeting: Friday, September 11, 2020 at 12:00 P.M.

There were no objections to the next BOC meeting date and time.

**VI. ADJOURNMENT**

[085/20] With no further general discussions, Chairman Flores thanked everyone for attending the BOC meeting. However, due to technical difficulties with the video conference call, Chairman Flores was unable to adjourn the meeting. All attendees ended the call at 1:34 P.M.

SEAL



**RAY S. TOPASNA**

**Board Secretary / Executive Director**

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2020-020**

**MOVED BY: SABINO P. FLORES**                      **SECONDED BY: MONICA O. GUZMAN**  
**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE PLANNER IV  
POSITION (RPE)**

**WHEREAS,** Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered "to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation..."; and

**WHEREAS,** Title 4 of the Guam Code Annotated, "...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation's governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications....."; and

**WHEREAS,** Ms. Alicia P. Aguon submitted her request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Planner IV based on exceptional qualifications; and

**WHEREAS,** Ms. Aguon's exceptional qualifications for the Planner IV position consists of the following:

- **Education –**
  - John F. Kennedy High School Graduate, Guam;
  - College Credits – University of Guam
  
- **Work Skills –**
  - 1) Executive Director Habitat for Humanity of Guam (HFHG)– 8 years
    - Planned, facilitated, and executed the U.S. Government and Guam Community partnership, in efforts to construct Habitat's Phase 1 & II homes using the national volunteerism model and government partnerships;
    - Contributed to success building and community development with HFHG and Habitat for Humanity's National Association to support disaster recovery for other US Territories; and
    - Researched and analyzed of Land Trust programs in partnership with other HFHG Nonprofit and government funded projects with focus on Guam's Land Trust and land for the landless lease holders.
  
  - 2) Maintained contracts in the private business sector and other Nonprofit Organizations such as:
    - Account Administrator – Calypso Group – Tracked revenue and client annual budgets. Advisement on procedures for efficient and productivity for the agency's team.
    - Executive Vice President & Director for PRB – wholesaler of dry goods and produce
    - Administrative & Finance position for In-house Creative – advertising and marketing firm; and

**WHEREAS,** Ms. Aguon's personal efforts included a non-profit organization awardee of over \$300,000.00 in federal grant funding to continue building homes into 2020, which was not otherwise obtainable prior to 2009; and

**WHEREAS,** the interview panel's report stated in part, *"that the panel unanimously selected Ms. Aguon as the best interviewee of the pool assembled. Among the strongest points that came across during the interviews was her ready familiarity with grant-related concepts and terms. Her experience with Habitat and as a sub recipient of funds has helped her. Her direct experience in housing development, planning and construction will aid our efforts to improve our management of several CPD grant programs. No others of the pool could step in with the experience as needed for RPE and CD";* and

**WHEREAS,** a review of Ms. Aguon's leadership and project management skills working in a non-profit setting is directly applicable to the functions of the Planner IV position classification; and

**WHEREAS,** management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave, etc.) is competitive with the private sector and respectfully requests an above step recruitment of Ms. Alicia P. Aguon, **OG3-5(F)**, \$55,526.00 pa; \$26.70 phr; and

**WHEREAS,** the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **OG3-2(A)**, \$44,401.00 p/a; \$21.35 p/hr through **OG3-10(F)**, \$74,306.00 p/a; \$35.72 p/hr - maximum), but supports management's request for the above-step recruitment; and

**WHEREAS,** funding for this position is available from COCC Funds; and be it further

**RESOLVED,** that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:  
**Ms. Alicia P. Aguon, OG3-5(F), \$55,526.00 p/a; \$26.70 p/hr.**

**IN REGULAR BOARD MEETING, SINAJANA, GUAM - AUGUST 28, 2020**

**PASSED BY THE FOLLOWING VOTES:**

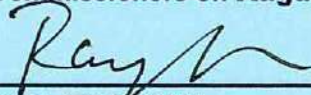
**AYES:** Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki,  
Anisia Delia

**NAYES:** NONE

**ABSENT:** Joseph Leon Guerrero

**ABSTAINED:** NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **August 28, 2020.**



**RAY S. TOPASNA**


**Secretary / Executive Director**

**SEAL**

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

**MEMORANDUM**

**TO:** Board of Commissioners

**FROM:**  Ray S. Topasna, Executive Director



**SUBJECT: Intent of Award for IFB#GHURA-COCC-020-001 PH On-Site  
Certification Training**

GHURA issued the above invitation for bid to procure professional training services for Public Housing staff. The awarded vendor will be required to facilitate training and certification testing for: (1) Uniform Physical Condition Standards (UPCS) as it applies to REAC, and to aid in participants developing an understanding of the process of inspections; (2) Project-Based Maintenance Management to provide Site/AMP Managers training towards the development and understanding of their roles and responsibilities for maintenance at their sites.

The IFB was advertised on November 27, 2019, December 3, 2019, and December 12, 2019. There were a total of four (4) potential bidders whom a copy of the bid packet was provided to. Of the four (4) potential bidders, only one (1) had submitted a bid by the bid deadline on December 26, 2019 – Nan McKay & Associates, Inc. (NMA).

An evaluation was conducted for the one (1) bid submission. The method of evaluation was based on the lowest, most responsive, responsible bidder. Cost clarification questions were sent to NMA in which they had responded adequately. The evaluation committee determined that the sole submission from NMA met the minimum specifications and the procurement requirements per the IFB.

Additionally, a letter was sent to the U.S. Housing and Urban Development office (HUD) on February 17, 2020 requesting for a sole source approval. After HUD's review and consideration, an approval was granted by letter dated on March 13, 2020.

Furthermore, GHURA is requesting that the Board of Commissioners approve an award to Nan McKay & Associates, Inc. for Public Housing On-Site Certification Training at a total amount of \$68,958.00.

Attachments: Independent Cost Estimate (ICE)  
Bid Abstract  
NMA Updated Bid Price Form  
GHURA's Determination of Cost Reasonableness  
HUD's Request for Sole Source Approval Letter

At the Regular Board Meeting of August 28, 2020, a motion was made by Chairman Flores and seconded by Commissioner Pereda to approve the Intent of Award, IFB#GHURA-COCC-020-001, PH On-Site Certification Training in the amount of \$68,958.00. Without any further discussion and objection, the motion was approved.

November 15, 2019

To: File

From: Procurement *gr*

Subject: IFB#GHURA-COCC-020-001  
Public Housing On-Site Certification Training  
Cost Estimate

Based on the Public Housing and Section 8 (HCV) On-Site Certification Training done in 2017, Quadel Consulting & Training, LLC was awarded the following:

Description	2017		
	Qty	Unit Cost	Total
Project Based Maintenance Management	10	\$ 623.21	\$ 6,232.10
UPCS Fundamentals	38	\$ 240.92	\$ 9,154.96
Project Based Maintenance Management Exam	10	*included	
UPCS Fundamentals Exam	38	*included	
<b>Total</b>			<b>\$15,387.06</b>

The total IFB award in 2017 was \$125,742.43 which included 17 courses, their respective certification exams, training staff airfare, lodging, per diem, and transportation. This awarded cost was shared between all divisions to include: Public Housing, Section 8, Guma Trankilidat, Central Office Cost Center, and the Saipan Office.

Based on the last award in 2017 for the two training courses listed above, GHURA establishes the Government estimate to be \$15,500.00 for training and \$10,000.00 for the training venue, for a total estimate of \$25,500.00 for the Public Housing On-Site Certification Training.



Ray S. Topasna, Executive Director

12/26/2019

**IB#GHURA-COCC-020-001 PUBLIC HOUSING ON-SITE CERTIFICATION TRAINING**  
 Equipment: Desktop Computers, Impact Printers, Laptop Computer, Printer, UPS and Network Equipment (router and switch)  
 Proposal due date: ~~August 2019~~ **DECEMBER 26, 2019**  
 Proposal due time: ~~9:00 A.M.~~ **2:00 P.M.**

Package No	NAME OF BIDDER	Base Bid item 1	Base Bid item 2	Base Bid item 3	Base Bid item 4	AG Firms 2,3,4,5,6,7	Affiliate of CO Inb.	HUD 5309-C	Business License	Bid Bond - 15%	Bid Bond
1	NMA	1000 \$10,200	95100	a) 1800 b) 5700	10000	2,3,4,5,6,7	✓	✓	✓	✓	✓

ATTESTED BY: *[Signature]* Date: 12/26/19

*[Signature]* Date: 12/26/19


**Table 2 – Bid Price Form**

Bid Item	Description:	Qty:	Unit Cost	Sub-Total
1	PROJECT BASED MAINTENANCE MANAGEMENT	12	\$675p/p	\$8,100
2	UPCS FUNDAMENTALS	38	\$1141 p/p	\$ \$43,358
3	(a) PUBLIC HOUSING MAINTENANCE MANAGEMENT CERTIFICATION EXAM	12	\$150 p/p	\$1,800
	(b) UPCS CERTIFICATION EXAM	38	\$150 p/p	\$5,700
4	TRAINING VENUE	1	\$1250	\$10,000
	<b>TOTAL</b>			<b>68,958</b>

**SPECIAL NOTE:** Quantity of attendees may be subject to increase. An addendum will be issued to reflect any changes in this invitation for bid.

March 12, 2020

To: File

From: Procurement 

Subject: IFB#GHURA-COCC-020-001  
Public Housing On-Site Certification Training

GHURA has determined Nan McKay's bid to be fair and reasonable. Nan McKay's bid price exceeded GHURA's ICE due to the ICE having been determined based on the previous training award in 2017. The 2017 training awarded for the UPCS course was a standard 2-day training, whereas the issued IFB specified a custom 5-day program for the same course. GHURA's request for a 5-day training schedule differs from the bidder's standard 2-day training: in addition to the standard 2-day training schedule, 2 more days will be included as on-site training/inspections; and 1 (last) day will incorporate a final overview of all materials covered as well as the certification examination. The UPCS course will also include information that includes the change from the UPCS Protocol to NSPIRE, which emphasizes the focus on resident habitability and health and safety condition.

Nan McKay's cost for the standard 2-day UPCS training costs \$700.00 per person. The bidder's cost for GHURA's specified 5-day custom training schedule is \$1,141.00, which accounts for the developmental costs to incorporate an additional 3 days on top of the standard 2-day program.

Nan McKay's cost for Project-Based Maintenance Management training is similar to what had been awarded in 2017.



*W*  
*Greta*

U.S. Department of Housing and Urban  
Development

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

March 13, 2020

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



Dear Mr. Topasna:

SUBJECT: Request for Sole Source Approval  
IFB No.: GHURA-COCC-020-001

We are in receipt of your letter dated February 17, 2020, emails dated March 4, 8 and 11, 2020, requesting approval of a sole source bidder that responded to an Invitation for Bid (IFB) No. GHURA-COCC-020-001. The subject IFB is for Public Housing On-Site Certification Training.

The following documents were attached with your letter:

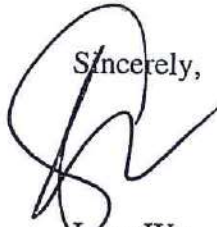
1. Exhibit 1 – Published Notice;
2. Exhibit 2 – IFB and ICE;
3. Exhibit 3 – Emails to prospective bidders;
4. Exhibit 4 – Log of proposal received;
5. Exhibit 5 – Bid proposal;
6. Exhibit 6 – ICE vs proposal;

The IFB was published in the local newspaper on November 27, December 3 and 12, 2019. Four vendors were sent the IFB and one offeror submitted a proposal on December 23, 2019. The GHURA conducted an independent cost estimate (ICE) and reviewed and evaluated the proposal. The bid proposal exceeded the ICE due to using a previously awarded training in 2017. The ICE did not account for the 5-days of training instead the ICE reflected only 2-days of training as received in 2017. The GHURA determined that the proposal amount submitted is fair and reasonable. The GHURA is requesting HUD approval to award this IFB to Nan McKay and Associates.

We have reviewed the exhibits provided and hereby approve the GHURA to proceed to award IFB No. GHURA-COCC-020-001 to Nan McKay and Associates.

If you have any questions, please contact Kevin Ho at (808) 687-6936 or by email at [kevin.ho@hud.gov](mailto:kevin.ho@hud.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesse Wu', written over the word 'Sincerely,'.

Jesse Wu  
Director  
Office of Public Housing

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
**Aturidat Ginima' Yan Rinueban Siudat Guahan**  
**BOARD OF COMMISSIONERS**  
**RESOLUTION NO. FY2020-021**

**Moved By: FRANK T. ISHIZAKI**

**Seconded By: SABINO P. FLORES**

**RESOLUTION AMENDING THE PROCUREMENT POLICY FOR THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

**WHEREAS,** Pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as governing authority for the agency; and

**WHEREAS,** the Board of Commissioners wishes to prudently exercise the authority given to GHURA to address procurement compliance issues from the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS,** GHURA's procurement shall conform to applicable Federal law and standards identified in 2 CFR Part 200.317-326, HUD's Annual Contribution Contract (ACC), and HUD Handbook 7460.8 REV-2; and

**WHEREAS,** The attached updated Procurement Policy dated August 28, 2020 is in compliance with the Annual Contributions Contract (ACC) between GHURA, and HUD, 2 CFR Part 200, and applicable Local laws 5GCA Chapter 5 and 2 GAR Division 4; and

**WHEREAS,** GHURA hereby adopts the attached updated Procurement Policy as its own regulations. In the event there is an inconsistency between Federal and Guam laws and regulations and this Procurement Policy, Federal and Guam laws and regulations shall control; and be it further

**RESOLVED,** that the GHURA Executive Director is the Chief Procurement Officer for all supplies and services, and the Contracting Officer for construction contracts for the agency.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM - AUGUST 28, 2020**

**PASSED BY THE FOLLOWING VOTES:**

**AYES: Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia**

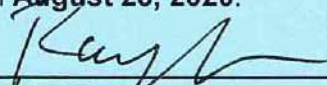
**NAYS: NONE**

**ABSENT: Joseph Leon Guerrero**

**ABSTAINED: NONE**


I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **August 28, 2020.**

(S E A L)

  
\_\_\_\_\_  
**Ray S. Topasna**  
**Secretary/Executive Director**

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

**TO:** Board of Commissioners

**FROM:**  Ray S. Topasna, Executive Director

**SUBJECT:** Resolution Amending the Procurement Policy for the Guam Housing and Urban Renewal Authority

Under Title 5 Guam Code Annotated (GCA), Chapter 5, §5213, small purchases are defined as any procurement that does not exceed \$25,000 for supplies or services and does not exceed \$100,000 for construction.

**§ 5213. Small Purchases.**

Any procurement not exceeding Twenty-five Thousand Dollars (\$25,000) for supplies or services, and not exceeding One Hundred Thousand Dollars (\$100,000) for construction, may be made in accordance with small purchase procedures promulgated by the Policy Office; provided, however, that procurement requirements shall not be artificially divided so as to constitute a small purchase under this Section. The Chief Procurement Officer, the Director of the Department of Public Works, or the head of an agency utilizing this Section, shall submit a report to the Speaker of I Liheslaturan Guåhan monthly as to procurement exceeding Fifteen Thousand Dollars (\$15,000) for supplies and services, or exceeding Fifty Thousand Dollars (\$50,000) for construction, pursuant to this Section.

SOURCE: GC § 6959.3. MPC § 3-204. Amended by P.L. 34-035:1 (Aug. 7, 2017).

The above document was signed into law on August 7, 2017, to become part of Public Law (P.L.) 34-35. GHURA's current Procurement Policy for small purchase and sealed bids require revision to reflect Guam's Procurement Law as referenced above. The current dollar threshold for small purchases is any amount not exceeding \$15,000.00 for general procurement; and any amount not exceeding \$50,000.00 for construction. For sealed bids, the current dollar threshold is any amount exceeding \$15,000.00 for general procurement and \$50,000.00 for construction that would require a formal solicitation process.

GHURA requests from the Board of Commissioners to increase the dollar threshold of its Procurement Policy for Small Purchases and Sealed Bids from \$15,000.00 to \$25,000.00 for general procurement; and from \$50,000.00 to \$100,000.00 for construction.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY-17-009A(1)

Moved By: ELIZA PAULINO Seconded By: CARL DOMINGUEZ

**RESOLUTION ADOPTING THE PROCUREMENT POLICY FOR THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

- WHEREAS,** Pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as governing authority for the agency; and
- WHEREAS,** the Board of Commissioners wishes to prudently exercise the authority given to GHURA to address procurement compliance issues from the U.S. Department of Housing and Urban Development (HUD); and
- WHEREAS,** GHURA's procurement shall conform to applicable Federal law and standards identified in 2 CFR Part 200.317-326, HUD's Annual Contribution Contract (ACC), and HUD Handbook 7460.8 REV-2; and
- WHEREAS,** The attached updated Procurement Policy dated July 28, 2017 is in compliance with the Annual Contributions Contract (ACC) between GHURA, and HUD, 2 CFR Part 200, and applicable Local laws 5GCA Chapter 5 and 2 GAR Division 4; and
- WHEREAS,** GHURA hereby adopts the attached updated Procurement Policy as its own regulations. In the event there is an inconsistency between Federal and Guam laws and regulations and this Procurement Policy, Federal and Guam laws and regulations shall control; and be it further
- RESOLVED,** that the GHURA Executive Director is the Chief Procurement Officer for all supplies and services, and the Contracting Officer for construction contracts for the agency.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM - JULY 28, 2017  
PASSED BY THE FOLLOWING VOTES:**

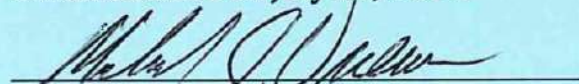
**AYES:** Thomas Borja, Joseph Leon Guerrero, Carl Dominguez, Eliza Paulino

**NAYS:** NONE

**ABSENT:** George Santos, Annabelle Dancel, George Pereda

**ABSTAINED:** NONE

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **July 28, 2017**.



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

(SEAL)



# GHURA

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# PROCUREMENT POLICY

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AUGUST 28, 2020

RAY S. TOPASNA  
Executive Director

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# PROCUREMENT POLICY

## Guam Housing and Urban Renewal Authority

*Established for the Guam Housing and Urban Renewal Authority by board action on July 28, 2017*

*Revision Dates: August 28, 2020*

This Procurement Policy complies with the Annual Contributions Contract (ACC) between Guam Housing and Urban Renewal Authority (GHURA) and the Department of Housing & Urban Development (HUD), 2 CFR Part 200, and applicable Guam 5GCA Chapter 5 and 2 GAR Division 4. "In the event there is an inconsistency between Federal and Guam laws and regulations and this Procurement Policy, Federal and Guam laws and regulations shall control."

### I. GENERAL PROVISIONS

#### General

GHURA shall provide for a procurement system of quality and integrity, provide for the fair and equitable treatment of all persons or entities involved in purchasing by GHURA, ensure that supplies and services (including construction) are procured efficiently, effectively, and at the most favorable prices available to GHURA, promote competition in contracting, and assure that GHURA purchasing actions are in full compliance with applicable Federal standards, HUD regulations, and Guam Laws.

#### Application

This Procurement Policy shall apply to all procurements undertaken by GHURA. Where a procurement involves the expenditure of federal or contract funds, including grants, GHURA shall comply with such federal law and regulations which are applicable and may be in conflict with this Procurement Policy.

#### Definition

The term "procurement," as used in this Policy, means buying, purchasing, renting, leasing or otherwise acquiring any supplies, services or construction. It also includes all functions that pertain to the obtaining of any supply, service, or construction, including description of requirements, selection and solicitation of sources, preparation and award of contract, and all phases of contract administration.

#### Changes in Laws and Regulations

In the event any applicable law or regulation is modified, eliminated, or replaced, then to the extent inconsistent with this Procurement Policy, said law or regulation shall automatically supersede any inconsistent provision stated herein.

## **Public Access to Procurement Information**

Most procurement information that is not proprietary, privileged or confidential is a matter of public record and shall be available to the public to the extent provided in the Freedom of Information Act.

## **II. ETHICS IN PUBLIC CONTRACTING**

### **General**

GHURA hereby establishes a code of conduct for ethics in procurement, and shall implement a system of sanctions for violations of this code of conduct. This code of conduct is and shall be consistent with applicable Federal and Guam regulations concerning ethics in procurement, including conflicts of interest.

### **Conflicts of Interest**

No employee, officer, Board member, or agent of GHURA shall participate directly or indirectly in the selection, award, or administration of any contract if he or she has a conflict of interest, either real or apparent. Such a conflict of interest would arise when:

- An employee, officer, Board member, or agent involved in making the award; or
- His/her relative (defined as father, mother, son, daughter, brother, sister, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, or half-sister); or
- His/her partner; or
- An organization which employs, is about to employ or is negotiating to employ, or has an arrangement concerning prospective employment of any of the above;

has a financial or other direct or indirect interest or benefit from an individual or entity competing for an award or being considered for a contract arising from a GHURA procurement.

### **Disclosure of Subsequent Employment**

No employee or former employee of GHURA having official responsibility or involvement in a procurement shall accept employment with any proposed or successful bidder, offeror, or contractor with whom the employee or former employee dealt in an official capacity concerning said procurement for a period of one year from the date of separation of employment from GHURA.

### **Gratuities, Kickbacks, and Use of Confidential Information**

No employee, officer, Board member, or agent of GHURA shall ask for or accept gratuities, favors, or items of more than \$5.00 in value from any contractor, potential contractor, or party to any subcontract, and shall not knowingly use confidential information for actual or anticipated personal gain.

## **Prohibition Against Contingent Fees**

Contractors wanting to do business with GHURA must not hire a person to solicit or secure a contract for a commission, percentage, brokerage, or contingent fee, except for bona fide established commercial selling agencies.

## **Joint Ventures, Subsidiaries and Affiliates**

Transactions between GHURA and any joint venture, subsidiary, affiliate, or other entity in which GHURA has any interest must comply with the conflict of interest rules contained in this Procurement Policy. A person who is an employee, officer, Board member or agent of GHURA and who also serves on another governing board of a joint venture, subsidiary, affiliate, or other entity in which GHURA has any interest, may not participate in actions by GHURA that are incidental to any agreements with the other entity.

## **Disciplinary Action**

Any officer, employee, Board member, or agent of GHURA who violates any of the provisions of this section shall be subject to appropriate sanctions or disciplinary action consistent with GHURA's Code of Ethics and Standards of Conduct Policy. In all cases, GHURA will also consider pursuing civil and administrative remedies available under applicable law.

## **III. PROCUREMENT PLANNING**

Planning is essential to managing the procurement function properly. Hence, GHURA will periodically review its record of prior purchases, as well as future needs to find patterns of procurement actions that could be performed more efficiently or economically, maximize competition and competitive pricing among contracts and decrease GHURA's procurement costs, reduce GHURA administrative costs; ensure that supplies and services are obtained without any need for re-procurement, e.g., resolving bid protests; and minimize errors that occur when there is inadequate lead time. Consideration should be given to storage, security, and handling requirements when planning the most appropriate purchasing actions.

## **IV. PURCHASING METHODS**

### **Petty Cash Purchases**

Petty Cash purchases may be made using a Petty Cash Account. Petty Cash Accounts may be established in an amount sufficient to cover purchases less than \$100.00 per transaction per day. Only one positive quotation is needed for Petty Cash purchases. GHURA shall ensure that security is maintained and only authorized individuals have access to the Petty Cash Account. This Account shall be reconciled and replenished periodically.

### **Micro Purchases**

Micro Purchases may be made for all purchases under \$500.00. For Micro Purchases, only

one positive quotation is required. To the greatest extent feasible, and to promote competition, micro purchases should be distributed among qualified sources.

### **Small Purchase Procedures**

For any amounts above the Micro Purchase ceiling but not exceeding **\$25,000.00, and \$100,000.00 for construction**, GHURA may use small purchase procedures. No less than three offerors shall be solicited to submit price quotations, which may be obtained by fax, in writing, or through e-procurement. Award shall be made to the qualified vendor that provides the best value to GHURA. If non-price factors are used, they shall be disclosed to all those solicited. The names, addresses, and/or telephone numbers of the offerors and persons contacted, and the date and amount of each quotation shall be recorded and maintained as a public record. Any purchase of \$2,000.00 or more in the case of acquisitions for construction is subject to the Davis-Bacon Act.

For small purchases **not exceeding \$25,000.00**, GHURA may use small purchase procedures with one exception. Small purchase procedures must not be used for single or term contracts for professional services, if the contract exceeds **\$25,000.00**, GHURA shall not break down requirements aggregating more than the small purchase threshold (or the Micro Purchase threshold) into several purchases that are less than the applicable threshold merely to: (1) permit use of the small purchase procedures or (2) avoid any requirements that apply to purchases that exceed these threshold to the greatest extent feasible. To promote competition, micro purchases should be distributed among qualified sources.

### **Sealed Bids**

Sealed bidding shall be used for all contracts that exceed the small purchase threshold and that are not competitive proposals or non-competitive proposals, as these terms are defined in this document. Under sealed bids, GHURA publicly solicits bids and awards a firm fixed-price contract (lump sum or unit price) to the responsible bidder whose bid, conforming with all the material terms and conditions of the Invitation for Bid (IFB), is the lowest in price. Sealed bidding is the preferred method for procuring construction, supply, and non-complex service contracts that are expected **to exceed \$25,000.00 or \$100,000 for construction**.

- A. **Conditions for Using Sealed Bids.** GHURA shall use the sealed bid method if the following conditions are present: (i) a complete, adequate, and realistic statement of work, specification, or purchase description is available; (ii) two or more responsible bidders are willing and able to compete effectively for the work; (iii) the contract can be awarded based on a firm fixed price; (iv) and the selection of the successful bidder can be made principally on the basis of the lowest price.
- B. **Solicitation and Receipt of Bids.** An IFB is issued which includes the specifications and all contractual terms and conditions applicable to the procurement, and a statement that award will be made to the lowest responsible and responsive bidder whose bid meets the requirements of the solicitation. The IFB will be publicly advertised, and must state the time and place for both receiving the bids and the public bid opening. The IFB must define the items or services in order for the bidder to properly respond. All bids received will be date and time-stamped and stored unopened in a secure place until the public bid opening. A bidder may withdraw the bid at any time prior to the bid opening.

- C. **Bid Opening and Award.** Bids shall be opened publicly at the time and place prescribed in the IFB. All bids received shall be recorded on an abstract (tabulation) of bids, and then made available for public inspection. A firm fixed price contract will be made in writing to the lowest responsive and responsible bidder. The IFB may also specify that factors such as special qualifications of potential contractors, inspection, testing, quality, workmanship, and suitability for a particular purpose may be considered as a part of the evaluation.
- D. **Noncompetitive –contracts**
- If only one responsive bid is received from a responsible bidder, award shall **not** be made unless the price can be determined to be reasonable, based on a cost or price analysis and that GHURA obtains HUD approval for contracts exceeding the Simplified Acquisition Threshold or the GHURA's small purchase limit, whichever is less.
- E. **Mistakes in Bids.** Correction or withdrawal of bids may be permitted, where appropriate, before bid opening by written, e-mail, or facsimile notice received in the office designated in the IFB prior to the time set for bid opening. After bid opening, withdrawals of bids may be permitted only as stated in the advertisement for bids, which normally will require a bidder to give written notice of his claim to withdraw his bid within two business days after the conclusion of the bid opening procedure, and only if the bidder can show by clear and convincing evidence that a mistake of a nonjudgmental character was made, the nature of the mistake, and the bid price actually intended. A low bidder alleging a nonjudgmental mistake may be permitted to withdraw its bid if the mistake is clearly evident on the face of the bid document but the intended bid is unclear or the bidder submits convincing evidence that a mistake was made. All decisions to allow correction or withdrawal of a bid shall be supported by a written determination signed by the Contracting Officer. After bid opening, changes in bid prices or other provisions of bids prejudicial to the interest of GHURA or fair competition shall not be permitted. GHURA shall notify a bidder within 5 business days of its decision regarding the bidder's request to withdraw its bid. Correction or withdrawal of bids after bid opening may also be allowed in cases where GHURA has reason to believe that a mistake may have been made in a bid.
- F. **Tie Bids:** Tie bids, quotes or proposals are defined as instances of identical total pricing or scoring from responsive/responsible vendors that meet all requirements as set forth in the bid, quote or proposal documents. Instances of a tie will be resolved by a drawing or other similar random method. The resolution of the tie will be announced in advance giving all "tie" vendors an opportunity to attend. The drawing or other random method for resolving a tie will be conducted in the presence of three (3) individuals who will attest to the results.

## Competitive Proposals

Unlike sealed bidding, the competitive proposal method permits consideration of technical factors other than price, discussion with offerors concerning offers submitted, negotiation of contract price or estimated cost and other contract terms and conditions, revision of proposals before the final contractor selection, and the withdrawal of an offer at any time up until the point of award. Award is normally made on the basis of the proposal that represents the best overall value to

GHURA, considering price and other factors, e.g., technical expertise, past experience, quality of proposed staffing, etc., set forth in the solicitation and not solely the lowest price.

- A. **Conditions for Use.** Where conditions are not appropriate for the use of sealed bidding, competitive proposals may be used. Competitive proposals are the preferred method for procuring professional services that will exceed the small purchase threshold.
- B. **Form of Solicitation.** Other than Architectural Engineering (AE) services, competitive proposals shall be solicited through the issuance of a Request for Proposals (RFP). The RFP shall be publicized and shall clearly identify the importance and relative value of each of the evaluation factors as well as any sub factors and price. A mechanism for fairly and thoroughly evaluating the technical and price proposals shall be established before the solicitation is issued. Proposals shall be handled so as to prevent disclosure of the number of offerors, identity of the offerors, and the contents of their proposals until after award. GHURA may assign price a specific weight in the evaluation criteria or GHURA may consider price in conjunction with technical factors; in either case, the method for evaluating price shall be established in the RFP.
- C. **Evaluation.** Proposals must be solicited from an adequate number of qualified sources. The proposals shall be evaluated only on the criteria stated in the RFP. Where not apparent from the evaluation criteria, GHURA shall establish a written Evaluation Plan for each RFP. Generally, all RFPs shall be evaluated by an appropriately appointed Evaluation Committee. The Evaluation Committee shall be required to disclose any potential conflicts of interest and to sign a Non-Disclosure statement. An Evaluation Report, summarizing the results of the evaluation, shall be prepared prior to award of a contract.
- D. **Negotiations.** Negotiations shall be conducted with the first highest rated offeror, and unless price can't be agreed, then go to the next highest rated offeror. This determination is based on the relative score of the proposals as they are evaluated and rated in accordance with the technical and price factors specified in the RFP. These offerors shall be treated fairly and equally with respect to any opportunity for negotiation and revision of their proposals. No offeror shall be given any information about any other offeror's proposal, and no offeror shall be assisted in bringing its proposal up to the level of any other proposal.

Discussions are tailored to each offeror's proposal, and shall be conducted by the contract administrator with each offeror within the competitive range. The primary object of discussions is to maximize GHURA's ability to obtain best value, based on the requirements and the evaluation factors set forth in the solicitation. The contract administrator shall indicate to, or discuss with, each offeror still being considered for award, significant weaknesses, deficiencies, and other aspects of its proposal (such as cost, price, technical approach, past performance, and terms and conditions) that could, in the opinion of the contract administrator, be altered or explained to enhance materially the proposer's potential for award. The scope and extent of discussions are a matter of the contract administrator's judgment.

The contract administrator may inform an offeror that its price is considered by GHURA to be too high, or too low, and reveal the results of the analysis supporting that conclusion.



It is also permissible to indicate to all offerors the cost or price that the GHURA's price analysis, market research, and other reviews have identified as reasonable. "Auctioning" (revealing one offeror's price in an attempt to get another offeror to lower their price) is prohibited. Proprietary information from competing offerors shall not be disclosed to the public or to competitors.

- E. **Award.** After evaluation of the revised proposals, if any, the contract shall be awarded to the responsible firm whose technical approach to the project, qualifications, price and/or any other factors considered, are most advantageous to GHURA (with price and other factors considered) provided that the price is within the maximum total project budgeted amount established for the specific property or activity.
- F. **Architectural /Engineering (A/E) Services.** GHURA must contract for A/E services using Qualification Based Selection (QBS) procedures, utilizing a Request for Qualifications (RFQ). Sealed bidding shall not be used for A/E solicitations. Under QBS procedures, competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor under this method.

### **Noncompetitive Proposals**

- A. **Conditions for Use.** Procurement by noncompetitive proposals (sole-source) may be used only when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if one of the following applies:
  - 1. The item is available only from a single source, based on a good faith review of available sources; or
  - 2. An emergency exists that seriously threatens the public health, welfare, or safety, or endangers property, or would otherwise cause serious injury to GHURA, as may arise by reason of a typhoon, flood, earthquake, epidemic, riot, equipment failure, or similar event. In such cases, there must be an immediate and serious need for supplies, services, or construction without delay such that the need cannot be met through any of the other procurement methods, and the emergency procurement shall be limited to those supplies, services, or construction necessary simply to meet the emergency. A minimum of three informal solicitations must be obtained, and a statement to file must be provided detailing all aspects of the emergency situation and that certified statement must be provided to the Governor and Speaker; or
  - 3. HUD authorizes the use of noncompetitive proposals; or
  - 4. After solicitation of a number of sources, competition is determined inadequate.
- B. **Justification.** Each procurement based on noncompetitive proposals shall be supported by a written justification for the selection of this method. The justification shall be approved in writing by the responsible Contracting Officer. Poor planning or lack of planning is not justification for emergency or sole-source procurements. The justification, to be included in the procurement file, should include the following information:

1. Description of the requirement;
2. History of prior purchases and their nature (competitive vs. noncompetitive);
3. The specific exception in 24 CFR 85.36(d)(4)(i)(A) through (D) which applies;
4. Statement as to the unique circumstances that require award by noncompetitive proposals;
5. Description of the efforts made to find competitive sources (advertisement in trade journals or local publications, phone calls to local suppliers, issuance of a written solicitation, etc.);
6. Statement as to efforts that will be taken in the future to promote competition for the requirement;
7. Signature by the Contracting Officer's supervisor (or someone above the level of the Contracting Officer); and
8. Price Reasonableness. The reasonableness of the price for all procurements based on noncompetitive proposals shall be determined by performing an analysis, as described in this Policy.

#### **Cooperative Purchasing/Intergovernmental Agreements**

GHURA may enter into State and/or local cooperative or intergovernmental agreements to purchase or use common supplies, equipment, or services. The decision to use an interagency agreement instead of conducting a direct procurement shall be based on economy and efficiency. If used, the interagency agreement shall stipulate who is authorized to purchase on behalf of the participating parties and shall specify inspection, acceptance, termination, payment, and other relevant terms and conditions. GHURA may use Federal or State excess and surplus property instead of purchasing new equipment and property if feasible and if it will result in a reduction of project costs. The goods and services obtained under a cooperative purchasing agreement must have been procured in accordance with 2CFR Part 200.

#### **V. NOTIFICATION OF PROCUREMENT OVER \$500,000**

The Attorney General, the Deputy Attorney General or such Assistant Attorney General, or such Special Assistant Attorney Generals designated or appointed by the Attorney General, shall act as legal advisor during all phases of the solicitation or procurement process when the amount of award is estimated to be \$500,000.00 or more. When such attorney approves contracts, said attorney shall determine the correctness and legality of the form.

#### **VI. COMMENTS CONCERNING SPECIFICATIONS**

Each IFB or RFP issued shall contain instructions for comments concerning specifications or other provisions in the IFB or RFP to be submitted to the Contracting Officer or other individual identified

by GHURA. All timely comments received shall be considered prior to the time set for award of the contract.

## **VII. ICE**

For all purchases above the Petty Cash/Micro Purchase threshold, GHURA shall prepare an Independent Cost Estimate (ICE) prior to solicitation. The level of detail shall be commensurate with the cost and complexity of the item to be purchased.

## **VIII. COST AND PRICE ANALYSIS**

GHURA shall require assurance that, before entering into a contract, the price is reasonable, in accordance with the following instructions.

### **Petty Cash and Micro Purchases**

No formal cost or price analysis is required. Rather, the execution of a contract by the Contracting Officer (or designee) through Purchase Order or other means, shall serve as the Contracting Officer's determination that the price obtained is reasonable, which may be based on the Contracting Officer's prior experience or other factors.

### **Small Purchases**

A comparison with other offers shall generally be sufficient determination of the reasonableness of price and no further analysis is required. If a reasonable number of quotes is not obtained to establish reasonableness through price competition, the contract administrator shall document price reasonableness through other means, such as prior purchases of this nature, catalog prices, the contract administrator's personal knowledge at the time of purchase, comparison to the ICE, or any other reasonable basis.

### **Sealed Bids**

The presence of adequate competition should generally be sufficient to establish price reasonableness. Where sufficient bids are not received, and when the bid received is substantially more than the ICE, and where GHURA cannot reasonably determine price reasonableness, GHURA must conduct a cost analysis, consistent with federal guidelines, to ensure that the price paid is reasonable.

### **Competitive Proposals**

The presence of adequate competition should generally be sufficient to establish price reasonableness. Where sufficient bids are not received, GHURA must compare the price with the ICE. For competitive proposals where prices cannot be easily compared among offerors, where there is not adequate competition, or where the price is substantially greater than the ICE, GHURA must conduct a cost analysis, consistent with Federal guidelines, to ensure that the price paid is reasonable.

## Negotiation of Profit

Profit must be negotiated as a separate element of the price for each contract in which there is no price competition and in all cases where cost analysis is performed. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of the contractor's record of past performance, and industry profit rates in the surrounding geographical area for similar work.

## Contract Modifications

A cost analysis, consistent with federal guidelines, shall be conducted for all contract modifications for projects that were procured through Sealed Bids, Competitive Proposals, or Non-Competitive Proposals, or for projects originally procured through Small Purchase procedures and the amount of the contract modification will result in a total contract price in excess of **\$25,000.00 or \$100,000.00 for construction.**

## IX. SOLICITATION AND ADVERTISING

### Method of Solicitation

- A. **Petty Cash and Micro Purchases.** GHURA may contact only one source if the price is considered reasonable.
- B. **Small Purchases.** Quotes may be solicited orally, through fax, or by any other reasonable method.
- C. **Sealed Bids and Competitive Proposals.** Solicitation must be done publicly. GHURA shall use one or more of the following solicitation methods, provided that the method employed provides for meaningful competition.
  1. Advertising in newspapers of general circulation.
  2. Advertising on GHURA's web page.
  3. E-Procurement. GHURA may conduct its public procurements through the Internet using e-procurement systems. However, all e-procurements must otherwise be in compliance with 2CFR Part 200, State and local requirements, and the Authority's procurement policy, and may include posting on the Guam Department of General Services Agency's central electronic procurement website.

### Time Frame

For purchases of more than **\$25,000.00 or \$100,000.00 for construction,** the public notice should run not less than once each week for two consecutive weeks.

## **Form**

Notices/advertisements should state, at a minimum, the place, date, and time that the bids or proposals are due, the solicitation number, the GHURA representative responsible for the procurement, and a brief description about the matters or items to be procured.

## **Time Period for Submission of Bids**

A minimum of 15 days shall generally be provided for preparation and submission of sealed bids and 15 days for competitive proposals; however, subject to the requirements of the Guam Procurement Law, a shorter time is possible for a particular acquisition if supported by written determination.

## **Cancellation of Solicitations**

- A. An IFB, RFP, or other solicitation may be cancelled before bids/offers are due if:
  - 1. The supplies, services or construction are no longer required; or
  - 2. The funds are no longer available; or
  - 3. Proposed amendments to the solicitation are of such magnitude that a new solicitation would be best; or
  - 4. When it is in the best interests of GHURA.
- B. A solicitation may be cancelled and all bids or proposals that have already been received may be rejected if:
  - 1. The supplies or services (including construction) are no longer required; or
  - 2. Ambiguous or otherwise inadequate specifications were part of the solicitation; or
  - 3. All factors of significance to GHURA were not considered; or
  - 4. Prices exceed available funds and it would not be appropriate to adjust quantities to come within available funds; or
  - 5. There is reason to believe that bids or proposals may not have been independently determined in open competition, may have been collusive, or may have been submitted in bad faith; or
  - 6. For good cause of a similar nature when it is in the best interest of GHURA.
- C. The reasons for cancellation shall be documented in the procurement file and the reasons for cancellation and/or rejection shall be provided upon request.

- D. A notice of cancellation shall be sent to all bidders/offerors solicited and, if appropriate, shall explain that they will be given an opportunity to compete on any re-solicitation or future procurement of similar items.
- E. If all otherwise acceptable bids received in response to an IFB are at unreasonable prices, an analysis should be conducted to see if there is a problem in either the specifications or GHURA's cost estimate. If both are determined adequate and if only one bid is received and the price is unreasonable, the Contracting Officer may cancel the solicitation.
- F. If problems are found with the specifications, GHURA can either amend the procurement or cancel the solicitation.

**Petty Cash/ Micro Purchases**

Authorized credit card holders may use a credit card for Petty Cash/Micro Purchases. Petty Cash/Micro purchases made with a credit card must follow all procurement procedures associated with such purchase. Cash advances are prohibited. Credit card purchases will be subject to scheduled and unscheduled audits on a year round basis.

**X. BONDING REQUIREMENTS**

The standards under this section apply to construction contracts or equipment contracts that exceed \$25,000.00. There are no bonding requirements for small purchases or for competitive proposals. GHURA may require bonds in these latter circumstances when deemed appropriate; however, non-construction contracts should generally not require bid bonds.

- A. Bid Guarantee (applicable to construction and equipment contracts exceeding \$25,000).

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in Guam where the work is to be performed

- B. Assurance of Completion. For construction contracts exceeding \$50,000, the successful bidder shall furnish:

- 1. A performance and payment bond in a penal sum of 100 percent of the contract price; or
- 2. A 20 percent cash escrow (Only for Public Housing projects); or
- 3. A 25 percent irrevocable letter of credit (Only for Public Housing projects.)

- C. These bonds must be obtained from guarantee or surety companies acceptable to the U. S. Government and authorized to do business in the State where the work is to be performed. Individual sureties shall not be considered. U. S. Treasury Circular Number 570 lists companies approved to act as sureties on bonds securing Government contracts, the

maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies on this circular is mandatory.

## **XI. CONTRACTOR QUALIFICATIONS AND DUTIES**

### **Contractor Responsibility**

GHURA shall not award any contract until the prospective contractor, i.e., low responsive bidder, or successful offeror, has been determined to be responsible. A responsible bidder/offeror must:

- A. Have adequate financial resources to perform the contract.
- B. Be able to comply with the required or proposed delivery or performance schedule and requirements, taking into consideration all the bidder's/offeror's existing commercial and governmental business commitments;
- C. Have a satisfactory performance record;
- D. Have a satisfactory record of integrity and business ethics;
- E. Have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them;
- F. Have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them; and,
- G. Be otherwise qualified and eligible to receive an award under applicable laws and regulations, including not be suspended, debarred or under a HUD-imposed Limited Debarment Participant (LDP).

If a prospective contractor is found to be non-responsible, a written determination of non-responsibility shall be prepared and included in the official contract file, and the prospective contractor shall be advised of the reasons for the determination.

### **Suspension and Debarment**

Contracts shall not be awarded to debarred, suspended, or ineligible contractors. Contractors may be suspended, debarred, or determined to be ineligible by HUD in accordance with HUD regulations (24 CFR Part 24) or by other Federal agencies, e.g., Dept. of Labor for violation of labor regulations, when necessary to protect housing authorities in their business dealings.

### **Vendor Lists**

All interested businesses shall be given the opportunity to be included on vendor mailing lists. Any lists of persons, firms, or products which are used in the purchase of supplies and services (including construction) shall be kept current and include enough qualified sources to ensure competition. Also, GHURA shall not preclude potential bidders from being included on vendor mailing list during the solicitation period

## **XII. CONTRACT PRICING**

### **ARRANGEMENTS Contract Types**

Any type of contract which is appropriate to the procurement and which will promote the best interests of GHURA may be used, **provided the cost-plus-a-percentage-of-cost and percentage-of-construction-cost methods are not used**. All solicitations and contracts shall include the clauses and provisions necessary to define the rights and responsibilities of both the contractor and GHURA.

Any use of a time and material type of contract must be supported by a written determination as to why no other contract type is suitable. GHURA may use time and material type contracts only after a determination that no other contract is suitable and only if the contract includes a ceiling price that the contractor exceeds at its own risk.

### **Options**

Options for additional quantities or performance periods may be included in contracts, provided that:

- A. The option is contained in the solicitation;
- B. The option is a unilateral right of GHURA;
- C. The contract states a limit on the additional quantities and the overall term of the contract;
- D. The options are evaluated as part of the initial competition;
- E. The contract states the period within which the options may be exercised;
- F. The options may be exercised only at the price specified in or reasonably determinable from the contract; and
- G. The options may be exercised only if determined to be more advantageous to GHURA than conducting a new procurement.

## **XIII. CONTRACT CLAUSES**

All contracts should identify the contract pricing arrangement as well as other pertinent terms and conditions, as determined by GHURA.

Additionally, the forms HUD-5369, 5369-A, 5369-B, 5369, 5370, 5370-C, and 51915-A, which contain all HUD-required clauses and certifications for contracts of more than \$50,000, as well as any forms/clauses as required by HUD for small purchases, shall be used in all corresponding solicitations and contracts issued by this Authority. To the extent that Appendix II to 2 CFR Part 200 – Contract Provisions for non-Federal Entity Contracts Under Federal Awards contains any



additional required contract clauses, then such clauses shall also be included. Where appropriate, GHURA may require a value engineering clause in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions.

#### **XIV. PROCUREMENT OF RECOVERED MATERIALS**

GHURA and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. This includes procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeds \$10,000; procuring solid waste management waste services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

#### **XV. CONTRACT ADMINISTRATION AND OVERSIGHT**

GHURA shall maintain a system of contract administration and oversight designed to ensure that contractors perform in accordance with their contracts or purchase orders. These systems shall provide for inspection of supplies, services, or construction, as well as monitoring contractor performance, status reporting on major projects including construction contracts, and similar matters. For cost-reimbursement contracts, costs are allowable only to the extent that they are consistent with the cost principles in HUD Handbook 2210.18.

#### **XVI. SPECIFICATIONS AND REQUIREMENTS**

##### **General**

All specifications shall be drafted so as to promote overall economy for the purpose intended and to encourage competition in satisfying GHURA needs. Specifications shall be reviewed prior to issuing any solicitation to ensure that they are not unduly restrictive or represent unnecessary or duplicative items. Function or performance specifications are preferred. Detailed product specifications shall be avoided whenever possible. Consideration shall be given to consolidating or breaking out procurements to obtain a more economical purchase. For equipment purchases, a lease versus purchase analysis should be performed to determine the most economical form of procurement.

##### **Limitations**

The following types of specifications shall be avoided:

- A. Geographic restrictions not mandated or encouraged by applicable Federal law (except for A/E contracts, which may include geographic location as a selection factor if adequate competition is available);

- B. Brand name specifications (unless the specifications list the minimum essential characteristics and standards to which the item must conform to satisfy its intended use; a “brand name or equivalent” description may be used as a means to define the performance of other salient requirements of the procurement).

Additionally, to promote full and open competition, the following shall be avoided:

1. Specifications that contain features peculiar to a product of one manufacturer
2. Placing unreasonable requirements on firms in order for them to qualify to do business.
3. Requiring unnecessary experience and excessive bonding.

Nothing in this procurement policy shall preempt any State licensing laws.

Contractors that develop or draft specifications, requirements, statements of work, and invitations for bids or requests for proposals are excluded from competing for such procurements.

## **XVII. APPEALS AND REMEDIES**

### **General**

GHURA will attempt to resolve all contractual and administrative issues informally and without litigation. GHURA is also bound by the procurement protest mechanism contained in 5 GCA Chapter 5 Article 9. Disputes will not be referred to HUD unless all administrative remedies have been exhausted. When appropriate, a mediator may be used to help resolve differences.

### **Informal Appeals Procedure**

To issue a bid protest/appeal for contracts of \$25,000.00 or less for general procurement and \$100,000.00 or less for construction, the bidder/contractor may request to meet with the appropriate Contract Officer.

### **Formal Appeals Procedure for Contracts More Than \$25,000.00 for general procurement and \$100,000.00 for construction.**

- A. **Bid Protest.** Any actual or prospective contractor may protest the solicitation or award of a contract for serious violations of the principles of this Policy. Any protest against a solicitation must be received before the due date for the receipt of bids or proposals, and any protest against the award of a contract must be received within ten (10) calendar days after the contractor receives notice of the contract award, or the protest will not be considered. All bid protests shall be in writing, submitted to the Contracting Officer or designee, who shall issue a written decision on the matter. The Contracting Officer may, at his/her discretion, suspend the procurement pending resolution of the protest if the facts presented so warrant.
- C. **Contractor Claims.** All claims by a contractor relating to performance of a contract shall be submitted in writing to the Contracting Officer for a written decision. The contractor may request a conference on the claim. The Contracting Officer’s decision shall inform the

contractor of its appeal rights to the next higher level of authority in GHURA. Contractor claims shall be governed by the Changes clause in the form HUD-5370

## **XVIII. ASSISTANCE TO SMALL AND OTHER BUSINESSES**

### **Required Efforts**

Consistent with Presidential Executive Orders 11625, 12138, and 12432, Section 3 of the HUD Act of 1968, and 2.2-4310 of the Procurement Act, all feasible efforts shall be made to ensure that small and minority-owned businesses, women's business enterprises, service disabled veteran owned businesses, and other individuals or firms located in or owned in substantial part by persons residing in the area of GHURA project are used when possible.

GHURA shall adopt a Section 3 Policy

Efforts to utilize small and minority-owned businesses, women's business enterprises, service disabled veteran-owned businesses and other businesses shall include, but shall not be limited to:

- A. Including such firms, when qualified, on solicitation mailing lists;
- B. Encouraging their participation through direct solicitation of bids or proposals whenever they are potential sources;
- C. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;
- D. Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;
- E. Including in contracts, to the greatest extent feasible, a clause requiring contractors, to provide opportunities for training and employment for lower income residents of the project area and to award subcontracts for work in connection with the project to business concerns which provide opportunities to low-income residents, as described in 24 CFR Part 135 (so-called Section 3 businesses); and
- F. Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed above.
- G. Goals shall be established periodically for participation by small businesses, minority-owned businesses, women-owned business enterprises, labor surplus area businesses, service disabled veteran-owned businesses, and Section 3 business concerns in GHURA prime contracts and subcontracting opportunities.

### **Definitions**

1. A **small business** is defined as a business that is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of

operation. The size standards in 13 CFR Part 121 should be used to determine business size.

2. A **minority-owned business** is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly-owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals.
3. A **women's business enterprise** is defined as a business that is at least 51% owned by a woman or women who are U.S. citizens and who control and operate the business.
4. A "**Section 3 business concern**" is as defined under 24 CFR Part 135.
5. A **service disabled veteran-owned business** means a business concern that is at least 51% owned by one or more service disabled veterans or, in the case of a corporation, partnership, or limited liability company or other entity, at least 51% of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more individuals who are service disabled veterans and both the management and daily business operations are controlled by one or more individuals who are service disabled veterans.

## **XIX. BOARD APPROVAL OF PROCUREMENT ACTIONS**

The GHURA Procurement Policy and all its revisions must be submitted to the Board of Commissioners for review and approval.

All contracts in an amount of \$25,000.00 or more for general procurements, and \$100,000.00 or more for construction procurements shall be submitted to the Board of Commissioners for review and approval prior to awarding a contract. Furthermore, any change orders, contract modifications and/or amendments for such contracts that exceed the original contract amount must be submitted for Board approval prior to any contract modification.

## **XX. INTERPRETATION OF POLICY**

In the event of ambiguity, contradiction or unforeseen situations not addressed clearly or directly in this policy, the Executive Director shall use his/her best professional judgment in making a decision that will best protect the interest of GHURA and ensure GHURA's compliance with applicable statutory and regulatory requirements.

## **XXI. DELEGATION OF CONTRACTING AUTHORITY**

While the Executive Director is responsible for ensuring that GHURA's procurements comply with this Policy, the Executive Director may delegate all procurement authority as is necessary and appropriate to conduct the business of the Agency.

Further, and in accordance with this delegation of authority, the Executive Director shall establish operational procedures to implement this Policy.

## **XXII. DOCUMENTATION**

GHURA must maintain records sufficient to detail the significant history of each procurement action. These records shall include, but shall not necessarily be limited to, the following:

- A. Rationale for the method of procurement (if not self-evident) including any pre-procurement review;
- B. Rationale of contract type and pricing arrangement (also if not self-evident) including any technical specifications, requests for proposals or invitations for bid, and independent cost estimates;
- C. Reason for accepting or rejecting the bids or offers;
- D. Basis for the contract price (as prescribed in this handbook);
- E. A copy of the contract documents awarded or issued and signed by the Contracting Officer;
- F. Basis for contract modifications; and
- G. Related contract administration actions.

The level of documentation should be commensurate with the value of the procurement. Records are to be retained for a period of seven years as required by 5 GCA 5249 after final payment and all matters pertaining to the contract are closed.

## **XXIII. FUNDING AVAILABILITY**

Before initiating any contract, GHURA shall ensure that there are sufficient funds available to cover the anticipated cost of the contract or modification.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
**Aturidat Ginima' Yan Rinueban Siudat Guahan**  
**BOARD OF COMMISSIONERS**  
**RESOLUTION NO. FY2020-022**

**MOVED BY: SABINO P. FLORES**                      **SECONDED BY: GEORGE F. PEREDA**  
**RESOLUTION APPROVING THE ANNUAL PHA PLAN (FY2021) AND CAPITAL FUND PROGRAM (CFP) FIVE YEAR ACTION PLAN (2020-2024).**

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

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

**WHEREAS,** the CFP Five Year Action Plan describes the capital improvements to be undertaken within the 5-year period. The capital improvements are necessary activities to ensure long-term physical and social viability of the PHA's public housing developments; and

**WHEREAS,** the goals and objectives of the Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five Year Action Plan (2020-2024) is consistent with Guam's Five-Year Consolidated Plan, which identifies and prioritizes the housing and community development needs of Guam; and

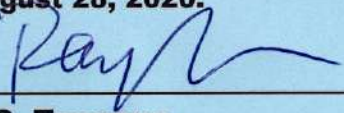
**WHEREAS,** this Plan was prepared in accordance with the PHA Plan requirements of 24 CFR Part 903; now, therefore, be it

**RESOLVED,** that the Board of Commissioners of the Guam Housing and Urban Renewal Authority hereby approves the Annual PHA Plan (FY2021) beginning October 1, 2020 and Capital Fund Program (CFP) Five Year Action Plan (2020-2024).

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM - AUGUST 28, 2020**  
**PASSED BY THE FOLLOWING VOTES:**

**AYES:**                      **Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki,**  
   **Anisia Delia**  
**NAYES:**                      **NONE**  
**ABSENT:**                      **Joseph Leon Guerrero**  
**ABSTAINED:**                      **NONE**

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on **August 28, 2020.**

  
\_\_\_\_\_  
**Ray S. Topasna**  
**Secretary/Executive Director**





# GHURA

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



The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan; the Five-Year Plan, which is submitted to HUD once every five years and the PHA Annual Plan, submitted annually. The Five-Year Plan describes the mission of the agency and agency's long-range goals and objectives for achieving its mission over the five-year period. The PHA Annual Plan describes how GHURA has achieved the goals set in the Five-Year Plan and any changes to program policies. GHURA submitted its latest five year Plan last year along with the first year Annual Plan. The second year Annual Plan is due to HUD no later than October 18, 2020. The following outline changes and/or significant updates.

- The Plan was available for public comment from June 9, 2020 to July 28, 2020.
- BOC ratified the implementation of the HUD-Approved Success Rate Payment Standard Schedule for the Section 8 Housing Choice Voucher Program. Payment Standards have been changed from the 40th percentile of the FMR to 50th percentile.
- Notice to the public of the COVID-19 Statutory and Regulatory Waivers adopted by GHURA available on GHURA's website.
- GHURA continues to address public housing unit modernization with Capital Fund Program (CFP) funds. Addressing our aging units deteriorated sewer waste and water lines and antiquated electrical system are also being addressed with CFP funds.
- LBP has been identified in 67 of our units in the G250 and G100 sites. The A/E Division is working towards abatement.
- GHURA's progress in meeting its mission and goals:
  - Number of vouchers leased under programs such as Project-based Elderly Program, HUD-Veterans Affairs Supportive Housing Program (VASH), Mainstream, Non-Elderly Disabled (NED)
  - Increasing availability of affordable housing - Low Income Housing Tax Credit (LIHTC) Guam has added another 116 units through the construction of Summer Town Estates III with 66 units and Ironwood Villa Del Mar Phase I with 50 units.
  - Guam has completed the renovation of a 14 unit apartment complex for an affordable rental program to be operated by a local non-profit organization.
  - A total of 3 families were assisted under the Renewal Affordable Homes Program on a lease with option to purchase.
  - GHURA hired a Consultant to conduct a Housing Study and Needs Assessment for the island of Guam to better understand the local housing market.
  - Family Self Sufficiency (FSS) program graduated two participating families during calendar year 2019. FSS Program Coordinators supported a total of 150 program participants/families; 121 from the Housing Choice Voucher (HCV) Program and 29 from Public Housing (PH) Program.
  - Construction Contractors working on GHURA projects, as of February 2020 hired 4 Section 3 residents as Laborers for part time work.
  - GHURA Property Site Managers continue to monitor the Deconcentration of Poverty and Income-Mixing requirements. The average income at all AMP sites are below the established income range, there are no concentrated poverty areas.
  - GHURA continues to work and partner with other agencies and non-profit organizations to bring outreach and education to families residing in PH.

GHURA is required to submit a Capital Fund Program (CFP) Five Year Action Plan annually to identify and prioritize its modernization needs. GHURA is on a rolling Five Year Action Plan, rolling plans are updated annually and submitted annually. The Five Year Action Plan includes the work item projected and the budget for each year covered.



Guam's  
Annual PHA Plan (FY2021)  
and  
Capital Fund Program (CFP)  
Five Year Action Plan (2020-2024)



# Annual PHA Plan

HUD-50075-ST

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

**Definitions.**

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

A.	<b>PHA Information.</b>
A.1	<p>PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u>          PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Public Housing (PH) Units <u>750</u> Number of Housing Choice Vouchers (HCVs) <u>2,585</u> Total Combined Units/Vouchers <u>3,335</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan updates, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan and Capital Fund Program (CFP) Five Year Action Plans are available to the public for review and comment. Due to COVID-19 pandemic and the Government of Guam's social distancing requirements the Plans will be made available electronically on GHURA's website at <a href="http://www.ghura.org">www.ghura.org</a>. If you would like to obtain a copy or require additional information please contact Katherine E. Taitano, Chief Planner, at 475-1322 or email at <a href="mailto:katherine@ghura.org">katherine@ghura.org</a> or Alvina C. Castro, Program Coordinator, at 475-1401 or email <a href="mailto:alvina@ghura.org">alvina@ghura.org</a>.</p> <p>The Public's comments are important to us, GHURA will advertise for public comment from June 9, 2020 to July 28, 2020. Comments, questions, concerns, should be sent to GHURA via mail at 117 Bien Venida Avenue, Sinajana, Guam 96910, fax number (671) 300-7565, TTY/TDD number (671) 472-3701 or email to <a href="mailto:katherine@ghura.org">katherine@ghura.org</a> or <a href="mailto:alvina@ghura.org">alvina@ghura.org</a>. The final date for submission of public comments is July 28, 2020.</p>

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

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

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

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

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

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

Rent Determination

In the Board of Commissioners (BOC) meeting of August 26, 2019 GHURA Board ratified the implementation of the HUD-Approved Success Rate Payment Standard Schedule for the Section 8 Housing Choice Voucher Program (HCV) and Reasonable Accommodations for Persons with Disabilities to determine the maximum subsidy for participants.

BOC-approved payment standards were being calculated at the 40<sup>th</sup> percentile of the Fair Market Rent (FMR), GHURA Section 8 HCV applicants and participants were 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. Therefore a change to the success rate payment standards amounts was requested and approved to be calculated at the 50<sup>th</sup> percentile.

The GHURA's policies governing rents charged for public housing dwelling units, have not been revised since the Authority's prior submission. However, the Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standard Schedule is updated annually based on the applicable Fair Market Rent (FMR). The updated Flat Rent Schedule for Public Housing is effective

September 1, 2019 and Payment Standard Schedule for HCV Program to include the adjusted applicable percentile is effective August 26, 2019.

Other Comments:

*Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions*

Latest update and changes to the HCV Administrative Plan (Admin Plan) were incorporated into the Policy and adopted by GHURA Board of Commissioners on September 27, 2018, changes were provided in last year's Annual Plan. Any additional changes will be reviewed and prepared for implementation as necessary.

The latest update to the Admissions and Continued Occupancy Policy (ACOP) was submitted to HUD August 31, 2017, additional updates are being worked on to include the latest regulatory and/or discretionary changes. These updates will be reviewed by the GHURA Board of Commissioners prior to implementation.

*COVID-19*

On April 10, 2020, HUD published Notice PIH 2020-05 pursuant to the Coronavirus Aid, Relief and Economic Security (CARES) Act and in response to the COVID-19 pandemic. The Notice outlines HUD COVID-19 Statutory and Regulatory Waivers available to PHAs for the Public Housing Programs. GHURA adopted the temporary waivers necessary to keep the Public Housing Programs operational to the extent feasible and allows GHURA to continue to carry out its mission to provide decent, safe, and sanitary affordable housing for low-income families amidst the pandemic. A chart of the temporary waivers adopted by GHURA can be viewed on GHURA's website at [www.ghura.org](http://www.ghura.org).

Significant Amendment/Modification

See Exhibit A

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Included as Exhibit B is the Deconcentration Policy (ACOP 3/1/17).

**B.2** New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Demolition and/or Disposition

*GHURA 99, Agat*

The interest by a private developer of the purchase of a sliver parcel of property in Agat located in the GHURA99 area was presented last year. The disposition of any property is a lengthy process, GHURA continues to pursue this matter. The property is a portion of Lot 350-5 located along the northwest portion of the parcel in Agat GHURA 99. The approximate size of the parcel is between 1500sm to 4000sm. The sale of this parcel has been requested for the purpose of providing for an easement to serve adjacent parcel owners presently without an identified public easement.

Conversion of Public Housing to Project-Based Assistance under RAD

Although GHURA is not actively pursuing the conversion of its' Public Housing stock to the HUD Rental Assistance Demonstration (RAD) Program, GHURA is continuing the review of this program to determine its applicability and benefit to the island's inventory of Public Housing.

Units with Approved Vacancies for Modernization

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1). GHURA requests HUD approval for the modernization of units that are in need of major renovation work, Capital Fund Program funds are used to address these vacant units under modernization. Units identified for modernization require the unit to become or remain vacant to accomplish the improvements necessary, modernization may require up to eight months for completion. GHURA finds that not only does the age of the unit play a huge factor in the need for modernization and upgrade, but the deterioration of the sewer waste and water lines, and the antiquated electrical system are also the cause for the need for modernization. Some units are around 49 years old, the sewer lines originally installed were galvanized pipes that have since and continue to severely corrode and the electrical systems are obsolete, parts are no longer being sold to perform the necessary maintenance of the system.

Other Capital Grant Programs

GHURA will continue to consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA public housing units were constructed between 29 and 49 years ago. With Guam's harsh weather and the age of the units most of the units are in need of renovation/modernization. With the limited capital funds and the projected renovations to the public housing units and sites needed to provide decent, safe, sanitary homes for our residents other funding opportunities need to be researched.

*Lead Based Paint.* A re-testing for the presence of Lead-Based Paint (LBP) was conducted on 145 Public Housing units at AMPs 1 (Agana Heights, Mongmong and Sinajana), 2 (Yona), & 4 (Toto). Out of the 145 units a total of 67 units tested positive for lead. GHURA identified funding under the Capital Fund Program (CFP) to address the abatement of the units affected. As the Architectural/Engineer Division works towards abatement GHURA continues to provide the tenants of the effected unit's notices of the presents of LBP. A report of any individuals tested positive for lead poisoning is given to HUD quarterly.

*Use of Operating Reserves.* GHURA is looking into the possibility of using operating reserves to address project-specific activities in order to maintain the efficient management operations of public housing units. Projects that are being considered are:

- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites;
- Removal and installation of new or repair of existing fencing at the AMPs' site fence line and offices;
- Installation of lighting at fence line for security purposes;
- Purchase and installation of security cameras with security monitoring services;
- Support of resident programs;
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

	<p><i>Wait List.</i> AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) wait list has been closed as of September 28, 2018, AMP 2 (Yona, Talofoto, Inarajan) and AMP3 (Agat, Merizo, Umatac) is open and does not have an anticipated date to close the wait list at this time, AMP4 (Toto, Dededo) closed their application wait list on October 1, 2019 with no anticipated re-opening date. Section 8 wait list was last opened in October 2018 for a period of five days. Section 8 selected 1,800 pre-applications through an electronic lottery system to establish a two-year waiting list. However, Section 8 anticipates re-opening the wait list in March 2020. Section 8 Project-Based Rental Housing Program for elderly families only opened their wait list from January 13, 2020 through March 13, 2020. The Multifamily Housing Program for the elderly, Guma Trankilidat, opened their wait list for a period from January 6, 2020 through February 7, 2020.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2018 are as follows:</p> <ol style="list-style-type: none"> <li>1. Finding No. 2018-01 (Material Weakness, Supportive Housing for the Elderly, Eligibility – Late Annual Recertification) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to adhere to existing policies and procedures to conduct tenant eligibility properly and in a timely manner. Additionally, there is a lack of internal control monitoring or review procedures in place to ensure the adequacy and completeness of the tenant recertification.</li> </ul> </li> <li>2. Finding No. 2018-02 (Material Weakness, Supportive Housing for the Elderly, Eligibility – Documentation form HUD 50059) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control monitoring to ensure that tenant files are independently reviewed for completeness prior to tenant certification GHURA lacks proper tenant file maintenance. The Property Site Manager did not adhere to the internal control procedures to complete all the required documents at the time of the annual or recertification process. There is a lack of internal control monitoring or review procedures in place over the initial and annual recertification process.</li> </ul> </li> <li>3. Finding No. 2018-03 (Significant Deficiency, Supportive Housing for the Elderly, Eligibility – File Maintenance) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control to ensure that tenant files are independently reviewed for completeness prior to tenant certification GHRUA lacks proper tenant file maintenance. The Property Site Manager did not adhere to the internal control procedures to complete all the required documents at the time of the annual or recertification process. There is a lack of internal control monitoring or review procedures in place over the initial and annual recertification process.</li> </ul> </li> <li>4. Finding No. 2018-04 (Significant Deficiency, Supportive Housing for the Elderly, Special Tests and Provisions – Housing Inspections) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to adhere to existing policies and procedures to conduct housing inspections according to scheduled time frames to coincide with the annual inspections prior to tenant recertification in a timely manner. Additionally, there are no independent internal control monitoring or review procedures in place to ensure the adequacy and completeness of the admission and certification of tenants.</li> </ul> </li> </ol>

5. Finding No. 2018-05 (Material Weakness, Public and Indian Housing, Eligibility – File Maintenance and Missing Documentation)
  - Cause: It appears that the Public Indian Housing personnel did not adhere to the internal control procedures in ensuring that all the required documents are complete and accurate at the time of the recertification process.
6. Finding No. 2018-06 (Material Weakness, Public and Indian Housing, Eligibility – Form HUD 50059)
  - Cause: It appears that the Public Indian Housing personnel did not adhere to the internal control procedures in ensuring that all the required documents are complete and accurate at the time of the recertification process.
7. Finding No. 2018-07 (Material Weakness, Public and Indian Housing, Eligibility – Annual Certification)
  - Cause: There is a lack of internal control monitoring procedures to ensure that tenants are recertified in a timely manner.
8. Finding No. 2018-08 (Significant Deficiency, Low Income Housing Assistance Program, Special Tests and Provisions – Annual Inspections)
  - Cause: The Authority lacks effective internal controls to monitor and ensure that all units are inspected annually in a timely manner.
9. Finding No. 2018-09 (Significant Deficiency, Low Income Housing Assistance Program, Special Tests and Provisions – Community Service)
  - Cause: There appears to be a lack of internal controls and monitoring procedures to ensure that adult family member is in compliance with the community service requirement.
10. Finding No. 2018-10 (Significant Deficiency, Section 8 Housing Choice Voucher Program, Eligibility – Form HUD 50058 Discrepancies)
  - Cause: There is a lack of internal control monitoring procedures over tenant folder review to ensure that all required documents are complete and accurate at the time of admission or recertification. Quality control procedures have not been fully implemented to ensure that case files are well-managed and properly maintained.
11. Finding No. 2018-11 (Significant Deficiency, Section 8 Housing Choice Voucher Program, Eligibility – Criminal Activity)
  - Cause: The Authority did not adhere to its administrative plan for screening applicants and tenants for family behavior or suitability for tenancy.
12. Finding No. 2018-12 (Significant Deficiency, Section 8 Housing Choice Voucher Program, Rental and Housing Assistance Payment – Rent Reasonableness)
  - Cause: Prior the amendment, the Authority's administrative plan did not specifically address the segregation of the duties for this function. Additionally, the data base had not been thoroughly reviewed to ensure all unassisted units included all necessary information for comparability.

GHURA has completed its Corrective Action Plan to resolve all Findings listed above. Full FY2018 Audit can be found Additional information regarding the FY2018 Audit may be reviewed in the Office of Public Accountability's web site at [www.opaguam.org](http://www.opaguam.org).

**Progress Report.**

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

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

*Project-based Elderly Program*

Guam has 112 Project-based Elderly Program vouchers which are 100% leased up. The Section 8 Project-based Voucher Program is rental housing assistance program for elderly families. Unlike the Section 8 tenant-based program, the Project-based subsidy is attached to specific units. The assistance does not move with the family. In Guam the Project-based Program subsidizes 112 rental units at the Summer Town Estates in Dededo.

*HUD-Veterans Affairs Supportive Housing Program (VASH)*

Guam currently receives a total of 56 VASH vouchers with 45 leased up. Guam will continue to apply for additional funding to help more of our homeless veterans and their families afford decent, safe, and sanitary housing.

*Mainstream*

Guam was awarded 11 Mainstream Housing Program vouchers in 2018; all vouchers are leased up. These vouchers assist non-elderly persons between the ages of 18-61 with disabilities who are transitioning out of institutional or other segregated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless.

*Non-Elderly Disabled (NED)*

Guam currently has 175 NED vouchers. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

*Family Unification Program (FUP)*

FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; of the delay in discharge of child, or children, to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Guam has 133 FUP vouchers, currently 130 are leased up.

It has been determined that part of the reason that some of the vouchers are not fully leased up is that some individuals and families are having a hard time leasing a unit not only due to rental subsidy not at a rate that is marketable, but that families are finding it hard to find one and two bedroom units available for rent.

*Multi-family Program*

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

*Increasing Availability of Affordable Housing (Other Programs)*

Guam increases the availability of decent, safe, and affordable housing through several programs.

Guam continues to meet the priorities set forth in the 5-Year Consolidated Plan to increase the availability of affordable housing. As previously reported Guam's participation in the Low Income Housing Tax Credit (LIHTC) program has thus far completed 333 affordable LIHTC rental units which includes 240 units geared towards the Elderly. Since the last reporting Guam has added another 116 units through the construction of Summer Town Estates III with 66 units, and Ironwood Villa Del Mar Phase I with 50 units. These units were completed and placed in services in 2019 and will serve LMI families. An additional 132 rental units for LMI families are anticipated to be completed by this year, Ironwood Villa Del Mar Phase II with 68 units, and Summer Town Estates IV with 64 units.

Guam continues to support affordable housing through the rehabilitation of structures that are converted as affordable housing; through the construction, acquisition, and rehabilitation of housing for sale as affordable housing; and through the LIHTC program. Guam continues to provide decent, safe, and affordable housing. This reporting period, Guam has completed the renovation of a 14 unit apartment complex for an affordable rental program to be operated by a local non-profit organization. A total of 3



families were assisted under the Renewal Affordable Homes Program on a lease with option to purchase, with one closing during this period.

Housing Study

To better understand the local housing market, GHURA hired a Consultant to conduct a Housing Study and Needs Assessment for the island of Guam. The goal is for the Consultant, whose expertise is in housing issues, to identify existing and future housing stock with the community; assess the existing housing conditions; identify the demographic and market demands (present and future); and identify critical housing gaps and issues.

*Occupancy Levels (HCV/S8, PH, Guma' Trankilidat)*

The following tables are intended to provide a snapshot of GHURA's available units under the HCV, PH and Guma' Trankilidat programs by occupancy level and racial analysis and wait list status as of February 29, 2020:

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2582	158	163	195	234	49
Available	2336	156	157	186	232	49
Percentage	90%	99%	96%	95%	99%	100%

**Wait List (No. of applicants, by income)**

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	308	87	12	5	412
AMP1	670	198	80	25	973
AMP2	273	41	18	10	342
AMP3	298	44	21	9	372
AMP4	549	140	52	19	760
GT	30	4	1	0	35

**Wait List (No. of applicants by bedroom size)**

	1	2	3	4	5	6
AMP1	280	366	214	79	34	0
AMP2	44	145	91	46	15	1
AMP3	39	142	129	36	26	0
AMP4	222	177	243	88	30	0

# GHURA

## Public Housing - AMP #1 Certification Listing - Tenant Statistic Report

**REPORT TOTALS**

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 122	Hispanic: 0	Singles: 19
Male Head of Household: 34	Non-Hispanic: 156	Couples: 17
Unknown Gender: 0		Families: 120

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Total HAP	Average HAP	Total Tenant Rent	Average Tenant Rent	Total Annual Income	Average Annual Income	
White	4	1	0	10	144	0	0	0	\$0.00	\$0.00	\$12,160.00	\$77.95	\$2,503,723.00	\$16,049.51
Black	1	0	0	0	0	0	0	13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
American Indian/Alaskan	0	0	0	0	0	0	0	47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Asian	10	0	0	0	0	0	0	71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Native Hawaiian/Orh Pacific Island	144	0	0	0	0	0	0	23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homeless at New Admission	0	0	0	0	0	0	0	2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 7	Rent \$0 to \$100: 19	Handicapped: 2
Age 25-54: 118	Rent \$101 to \$200: 21	Disabled: 15
Age 55-74: 27	Rent \$201 to \$300: 13	Elderly (62+): 16
Age 75+: 4	Rent \$301 to \$400: 10	
<b>156 Total Tenants</b>		

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July



# GHURA

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima Yan Rinueban Siudad Guahan  
 117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 • Fax: (671) 300-7555 • TTY: (671) 472-3701

SouthEast Site Base #10 J.C. Rojas Circle, Yona, Guam 96915

Tel: (671) 477-9851 • AMP #2 (671) 789-9062 Fax: (671) 789-9063



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	126	Hispanic	0	Singles	9
Male Head of Household	31	Non-Hispanic	157	Couples	15
Unknown Gender	0			Families	133

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	2	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	8	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	36	Total Tenant Rent	\$13,423.00
Asian	12	3 Bedroom	76	Average Tenant Rent	\$85.50
Native Hawaiian/Other Pacific Island	153	4 Bedroom	27	Total Annual Income	\$3,411,925.00
Homeless at New Admission	0	5 Bedroom	9	Average Annual Income	\$21,732.01
		6 Bedroom	1		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	15	Rent \$0 to \$100	18	Handicapped	2
Age 25-54	128	Rent \$101 to \$200	23	Disabled	16
Age 55-74	14	Rent \$201 to \$300	20	Elderly (62+)	5
Age 75+	0	Rent \$301 to \$400	12		

157 Total Tenants

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# GHURA

Guam Housing and Urban Renewal Authority  
 Atundat Ginima' Yan Rinueban Siudad Guahan  
 117 Bien Venida Avenue, Shajana, GU 96910

Phone: (671) 477-9851 Fax: (671) 300-7565 TTY: (671) 472-3701

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



EQUAL HOUSING OPPORTUNITY

## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 138	Hispanic: 0	Singles: 34
Male Head of Household: 48	Non-Hispanic: 186	Couples: 21
Unknown Gender: 0		Families: 131

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 3	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 41	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 41	Total Tenant Rent: \$13,332.00
Asian: 23	3 Bedroom: 43	Average Tenant Rent: \$71.68
Native Hawaiian/Other Pacific Island: 171	4 Bedroom: 30	Total Annual Income: \$3,553,494.00
Homeless at New Admission: 1	5 Bedroom: 31	Average Annual Income: \$19,104.81
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 10	Rent \$0 to \$100: 37	Handicapped: 4
Age 25-54: 125	Rent \$101 to \$200: 22	Disabled: 30
Age 55-74: 43	Rent \$201 to \$300: 22	Elderly (62+): 36
Age 75+: 8	Rent \$301 to \$400: 12	

**186 Total Tenants**

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# GHURA

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima' Yan Rinueban Siudad Guahan  
 117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701

AMP #4 Northern Site Base #27 Doni Lane Toto Gardens  
 Tel: (671) 477-9851 • AMP #4: (671) 475-1326 • Fax: (671) 477-1841



EQUAL HOUSING  
 OPPORTUNITY

## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 174	Hispanic: 0	Singles: 32
Male Head of Household: 58	Non-Hispanic: 232	Couples: 19
Unknown Gender: 0		Families: 181

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 5	0 Bedroom: 0	Total TIAP: \$1,226.00
Black: 1	1 Bedroom: 39	Average TIAP: \$5.28
American Indian/Native Alaskan: 0	2 Bedroom: 24	Total Tenant Rent: \$37,469.00
Asian: 48	3 Bedroom: 103	Average Tenant Rent: \$161.50
Native Hawaiian/Oth Pacific Island: 192	4 Bedroom: 48	Total Annual Income: \$3,133,724.00
Homeless at New Admission: 7	5 Bedroom: 18	Average Annual Income: \$22,128.12
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 7	Rent \$0 to \$100: 31	Handicapped: 1
Age 25-54: 167	Rent \$101 to \$200: 43	Disabled: 19
Age 55-74: 43	Rent \$201 to \$300: 35	Elderly (62+): 37
Age 75+: 15	Rent \$301 to \$400: 25	

232 Total Tenants

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**Guam Housing and Urban Renewal Authority  
Guma Trankilidat**

**Certification Listing - Tenant Statistic Report  
(Guma Trankilidat)**

**REPORT TOTALS**

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 39	Hispanic: 0	Singles: 44
Male Head of Household: 10	Non-Hispanic: 49	Couples: 5
Unknown Gender: 0		Families: 0

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 3	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 49	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 0	Total Tenant Rent: \$9,091.00
Asian: 34	3 Bedroom: 0	Average Tenant Rent: \$185.53
Native Hawaiian/Other Pacific Islander: 12	4 Bedroom: 0	Total Annual Income: \$540,047.00
	5 Bedroom: 0	Average Annual Income: \$11,021.37
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 0	Rent \$0 to \$100: 16	Handicapped: 0
Age 25-54: 2	Rent \$101 to \$200: 18	Disabled: 17
Age 55-74: 21	Rent \$201 to \$300: 6	Elderly (62+): 44
Age 75+: 26	Rent \$301 to \$400: 6	

**49 Total Tenants**

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Improve Community Quality of Life and Economic Vitality

*Public Housing Assessment System (PHAS)*

REAC inspection was conducted in September 2019 on AMPs 1, 2, 3 and 4. The overall PHAS score is 80, designation status is Standard Performer. HUD Notice PIH 2020-05 effective April 10, 2020 includes the temporary suspension of the PHAS. GHURA staff continues to work hard to increase the score.

*Safety*

AMP1 continues to have a good relationship with each Mayor from the four (4) sites: Asan, Agana Heights, Sinajana and Mongmong. Each site has a Neighborhood Watch Program (NWP), any concerns/updates occur quickly through the NWP and/or Mayor's Office. Outreach efforts are on-going as each site encourages more recruitment of volunteers to participate in the NWP to help make their sites safe.

AMP2 development consists of 163 public housing units located in three villages in the south eastern part of the island. Ninety nine of the 163 units are located in the village of Yona, where it appears that crime is more prevalent.

A handful of residents living in the Yona and Talofofu Public Housing are actively engaged in the NWP. The Inarajan site has not been able to get enough volunteers to establish an NWP. The Guam Police Department (GPD) staff have connected with our Public Housing residents by participating in Town Hall Meetings in an effort to recruit more residents into the NWP. Although the NWP program has impacted the village who participate in many positive ways, resident volunteers have voiced that there is just too much crime happening island-wide and have focused efforts within their assigned pocket areas.

The village of Yona currently does not have a Mayor who normally takes the lead in coordinating and facilitating activities aimed towards crime prevention in the neighborhood. Without the stability of a Mayor, residents have done their best to work directly with GPD's patrol division to alert them of any known crimes in the area.

AMP2 staff and management continue to provide the residents with the necessary means to keep their units safe. At the residents' requests, we approved for the installation of security cameras (at their expense), additional exterior unit lighting, and extra window locking mechanisms.

Outreach efforts with GHURA's Public Housing Division and the GPD continue. The partnership with GPD has proven to be beneficial in our efforts to reduce the crime rates within the developments.

AMP3 recently completed the clearing of debris along the perimeter of the G99 site and the installation of a new fence, changing the height from 4' to 6' high. The new fence not only will deter tenants from throwing their trash over the fence, but will also deter unauthorized access.

AMP4 works with the village Mayors from both Toto and Dededo. Toto currently has a resident involved in the NWP and anticipates to enlist a couple more. The PSM will be working with the Dededo Mayor regarding their NWP and anticipates having residents enlist in the program.

AMP4 will be replacing the fence lines at both the Toto Gardens and Dededo Elderly sites due to rust and deterioration. The replacement of the fence line will help prevent criminal activity. The deteriorated fence line became an entry point for unauthorized access. AMP4 has renovated the former AMP1 office to provide classroom instruction safety related trainings.

GHURA recently completed the renovation of a facility that will be utilized by the Public Housing tenants as a Residential Services Center. The Center is located within AMP4 Toto and adjacent to AMP1 Site Base Office. AMP4 will be providing classroom instruction safety related trainings. By providing training and activities in this facility we hope to minimize unlawful activities in the area.

GHURA is also hoping to utilize Capital Fund Program funds to construct an open-air canopy over the existing basketball court at and/or playground facilities at various AMP sites. The construction of these recreational facilities will assist in the decrease in crime at these sites by providing an outlet to the residents.

#### COVID-19 Response

##### *Safety*

##### *Pandemic Conditions of Readiness 1 (PCOR1)*

On March 14, 2020, the Governor of Guam signed Executive Order 2020-04 Relative to responding to COVID-19. EO 2020-04 ordered the closure of non-essential Government of Guam offices through March 30, 2020, and was later extended. GHURA executive management immediately put into place limited procedures critical to maintaining the operations of the Housing Authority, i.e., landlord payments for S8, Utility Reimbursements, and payroll. For Public Housing, the critical functions were limited to responding only to resident Emergency Health and Safety life threatening issues (EHS-LT).

##### *(PCOR2)*

For plans to eventually resume normal operations, GHURA's executive management implemented -- GHURA's Action Plan for Resuming Critical Functions In Response to COVID-19. The Plan outlines the procedures each division and employee must follow to keep with social distancing guidelines and other preventive measures to stop the spread of COVID-19. On May 11, 2020, Public Housing AMP 2 issued notice to all its residents informing them of the newly implemented safety procedures. In anticipation of reopening offices and also as a precaution, the AMP's were retrofitted with plexiglass in areas where staff must engage contact with an individual. Signs are posted in conspicuous areas notifying the public of the strict sanitation protocols, and a no mask, no entry policy has been implemented. Notice of these changes were provided to the public in a press release.

##### *Outreach Program*

HUD Notice PIH 2020-07 allocates \$685,000,000 of Supplemental Operating Funds for Public Housing through the CARES Act (Public Law 116-136), of which Guam was scheduled to receive \$745,204 in early May 2020. The funds were used to support and assist the safety of individuals and families living in Public Housing. GHURA distributed to its Public Housing residents "CARE Packages" consisting of masks, hand soaps, and other cleaning and hygiene supplies needed to stop the spread of COVID-19. GHURA Property Site Managers concur that there is no duplication of these services offered in the community at this time, and the costs to conduct this outreach is considered an eligible expense.

#### Promote Self-sufficiency and Asset Development of Families and Individuals

##### *Meeting Family Self Sufficiency Goals*

GHURA's Family Self-Sufficiency (FSS) Program successfully graduated two (2) participating families during calendar year 2019. Both families graduated with escrow, averaging \$4,900. The first graduate through participation in FSS On-The-Job (OJT) Training, was able to gain increased knowledge and experience necessary to prepare her for her first administrative job. Empowered by her new sense of financial independence, the graduate pushed herself a step further and opened up a small business. The family is currently completely free of housing assistance. The second graduate through hard work and determination, achieved her final goal of "Preparing for Homeownership" by completing a HUD approved, online Homeownership Certification course. Impressed with the wealth of information she acquired, coupled with personal accomplishments gained through her participation in the FSS program, she decided to go one step further, and pursued the purchase of her first home. Closing was finalized in December 2019.



At December's end, FSS Program Coordinators supported a total of 150 program participants/families; 121 Housing Choice Voucher (HCV) Program participants, and 29 from the Public Housing Program. Public Housing participants are divided into four (4) Asset Management Project (AMP) sites, and are broken down as follows:

- AMP 1 = 9 Participants
- AMP 2 = 9 Participants
- AMP 3 = 1 Participants
- AMP 4 = 10 Participants

FSS Program Coordinators continue to seek out means to educate, improve financial literacy, expand homeownership options and improve access to affordable housing for FSS families. Through continued joint efforts with Program Coordinating Committee (PCC) partners, FSS organized a number of essential seminars/workshops during the year. These workshops provided a foundation from which FSS families would begin to improve their budgeting skills, and form a sense of financial empowerment. PCC partners provided courses such as Pathways to Homeownership for First-Time Homebuyers, Homeownership Counseling, Homebuyers Education Course, Loan Affordability Analysis, ABC's of Credit Repair, in addition to several other Basic Budgeting and Credit workshops. FSS Program Coordinators worked conscientiously so as to ensure that families stayed focused on their goals, and maintained their motivation to succeed.

FSS staff continued to seek out effective, alternative training programs, workshops and seminars, as well as additional resources within the community which serve to enhance and cultivate the FSS program. With this in mind, FSS Coordinators introduced families to an expanded food and nutrition information program. The goal was to introduce families to healthy lifestyle changes, which include improving the quality of their diet, and incorporating fun family exercise activities. FSS families learn to plan healthier meal options, and are provided tips on how to purchase healthier items on a budget.

Outreach clinics continue to be an effective means of bringing awareness and inciting interest to participate in the FSS program. FSS Coordinators remain committed to providing a wide variety of information, assistance and opportunities to all participating FSS families, and are continuously exploring the feasibility of expanding the services it provides. Coordinators continue to promote the completion of secondary and post-secondary education to enhance personal development and attain skills necessary to secure better paying, career driven employment, thereby leading to self-sustainability. The program further seeks to encourage and assist participants to pursue homeownership as much as is possible, by working closely with and linking FSS families with its community partners, such as the Micronesia Community Development Corporation (self-help), Habitat for Humanity, as well as GHURA's Renewal Affordable Homes Program.

### *Section 3*

GHURA's Wage Compliance Officer continues to educate the contractors on the Section 3 regulations and to mandate the compliance of these regulations with each construction contract. A/E continues to work with Section 3 residents as well, to link them with contractors for employment. As of February 2020 construction contractors were able to hire 4 Section 3 residents as Laborers for part time work. The construction contracts are for a short duration and can only provide for part time work. Most residents want full time work. The agency continues to work with the contractors to hire residents and to train them to be skilled laborers.

GHURA's FSS coordinators conduct outreach clinics and contact its Public Housing residents directly to encourage them to become more involved in the Section 3 program. FSS coordinators assist the A/E Division by compiling a list of eligible individuals and obtain resumes that will later assist the Wage Compliance Officer in selecting participants who may be offered employment whether it be construction, administrative, or clerical work.

### *Deconcentration of Poverty and Income-Mixing*

GHURA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects. Nothing in the deconcentration policy relieves GHURA of the obligation to meet the income-targeting requirement. Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals - To the extent this deconcentration policy is applicable to the public housing units at all four AMP Site Developments, GHURA acknowledges that its public housing developments are mixed-income developments that include policies intended to promote income mixing in public housing and increase incomes of public housing residents. If the incomes of the Public Housing Residents fall outside the Established Income Range (EIR), GHURA will provide an explanation in its Annual Plan. GHURA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above GHURA's EIR to communities below the EIR and vice versa.

Deconcentration of Poverty and Income-Mixing - The average income at all AMP sites are below the established income range (EIR); and there are no concentrated poverty areas. The average and adjusted income of families residing in all covered developments as of September 30, 2019 are provided below:

FY2019 (as of 9/30/2019)	AMP1		AMP2		AMP3		AMP4		SECTION 8	
	679	AVERAGE	844	AVERAGE	830	AVERAGE	997	AVERAGE	5,753	AVERAGE
HHM WITH INCOME										
ALL INCOME	6,410,382.19	9,440.92	8,189,482.54	9,703.18	7,970,415.74	9,602.91	10,381,473.33	10,412.71	52,394,689.11	9,107.37
EXCLUSIONS	2,444,475.18		3,372,824.05		3,517,861.08		3,403,192.76		18,225,945.06	
ADJUSTED INCOME	3,965,907.01	5,840.81	4,816,658.49	5,706.94	4,452,554.66	5,364.52	6,978,280.57	6,999.28	34,168,744.05	5,939.29

### *Housing Counseling*

GHURA anticipates becoming a full-fledged HUD approved housing counseling agency by the August 2020 deadline. As an approved housing counseling agency GHURA will have a Certified Housing Counselor on staff. The Housing Counseling program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 and public housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase counseling; budgeting; homeownership and tenancy; fair housing; avoidance of mortgage default and eviction. The service is free of charge.

Within the past 8 months, GHURA has aided approximately 28 clients in housing counseling services and continues to move forward with the addition of 15-20 clients who are participating in the Renewal Affordable Housing (RAH) program in 2020. GHURA will continue both the one-to-one counseling and education pieces for housing clients. With the anticipated increase in interested clients GHURA is seeking for three more personnel to become housing counseling certified (both for homeownership and renting).

### *Outreach Program*

GHURA continues to partner with several agencies and non-profit organizations to bring outreach and education to families residing in Public Housing:

- The Department of Education's Early Intervention System (GEIS) and Early Childhood Special Education Programs, the Department of Public Health and Social Services' Karinu, the Mayor's Council of Guam, and the University of Guam Center for Excellence in Developmental Disabilities Education, Research and Services (CEDDERS), brings programs such as Learn the Signs, Act Early Project, and Village Play Time to the community and the sites. Village Play time is an innovative travelling playgroup and a new initiative to support children birth to five years of age and their parents to actively engage in

learning opportunities to enrich their child's overall development. Village play and other early childhood programs will continue throughout the year for all the sites.

- Mañe'lu (formerly Big Brother Big Sisters of Guam) is a local non-profit organization whose mission is to provide education and empowerment to children and families through mentoring. Mañe'lu has been providing outreach activities to include work force development, sports and recreational activities such as hikes and visits to various program partners. Some highlights this year include "Art in the Ville" with three components including cultural dance taking place in Yona (AMP 2), Art in the Ville (street art) in Mongmong (AMP 1), and a "walking club" in Toto Gardens (AMP 4) and Pagachao (AMP 3).
- Other local non-profit organizations like GALA Inc's Youth Empowerment Program for youth ages 10-19 years of age promotes health and wellness among youth, especially preventing substance abuse and suicide. Activities include lessons from the Storytelling for Empowerment Curriculum. There will be arts and crafts, physical fitness, dance, games and other life skills training.
- Public Housing has formed partnerships with the Guam Community College (GCC), Adult Education Programs, a program which provides adult basic classes in preparation for GED/HiSET (High School Equivalency Exams); Adult high School Diploma classes, and English as a Second Language (ESL) classes.
- GHURA has partnered with the University of Guam Cooperative Extension and Outreach. UOG provides outreach programs to the residents about eating smart and being active through its Expanded Food & Nutrition Program (EFNEP). EFNEP focuses on families with young children. EFNEP Coordinators came directly to the sites to engage participation with families and showcase ways families can make healthier food choices for meal preparation. Residents were also provided information on how to manage their funds for purchasing food items as well as how to choose the right physical activities for their families.

Other UOG programs will be to conduct assessment needs of the families at the different sites to match available programs some of which are described below:

*Agriculture and Natural Resources (Agricultural Economics, Container Gardening, Walk to Wellness)  
Consumer & Family Sciences (Community Nutrition Education Programs, Expanded Food and Nutrition Education Program, supplemental Nutrition Assistance Program- Education, Healthy Aging, etc.)  
4-H and Youth Development (Enrichment Programs, STEM Programs, etc.)  
Community Development (Workforce Development, Entrepreneur Training, Leadership Training, Financial Management Training, Asset Mapping, Needs Assessment Instruments and Data Collection)*

4-H Youth Development Programs being offered assist youth in acquiring knowledge, developing skills, and forming attitudes that will enable them to become self-directing, productive and contributing members of society.

- AMP4 has completed the renovation of the old AMP1 office and plans to have programs geared towards classroom instruction in resident self-sufficiency programs. AMP4 will work with Manuelu and other non-profit organizations to provide programs, such as computer training, resident safety, and renter's 101 training, to name a few. AMP4 anticipates to hold at least two meetings with residents within the fiscal year.

#### Violence Against Women Act (VAWA)

The last updated revision to the Housing Choice Voucher (HCV) Admin Policy was on September 27, 2018, and the Public Housing Admissions and Continued Occupancy Policy (ACOP) on August 31, 2017. Both

	<p>policies incorporated the latest VAWA update. Additional revisions to the ACOP are being worked on, it is anticipated to be completed, to include BOC approval, by July/August 2020. ACOP revisions to GHURA Policy will include changes to:</p> <ul style="list-style-type: none"> <li>• Section 16-VII.C. Notification to Applicants and Tenants - to provide safe delivery of information to the victim.</li> <li>• Section 16-VII.D Documentation – deadline for submission of documentation of domestic violence, dating violence, sexual assault, or stalking may be extend up to 10 business days.</li> <li>• Section 16-VII.D. Conflicting Documentation – third party documentation, contact information for local assistance, and submission timeframe.</li> </ul> <p><u>Other</u></p> <ul style="list-style-type: none"> <li>• <b>Utility Allowance (UA).</b> GHURA hired a consultant to conduct a Utility Allowance Schedule Study of Guam’s Public Housing clients. The consultant conducted the study according to HUD’s guidelines; the study showed an increase in utility expenses. The new UA Schedule for Public Housing units was effective September 1, 2019.</li> <li>• <b>Challenged Elements.</b> (Exhibit C-copy of advertisements to be included after published)</li> </ul>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Meeting Minutes (Exhibit D).</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Five Year Action Plan report year 2019-2023 (HUD Form 50075.2) has been entered into the EPIC on-line data system and approved by HUD electronically in EPIC on May 21, 2019.</p> <p>CFP Five Year Action Plan (Form HUD50075.2) report year 2020 – 2024 has been entered into EPIC and was approved by HUD on April 20, 2020.</p>

# Capital Fund Program Five Year Action Plan

HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : Guam Housing & Urban Renewal Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
PHA Number: GQ001						
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$485,263.00	\$515,263.00	\$450,263.00	\$475,263.00	\$640,263.00
	GHURA 250 (GQ001000001)	\$468,500.00	\$449,616.00	\$174,000.00	\$456,000.00	\$335,296.00
	GHURA 100 (GQ001000002)	\$548,500.00	\$281,000.00	\$261,000.00	\$618,500.00	\$431,000.00
	GHURA 99 (GQ001000003)	\$350,000.00	\$290,000.00	\$986,370.00	\$284,820.00	\$378,704.00
	GHURA 250 (GQ001000004)	\$552,616.00	\$869,000.00	\$533,246.00	\$570,296.00	\$619,616.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	AUTHORITY-WIDE (NAWASD) Operations(Operations (1406))	Operations		\$485,263.00
ID0032	Administrative Costs(Administration (1410)-Salaries, Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0033	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0034	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0035	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0036	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0037	Management Improvements(Management Improvement (1408)-Staff Training)	Training			\$35,000.00
ID0144	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services			\$20,000.00
	GHURA 250 (GQ001000001)				\$468,500.00
ID0039	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water,Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.			\$174,000.00
ID0071	Remove and Replace Exterior and Security Screen Door at Aqana Heights, Mengmoong, Sinujana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 30 units exterior door and jamb at AMP1. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.			\$150,000.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0086	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernize of 15 units at the AMP1 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.			\$127,500.00
ID0106	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing in-kind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.			\$17,000.00
	GHURA 100 (GQ0010000002)				\$548,500.00
ID0040	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Water Lines - Mains,Dwelling Unit-Interior (1480)-Water Lines/Mainlines)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.			\$261,000.00
ID0059	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 15 units at the AMP2 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.			\$127,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		I	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	Existing balcony railings to be replaced with new at AMP2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings)	Remove and replace railings at 12 units at AMP2. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.		\$60,000.00
ID0146	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Stairwells,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP2 to include kitchen, bathroom, bedroom and living room. renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Include handicap parking identification.		\$100,000.00
				\$350,000.00
ID0041	Unit Modernization at Agat (G99 & G82), Merrizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Kitchen Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Complete unit modernization of 10units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$290,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year		2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Estimated Cost
ID0112	Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc) Existing balcony railing to be replaced with new at GHURA 83(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Remove and replace railings at 12 units at AMP3. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.	\$60,000.00
ID0042	GHURA 250 (GQ001000004) Unit Modernization at Dededo (G35/G48/G82), Tono (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooding (non routine),Dwelling Unit-Interior (1480)-Doors,Dwelling Unit-Interior (1480)-Interior Finishing (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure.	\$290,000.00
ID0105	Remove and Replace Existing Fencing at AMP4 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Existing perimeter to be removed, disposed and replaced with new. New Fence shall be 6ft. high consisted with 2-layers 8in. thick CMU reinforced low wall with footing continuous (bottom of fence), 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 3 - 4ft. wide personal gates with latch provision (gate at various locations for maintenance propose).	\$245,616.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0145	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing inkind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.			\$17,000.00
	Subtotal of Estimated Cost				\$2,404,879.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$515,263.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities			\$240,487.00
ID0049	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	AVE staff salaries and benefits, sundry			\$150,000.00
ID0051	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.			\$7,776.00
ID0058	Management Improvement(Management Improvement (1408)-System Improvements)	Management Improvement (Systems Improvement) - Up-grade mainframe hardware and software.			\$30,000.00
ID0114	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services			\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$10,000.00
ID0148	Operations(Operations (1406))	Operations		\$50,000.00
ID0151	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$25,000.00
	GHURA 250 (GQ001000001)			\$449,616.00
ID0054	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)( Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 91 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy locks and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$140,000.00
ID0152	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP1.		\$135,616.00
	GHURA 100 (GQ001000002)			\$281,000.00
ID0055	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0153	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP2.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	GHURA 99 (GQ0010000053) Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83) Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-GHURA 250 (GQ0010000054)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00  \$290,000.00
ID0057	Unit Modernization at Dededo (G35/G48/82), Toto (G250) Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Exterior (1480)-Appliances, Dwelling Unit-Exterior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Exterior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$869,000.00  \$290,000.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0072	Remove and Replace Exterior and Security Screen Door at Decidedo (G35.G48/82), Tono (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 53 units exterior door and jamb at AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$266,500.00
ID0149	Kitchen Renovation(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Kitchen modernization of 15 units at AMP4. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0150	Renovate Unit for 504 Accessibility(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Kitchen Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units at AMP4 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Include handicap parking identification.		\$1,80,000.00
ID0154	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP4.		\$5,000.00
	Subtotal of Estimated Cost			\$2,404,879.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0060	GHURA 99 (GQ001000003)	Kitchen modernization of 15 units at AMP3. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$986,370.00
ID0069	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
ID0108	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umanac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Chalking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work,(1480)-Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umanac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Chalking)	Completely remove and replace exterior door and jamb at 56 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$280,000.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 97 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$168,870.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0156	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Manis AUTHORITY-WIDE (NAWASID)	Complete unit modernization of 4 units at AMP3 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit -Uniform Federal Accessibility Standard (UFAS) - Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00	
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$450,263.00	
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs		\$240,487.00	
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$1,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0115	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0155	Operations Costs(Operations (1406))	Operations Costs		\$50,000.00
	GHURA 250 (GQ001000001)			\$174,000.00
ID0067	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)( Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	GHURA 100 (GQ001000002)	<p>Unit Modernization at Yona (G100), Taliofofo (G28 &amp; G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)</p>		\$261,000.00
ID0070	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines(Mains)	<p>Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spill, exposed rebar, cracks at roof and beams and building structure.</p>		\$290,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0157	Remove and Replace Fencing at AMP4(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Remove, dispose and replace existing perimeter fence line around property at AMP4 Dededo G48 and G82. Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch provision (gate at various locations for maintenance propose).		\$243,246.00
	Subtotal of Estimated Cost			\$2,404,879.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$475,263.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance			\$20,000.00
ID0053	Operations Costs(Operations (1406))	Operations Costs			\$30,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.			\$240,487.00
ID0121	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID0122	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry			\$150,000.00
ID0123	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.			\$7,776.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0124	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services			\$1,000.00
ID0160	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services			\$25,000.00
ID0125	GHURA 250 (GQ001000001)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.			\$174,000.00
ID0133	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)( Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains Concrete Roof Repair, Thermal & Moisture Protection, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Other	8 Units at AMP1: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking, fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)			\$162,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0159	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings- etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)- Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit- Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit- Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines(Mains) GHURA 100 (GQ001000002)	Complete unit modernization of 4 units at AMP1 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00
ID0126	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit- Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)- Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)- Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)- Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non- Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)- Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0130	Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non- Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)- Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-	New Reinforced Concrete Shade structure shall consist of free standing columns (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assembled and anchored on reinforced foundation. Design shall be considered insurable.		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity Estimated Cost
	Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)		
ID0158	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior: (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 90 units at AMP2 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb, if found damaged to be replaced in-kind).	\$157,500.00
ID0127	GHURA 250 (GQ001000004) Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work(1480)-Water Lines/Mains) Design & Construct New Metal Frame Structure over Existing Basketball Court at AMP4(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Roofs,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Exterior (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Exterior (1480)-Siting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.	\$570,296.00
ID0135	Design & Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category I/C <sub>1</sub> . Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft wide	Design and Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category I/C <sub>1</sub> . Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft wide	\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0161	Installation of New Speed Bumps(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	<p>sliding gate and 1-5ft. wide personal gate with lock provision, retrofit existing basketball pipe stands, resurface of existing basketball court, and provide new basketball markings.</p> <p>Install speed bumps with the GHURA Public Housing Site at AMP4</p>			\$30,000.00
ID0128	GHURA 99 (GQ001000003)	<p>Unit Modernization at Agat (G99 &amp; G82), Merizo (G82 &amp; G83), &amp; Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Subtotal of Estimated Cost</p> <p>Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.</p>			\$284,820.00
					\$2,404,879.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	GHURA 250 (GQ001000001)				\$335,296.00
ID0138	Installation of New Site Lighting at AMP1 (DWELLING UNIT-SITE WORK (1480)-LIGHTING)	Provide new Site Lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with various roof top with stainless steel metal brackets, existing street light to be rewired and connect existing electrical panel at common area (laundry)			\$20,000.00
ID0143	Install Fencing at AMP1 Perimeter Property Line (DWELLING UNIT-SITE WORK (1480)-FENCING, DWELLING UNIT-SITE WORK (1480)-LANDSCAPE, DWELLING UNIT-SITE WORK (1480)-LIGHTING, DWELLING UNIT-SITE WORK (1480)-SIGNAGE)	New Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch provision (gate at various locations for maintenance propose).			\$123,296.00
ID0169	Unit Modernization at A11, Mong, Sin (250) & Asua (G26) (DWELLING UNIT-EXTERIOR (1480)-BUILDING SLAB, DWELLING UNIT-EXTERIOR (1480)-COLUMNS AND PORCHES, DWELLING UNIT-EXTERIOR (1480)-EXTERIOR DOORS, DWELLING UNIT-EXTERIOR (1480)-EXTERIOR LIGHTING, DWELLING UNIT-EXTERIOR (1480)-EXTERIOR PAINT AND CAULKING, DWELLING UNIT-EXTERIOR (1480)-EXTERIOR STAIRWELLS - FIRE ESCAPE, DWELLING UNIT-EXTERIOR (1480)-FOUNDATIONS, DWELLING UNIT-EXTERIOR (1480)-LANDINGS AND RAILINGS, DWELLING UNIT-EXTERIOR (1480)-ROOFS, DWELLING UNIT-EXTERIOR (1480)-WINDOWS, DWELLING UNIT-EXTERIOR (1480)-APPLIANCES, DWELLING UNIT-EXTERIOR (1480)-BATHROOM COUNTERS AND SINKS, DWELLING UNIT-EXTERIOR (1480)-BATHROOM FLOORING (NON CYCLICAL), DWELLING UNIT-EXTERIOR (1480)-COMMUNES, DWELLING UNIT-EXTERIOR (1480)-ELECTRICAL, DWELLING UNIT-EXTERIOR (1480)-FLOORING (NON ROUTINE), DWELLING UNIT-EXTERIOR (1480)-INTERIOR DOORS, DWELLING UNIT-EXTERIOR (1480)-INTERIOR PAINTING (NON ROUTINE), DWELLING UNIT-EXTERIOR (1480)-KITCHEN CABINETS, DWELLING UNIT-EXTERIOR (1480)-KITCHEN SINKS AND FAUCETS, DWELLING UNIT-EXTERIOR (1480)-MECHANICAL, DWELLING UNIT-EXTERIOR (1480)-OTHER, DWELLING UNIT-EXTERIOR (1480)-PLUMBING, DWELLING UNIT-EXTERIOR (1480)-TUBS AND SHOWERS, DWELLING UNIT-SITE WORK (1480)-SEWER LINES - MAINS, DWELLING UNIT-SITE WORK (1480)-WATER LINES/MAINS) AUTHORITY: WIDE (NAWASD)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.			\$192,000.00
					\$640,263.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0162	Operations(Operations (1406))	Operations			\$50,000.00
ID0163	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	Planning, implementation and monitoring activities to include supplies in support of these activities.			\$240,487.00
ID0164	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID0165	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry			\$150,000.00
ID0166	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.			\$7,776.00
ID0167	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services			\$1,000.00
ID0168	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	Professional services to conduct a Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit			\$190,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	GHURA 100 (GQ001000002)  Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Floors (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains),  Remove and Replace Exterior and Security Screen Door at Agana Heigilis, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$431,000.00  \$256,000.00
ID0174	GHURA 99 (GQ001000003)  Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umanac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Floors (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains),  Remove and Replace Exterior and Security Screen Door at Agana Heigilis, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 35 units exterior door and jamb at AMP2. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$175,000.00  \$378,704.00
ID0171	GHURA 99 (GQ001000003)  Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umanac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Floors (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains),  Remove and Replace Exterior and Security Screen Door at Agana Heigilis, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$288,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
ID0176	<p>routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Dwelling Unit-Interior (1480)-Balconies-Porches-Railings-etc</p> <p>Expansion of AMP3 Site Base Office (1480)-Canopies, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Exterior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Storage Area</p> <p>GHURA 230 (QQ001000004)</p>	Expand AMP3 Site Base Office	\$90,704.00
ID0172	<p>Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains</p> <p>Remove and Replace Interior Hollow Core Doors to Solid Core (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine))</p>	<p>Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure.</p> <p>Remove and replace hollow core wood doors at 55 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).</p>	\$320,000.00
ID0173	<p>Remove and Replace Interior Hollow Core Doors to Solid Core (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine))</p>		\$96,250.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0175	Drainage Correction at AM/P4(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Storm Drainage)	Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5 feet deep +/- by 40-50 feet +/- long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.			\$203,366.00
	Subtotal of Estimated Cost				\$2,404,879.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2020
Development Number/Name	General Description of Major Work Categories	Estimated Cost
	Housing Authority Wide	
	Operations(Operations (1406))	\$30,000.00
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
	Audit(Contract Administration (1480)-Audit)	\$1,000.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
	Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
	Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2020	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
	Management Improvements(Management Improvement (1408)-Staff Training)	\$35,000.00
	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Subtotal of Estimated Cost		\$485,263.00

# Exhibits



# GHURA

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

Exhibit A



## DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2020 PHA PLAN

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

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

### Significant Amendment/Modification to Capital Fund Program

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

- Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan); and
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed fiancé proposal or conversion activities.

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

Version 2 /2020

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

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

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

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

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

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

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

**GHURA Policy**

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

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

**GHURA Policy**

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

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

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

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

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

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

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

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

#### GHURA Policy

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

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

**Order of Selection [24 CFR 960.206(e)]**

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

GHURA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by GHURA.

When selecting applicants from the waiting list, GHURA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. GHURA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and GHURA Policy.



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
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Exhibit C



## Challenged Elements

There have not been any Challenged Elements of the Annual PHA Plan brought to the Authority's attention. The Fiscal Year Beginning October 1, 2020 PHA Annual Plan for the Public Housing and Section 8 Programs and the Capital Fund Program Five Year Action Plan 2020-2024 was advertised for public comment for the period from June 9, 2020 through July 28, 2020. Due to COVID-19 a public meeting was not held, however, the public was notified through advertisement of the availability of the Plan for review and comment.



## MINUTES

**RESIDENT ADVISORY BOARD (RAB) MEETING**  
**March 27, 2019 5:30 p.m.**

The Guam Housing and Urban Renewal Authority (GHURA) held a meeting with the members of the Resident Advisory Board (RAB) on March 4, 2019, at 5:30 p.m. at the GHURA Board of Commissioners Conference Room in Sinajana. The meeting was to discuss the Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five Year Action Plan (2020-2024).

RAB members in attendance:

Karl Corpos	Tammy Iglesias
Liwina Moses	Elvina Solden
Katrina Ueno	Shauntay Afleje
James Ueno	Viola Tainatongo
Robin Harry	Michelle Binuya
Keithleen Harry	Asiko Achew

**General Discussion/Announcements**

The RAB members were provided with a copy of the draft Annual PHA Plan and the CFP Five Year Action Plan. Role of the RAB was outlined, as there are new members. The discussion was open to all portions of the Plans. The following topics were discussed:

- Revision of PHA Plan Elements.
- New Activities.
- Most Recent Fiscal Year Audit.
- Progress Report
- CFP Five Year Action Plan Projects.

The following were the questions posed and the responses:

**Q: I wanted to apply for the first time homeownership program, but I'm told I make too much. My rent with GHURA is high, but we can't find a rental property similar to the unit we are in for the amount we are paying. And to be told my husband and I make too much to participate in a program that's supposed to help us graduate from public housing is discouraging. We have three kids, there's no way we, a family of 5, can fit into a 1 bedroom which is what we are able to afford out in the private market. Can you request HUD to increase the income eligibility since prices are going up?**

**R: Under the Homeownership program we are looking into the income eligibility for Guam. We also had a housing study conducted, we are looking into the housing market and how we can further help the low-mod income families.**

**Q: I am interested in the Family Self Sufficiency (FSS) Program. I informed the FSS Coordinator of my interest since last year, but was told it's limited to so many people per year and it is currently full, they do not have any available slots. We need some kind of graduate program to assist those who are ready to get out of public housing. I have finished school and have a good job now, but still don't make enough to move out to a private unit and make too much to qualify under the homeownership program. It would be a shame for me to have received all this assistance and the work I've done, only to end up back at square one, quitting my job in order to qualify for housing.**

R: AMP4 PSM - The FSS program would have helped in this situation, the monies from the increase in income could have gone into an escrow account to assist her for that down payment needed. Another issue for this tenant is that HUD has now come out with over income limit revision that we are working on. Families that are over the income limit will be informed that possibly within a year they will have to relocate out of public housing.

R: We will check again with FSS if there is a spot open.

**Q: Maybe with the census it'll adjust the income limit?**

R: The census will help but, unfortunately, the first data won't be available for maybe three years. We are working on it.

**Q: I am single and only making minimum wage. I am willing to move out but it's costly. It's hard when the rent under GHURA is based on income (if our income increases our rent increases), how can we attain a moderate life? Are we going to stay at a low-income in order to receive the assistance? Do we have to keep relying on federal assistance?**

R: Maybe the community side outside of Federal Assistance needs to be sought out.

**Q: What is LIHTC?**

R: LIHTC stands for Low Income Housing Tax Credit. An IRS tax program, Guam awards tax credit to a developer who wants to build affordable housing. LIHTC homes are available for 60% area medium income. Public housing is at 85% area medium income.

**Q: Can the income limits be posted on the website so they can see the income bracket?**

R: Yes.

**Q: Are the LIHTC homes for purchase?**

R: No, they are long term rentals.

**Q: Can you clarify, the LIHTC units is it like GHURA, every year we re-certify? Does the rent amount change like GHURA, depending on what I make?**

R: The rent stays at the published rent unless they are authorized for change by HUD. Everyone pays the same rent for the same unit size.

**Q: Dededo (G35) does not have a neighborhood watch program.**

R: PSM AMP4 - I am working with the Mayor on that.

**Q: Can we have speed bumps installed at the G35 Dededo areas?**

R: We will bring that up with the PSM for AMP4 and the A/E Division.

**Q: Can GHURA request for double pane windows to be installed (the site was not indicated)?**

R: This project has already been addressed by Guam Airport Authority within the area they were required to address due to airport noise.

**Q: Merizo elderly site needs safety addressed. They need lighting at the back of the units, it is secluded. There is a spot light that was never repaired or replaced; it is very dark.**

R: We will bring that up, we will check with our A/E Division.

**Q: The crisis with the Corona Virus, how do we go about that with our rent if my income reduces?**

R: You would inform your case worker of the change.

The attendees were informed that the public is being notified of the availability of the Plans for review, advertisement dates are from March 20 to May 11, 2020. It was explained that if they had questions regarding the Plans, or wanted to suggest changes or additions, that they needed to do it within the timeline indicated. They were also informed that there would be a Public Meeting held on May 12, 2020, at 10:00 in the BOC Conference Room, and that we would appreciate if they attended.

No further questions or comments were posed. The meeting was concluded.

# PHA Plan Certifications

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ray S. Topasna, the Executive Director  
*Official's Name* *Official's Title*


certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
Guam Housing and Urban Renewal Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the  
Government of Guam  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI. Guam continues to have persons/households that are in need of housing assistance, the elderly, disabled, veteran families, families at risk of becoming homeless, low and moderate income families. The goals and objectives outlined in the PHA Plan to address affordable, decent, safe & sanitary homes are consistent with those in the Guam's Consolidated Plan housing needs. GHURA currently manages 750 public housing units, 49 elderly housing units and 2,585 Housing Choice Vouchers to assist in addressing the needs.

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

Name of Authorized Official	Title
Ray S. Topasna	Executive Director
Signature 	Date
	AUG 28 2020

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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning October 1, 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

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

Guam Housing and Urban Renewal Authority  
PHA Name

GQ-001  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

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

Name of Authorized Official

Sabino P. Flores

Title

Chairman, Board of Commissioners

Signature

*Sabino P. Flores*

Date

AUG 28 2021

# CFP Plan Certifications



# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0167 (Exp. 03/31/2020)

Applicant Name

Guam Housing and Urban Renewal Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (CFP)

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

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

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

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

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

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

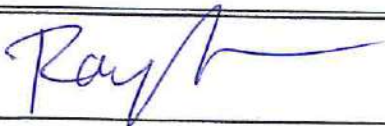
Name of Authorized Official

Ray S. Topasna

Title

Executive Director

Signature



Date (mm/dd/yyyy)

AUG 28 2020

Previous edition is obsolete

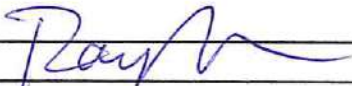
form HUD 50071 (01/14)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Guam Housing and Urban Renewal Authority 117 Bien Venida Avenue Sinajana, Guam 96910  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Capital Fund Program  CFDA Number, if applicable: 14.872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Ray S. Topasna Title: Executive Director Telephone No.: (671) 475-1378      Date: AUG 28 2020	
<b>Federal Use Only:</b>	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

# Public Notice

# Trump administration backs partial extension of jobless benefits



**SUPPORT:** President Donald Trump speaks during a coronavirus disease (COVID-19) task force news briefing at the White House in Washington, July 22. Leah Mills/Reuters

WASHINGTON (Reuters) - U.S. Treasury Secretary Steven Mnuchin on Saturday said that the Trump administration supports extending enhanced unemployment benefits until the end of the year in the next round of coronavirus aid, albeit at a reduced level.

The administration and the U.S. Congress have been trying to strike a deal on the next aid package as enhanced unemployment benefits of \$600 a week that Congress approved earlier in the pandemic expire on July 31.

Mnuchin said he had spoken on

Friday with top Democrat in Congress, House Speaker Nancy Pelosi, who has said she does not want a short-term extension of unemployment insurance.

"We don't want a short-term extension either, we want something till the end of the year," said Mnuchin, who was in the Capitol on Saturday with White House Chief of Staff Mark Meadows to meet with staff of Senate Majority Leader Mitch McConnell on finishing up details of the package.

Mnuchin said last week Republicans were looking at an extension of unemployment benefits that replace

70% of wages, an idea he repeated on Saturday. "We want to make sure that there's a technical correction, so that people don't get paid more money to stay home than to work," he said.

Mnuchin said he expected initial language of the legislation to emerge on Monday.

Meadows suggested that a deal on a standalone bill on unemployment benefits could be reached before the July 31 deadline, leaving time on other issues to help Americans deal with the economic slowdown from the pandemic.

## US charges 18 Portland protesters; tactical team sent to area

(Reuters) - U.S. prosecutors on Friday unveiled charges against 18 Portland, Oregon protesters ranging from assaulting police to arson and trespassing, a day after the Trump administration expanded the deployment of tactical police to Seattle.

The arrests came this week during clashes with specially equipped federal

police agents sent to Portland, where 56 straight days of antiracism demonstrations have captured national attention.

The federal forces have drawn criticism from Democrats and civil liberties groups who allege excessive force and federal overreach by President Donald Trump.

The deployment of federal officers has also drawn the scrutiny of the Justice Department inspector general, who announced an investigation of their use of force, and prompted a federal judge to issue a temporary order

limiting their use of force and blocking them from arresting journalists and legal observers of street protests.

The Trump administration sent a tactical team to Seattle on Thursday in anticipation of protests this weekend despite the objections of the Seattle mayor and Washington state governor, who warned of a Portland-like escalation of tensions.

U.S. Attorney for the Western District of Washington Brian Moran said in a statement that federal agents are stationed in Seattle to protect federal

properties and the work done in those buildings.

"Let's not let the violence that has marred the Portland protests damage peaceful movements here for a more just society," Moran said. "My hope is our community will speak with one voice to discourage those who seek to hijack peaceful protests with damage and destruction."

The Trump administration has also sent federal police to Chicago, Kansas City and Albuquerque over the objections of those mayors.

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WAP recipient received free energy saving services to include refrigerator and window air conditioners.

FAMILY SIZE	MAXIMUM INCOME (not to exceed)	To qualify, total household income cannot exceed max income.
1	\$31,900	<b>2020</b> For families with more than 8 people, add \$12,000 for each additional person.
2	\$43,100	
3	\$54,300	
4	\$65,500	
5	\$76,700	
6	\$87,900	
7	\$99,100	
8	\$110,300	

Note: Income limits subject to change without notice.

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Download application at: [energy.guam.gov](http://energy.guam.gov)

Lourdes A. Leon Guerrero  
Governor of Guam

## GHURA

Guam Housing and Urban Renewal Authority  
Atoridat Ginima' Yan Rinuahan Stada' Gaha  
117 Bien Venido Avenue - Sinajana Guam 96910  
Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701

Justina F. Taitano  
Deputy Governor of Guam

### REQUEST FOR PUBLIC COMMENT

#### PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN (FY2021) and CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN (2020-2024)

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

The Guam Housing and Urban Renewal Authority is seeking public comment(s) on the Authority's Annual PHA Plan (FY2021) and Capital Fund Program (CFP) Five-Year Action Plan (2020-2024) for the Public Housing Section 8 Housing Choice Voucher and Capital Fund Programs. The Plans detail GHURA's proposed goals, objectives, accomplishments and use of funds.

Due to COVID-19 pandemic and the Government of Guam's social distancing requirements the Plans will be made available electronically on GHURA's website at [www.ghura.org](http://www.ghura.org). If you would like to obtain a copy or require additional information please contact Katherine E. Taitano, Chief Planner, at 475-1322 or email at [katherine@ghura.org](mailto:katherine@ghura.org) or Alvina C. Castro, Program Coordinator, at 475-1401 or email [alvina@ghura.org](mailto:alvina@ghura.org).

Any person(s), agencies, or organizations wishing to comment on any of the Plans are encouraged to do so by submitting a written statement to GHURA's Main Office through the U.S. Postal Service at the address stated above. Written comments(s) may also be submitted via facsimile at 300-7565 or by submitting via email to [katherine@ghura.org](mailto:katherine@ghura.org) or [alvina@ghura.org](mailto:alvina@ghura.org). Comments will be accepted beginning **June 9, 2020** through **July 28, 2020**.

If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

/s/ RAY S. TOPASNA  
Executive Director

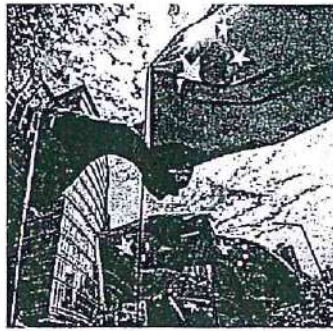
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# China approves Hong Kong security law

By Iain Marlow  
Bloomberg

China's top legislative body approved a landmark national security law for Hong Kong on Tuesday, a sweeping attempt to quell dissent that risks U.S. retaliation and the city's appeal as a financial hub.

The National People's Congress Standing Committee voted unanimously to approve the law on the former British colony when it wrapped up a three-day meeting in Beijing, Hong Kong media organizations reported, citing unidentified people. The official Xinhua News Agency will publish details of the law this afternoon, marking the first time the law will be fully disclosed to the public, the South China Morning Post reported, citing a source familiar with the situation.



**PROTEST:** Flags wave outside a Chinese Foreign Ministry office in Hong Kong on Monday, June 29.

Paul Yeung/Bloomberg

Speaking shortly after the reports, Hong Kong Chief Executive Carrie Lam said she couldn't confirm whether the law had been approved. She acknowledged that residents in the city had

many concerns about the measure before pivoting to discuss job-support subsidies.

"The National People's Congress is still in a meeting, and on the agenda today there's the relevant national security law for Hong Kong," Lam said. "At this moment it is inappropriate for me to respond to any questions or give any explanations."

The measure to punish acts of secession, subversion, terrorism and collusion with foreign forces comes on the eve of the July 1 anniversary of Hong Kong's return to Chinese rule in 1997. The organizer of the march is making a last-minute appeal to hold the event, after being denied permission by police, who cited coronavirus risk and the potential for violence.

## Increasingly tenuous freedoms

The new law will shape the future

of Hong Kong, whose civil liberties, free markets and independent judicial system have attracted hundreds of international companies. President Donald Trump warned last month that the U.S. would start rolling back Hong Kong's preferential trade status, while the U.K. and Taiwan have offered new paths to residency for the city's 7.5 million inhabitants.

Hong Kong's freedoms have become increasingly tenuous as President Xi Jinping grows more confident in China's ability to withstand foreign pressure and Hong Kong protesters embrace more radical positions such as independence. Beijing's steady moves to further integrate the city boiled over into historic and sometimes violent protests last year, after Lam attempted to pass a bill allowing extraditions to the mainland.

## Gunmen storm Pakistan's commercial capital; attack foiled

KARACHI, Pakistan (The Washington Post) - Four gunmen armed with assault rifles and grenades stormed the stock exchange in Pakistan's commercial capital, Karachi, on Monday, but security officials said the attack was foiled

within minutes.

Police said one police officer and two private security guards who stopped the gunmen died. All four attackers were killed before they could enter the country's oldest and largest stock exchange.

A separatist militant group called the Baluchistan Liberation Army claimed responsibility for the attack in a tweet from an account that was later suspended by Twitter. The

claim of responsibility could not be confirmed, but the group has carried out a number of similar attacks in recent years aimed at destabilizing Pakistan's economy and undermining Chinese influence.

Pakistani officials blamed India for the attack, claiming ties between New Delhi and the militant group.

"Make no mistake, today's attack in Karachi is state-sponsored terrorism against Pakistan," said Pakistani

national security adviser Moeed Yusuf.

The local commander of the Pakistan Rangers, a federal paramilitary group, said the attackers were killed in eight minutes. Gen. Omer Ahmed Bukhari told reporters at a news conference such attacks cannot take place without the aid of "outside intelligence agencies," according to the Pakistani newspaper Dawn.

## United Nations to call for more aid to Syria

BRUSSELS (Reuters) - Governments are set to pledge billions of dollars in aid for Syrians at a virtual conference on Tuesday to help refugees enduring Syria's ninth year of armed conflict, as COVID-19 and high food prices worsen the plight of millions.

This year, the United Nations is looking for almost \$10 billion for people in Syria and surrounding countries. It hopes much of that will come from the 60 governments and nongovernmental agencies gathering by video link on Tuesday. The European Union is hosting the event.

The pledging, now an annual event, breaks down into a U.N. appeal of \$3.8 billion for aid inside Syria and \$6.04 billion for countries hosting refugees. Only a fraction has been raised so far.

"The needs have never been greater," said Corinne Fleischer at the World Food Programme, a U.N. agency.

In Syria, more than 11 million people need aid and protection, the U.N.

largest refugee crisis.


Many Syrians face an unprecedented hunger crisis, with over 9.3 million people lacking adequate food, while the country's coronavirus outbreak could accelerate, the U.N. has said.

A combination of an economic slump and COVID-19 lockdown measures have pushed food prices more than 200% higher in less than a year, according to the World Food Programme.


"The COVID-19 crisis has had an immediate and devastating impact on livelihoods of millions of Syrian refugees and their hosts in the region," U.N. High Commissioner for Refugees Filippo Grandi said in a statement.

However, money pledged is only what European officials call a sticking plaster to meet Syrians' immediate needs.

Rebuilding destroyed cities is likely to take billions more dollars and cannot start until powers involved in the war back a peaceful transition away from the rule of Syrian President



**GHURA**  
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Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701



Equal Housing Opportunity  
Joshua F. Teorio  
Lieutenant Governor of Guam

**REQUEST FOR PUBLIC COMMENT**  
**PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN (FY2021)**  
and  
**CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN (2020-2024)**  
(This ad is paid for by the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

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/s/ RAY S. TOPASNA  
Executive Director

## Food distribution today in Dededo, for Agat-Umatac

Distribution for the Emergency Food Assistance Program Disaster Household Distribution continues today and Thursday.

The emergency food supplies are intended for households impacted by COVID-19.

Recipients will receive one bag of non-perishable food and one box of fresh fruits or vegetables. Food commodities include items such as fresh apples and oranges, beans, rice, canned fruits, sauces, tuna, salmon, pork, beef, and chicken. Distribution will take place on the following dates and locations:

- Today:
- Mount Lam Lam in Agat-Umatac from 6 a.m. to 10 a.m.
  - Dededo Farmers' Market from 6 a.m. to 10 a.m.
- Thursday, June 11:
- Tiyon Upper Baseball Field from 6 a.m. to 10 a.m.
  - Yona St. Francis Church from 6 a.m. to 10 a.m.
- Commodities will be distributed for the week on a first-come, first-served basis, while supplies last. **(Daily Post Staff)**



**BYRNES:** Archbishop Michael Byrnes gives the homily during Mass on Jan. 19 at the Dulce Nombre de Maria Cathedral-Basilica in Hagåtña. Post file photo

# Archbishop on medical leave for 'at least 3 months'

By Haidee Eugenio Gilbert  
haidee@postguam.com

Archbishop Michael Jude Byrnes will be on medical leave for "at least three months," to undergo a hip surgery in Florida followed by recuperation and physical rehabilitation.

The archbishop has been using a cane the past few weeks, and left Guam on Monday for the surgery.

"He's been in pain and he's been putting off the surgery for quite some time. But he's in good spirits. He told us he'll be back and we look forward to having him back after he's recuperated from the much needed hip surgery," Father Mike Crisostomo, the Archdiocese of Agaña's vicar for

clergy, said on Monday.

Crisostomo said the surgery will be done in Florida, but the archbishop will also be spending time with his family in Michigan while recuperating.

The COVID-19 pandemic, he said, also delayed the surgery.

Tony Diaz, the archdiocese's director of communications, said the archbishop will be on medical leave "for at least three months."

This is Byrnes' first extended leave for medical reason, since first stepping foot on Guam on Nov. 28, 2016.

Byrnes appointed Father Ron Richards to temporarily serve as Episcopal Vicar of the Archdiocese of Agaña during his absence. Richards is the chancellor and special assistant to the

archbishop. Crisostomo, along with priests and members of the Curia, will be assisting him, the archdiocese said.

Father Jeff San Nicolas, vicar general, also remains on leave at this time.

# Suspect sought in robbery at Yona Mobil

Police need the public's help for information on the suspect of a robbery at the Yona Mobil around 7 p.m. on Saturday.

Officers assigned to the Central Precinct Command responded to the Yona Mobil Gas Station, where an unidentified man entered the establishment and demanded money while brandishing a knife, according to Guam Police Department spokes-

man Sgt. Paul Tapao.

Fearful for her safety, the store employee immediately complied and handed an unknown amount of cash from the store's register, GPD stated in a press release.


The male suspect was seen running on Artemio A. Cruz Street toward the GHURA housing area. The store employee was unharmed.

The suspect was described as a


heavysset man standing 5'5" and was last seen wearing a black backpack, a gray hooded jacket and blue pants, with a black mask covering his face.

The Guam Police Department is asking for assistance from the community. Call GPD dispatchers at 472-8911 or share information anonymously through the Guam Crime Stoppers at [guam.crimestoppersweb.com](http://guam.crimestoppersweb.com).

**(Daily Post Staff)**



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Guam Housing and Urban Renewal Authority  
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Joshua F. Torallo  
Lieutenant Governor of Guam

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and  
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/s/ RAY S. TOPASNA  
Executive Director



**UNIVERSITY OF GUAM**  
UNIBERSIDAD GUAHAN

**First Notice**

The special meeting of the University of Guam Board of Regents (UOG BOR) will be held via registered zoom on Tuesday, June 16, 2020 at 5:30 p.m. A Joint Facilities and Budget, Finance, and Audit (BFA) Committee meeting will be held via registered zoom prior to the special BOR meeting at 5p.m. The meeting will be publicly accessible by registering for zoom access at: <https://zoom.us/join/registration?tr=1q1d6f1g1l1WcDz1k10pEEv90em>.

For security purposes, registration for the public is required for attendance.

This complies with the Governor's Executive Order No. 2020-07, dated March 28, 2020, paragraph 4 related to Open Government and Participation in Meetings via Teleconferencing during the emergency declaration period.

UOG complies with Guam Public Law 24-109 with reference to the provisions and requirements of the Americans with Disabilities Act. For special accommodations, please contact the ADA Coordinator at 735-2244 or (TTY) 735-2243.

This ad was paid for with UOG funds.

**VIETNAM VETERANS OF AMERICA CHAPTER 668**  
**FINANCIAL STATEMENT FOR 2019**

MEDICAL/BEREAVEMENT:	\$757.00
REIMBURSEMENT:	\$3,084.85
UTILITIES:	\$1,480.04
DONATIONS:	\$17,257.00
FUND-RAISER:	\$8,072.00
LIABILITIES:	\$17,097.82

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# GHURA

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



## MEMORANDUM

Lourdes A. Leon Guerrero  
Governor of Guam

Joshua F. Tenorio  
Lt. Governor of Guam

Sabino P. Flores  
Chairman

Monica O. Guzman  
Vice Chairwoman

Anisia S. Delia  
Commissioner

Frank T. Ishizaki  
Commissioner

George F. Pereda  
Commissioner

Joseph M. Leon Guerrero  
Resident Commissioner

Ray S. Topasna  
Executive Director

Elizabeth F. Napoli  
Deputy Director

At the Regular Board Meeting of August 28, 2020, a motion was made by Chairman Flores and seconded by Commissioner Ishizaki to approve the Request for Tenant Account Receivables Write-Offs through June 30, 2020 for AMPS 1, 2, 3, and 4 totaling \$19,037.69. Without any further discussion and objection, the motion was approved.

Date: August 20, 2020

To: Board of Commissioners

Via: Mr. Ray S. Topasna  
Executive Director

Ms. Elizabeth F. Napoli  
Deputy Director

From: Lucele D. Leon Guerrero  
Controller

Subject: Request for Write-Off of Tenant Accounts Receivables

The Property Site Managers provided us with a memorandum recommending to write-off the attached list of tenant accounts receivables totaling \$19,037.69.

<u>AMP</u>	<u>Write-Off Amount</u>
1	\$ 4,014.86
2	9,279.58
3	1,449.45
4	<u>4,293.80</u>
Total	<u>\$19,037.69</u>

The listing has been verified and the amounts represent outstanding receivable balances of former tenants as of June 30, 2020.

Since these outstanding balances are affecting the Authority's financial performance, we concur with the Property Site Managers to write-off these delinquent accounts. Based on the recommendations and our concurrence, we are requesting your approval to write-off these account balances.

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

Attachments



# GHURA

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**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**Sabino P. Flores**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**George F. Pereda**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

August 4, 2020

TO: Lucele Leon Guerrero, Controller *llg*

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
As of June 30, 2020

I have reviewed AMP1's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through June 30, 2020 totaling \$4,014.86.

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

Thank you,

*Narcissa P. Ada*

Narcissa P. Ada  
Property Site Manager, AMP 1

*Received  
llg  
08/05/2020*

Attachments







# GHURA

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



August 6, 2020

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**Sabino P. Flores**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner


**Frank T. Ishizaki**  
Commissioner

**George F. Pereda**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

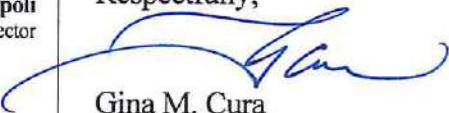
**Elizabeth F. Napoli**  
Deputy Director

TO: Lucele Leon Guerrero, Controller   
FROM: Gina M. Cura, Property Site Manager (AMP 2)  
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$ 9,279.58

I have reviewed AMP 2's Tenant Accounts Receivables for the period through June 30, 2020. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through June 30, 2020 totaling \$9,279.58.

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

Respectfully,

  
Gina M. Cura  
Property Site Manager

Attachment



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
WRITE-OFF BALANCES FOR AMP 2  
CLOSED OUT AS OF JUNE 30, 2020**

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/ Rent After Move Out ( a )	Cleaning Charges ( b )	Security Deposit/Payment ( c )	A/R Balance (Closed) as of 06/30/2020 (a+b-c)	Comments
1	1/31/2020	NON-COMPLIANCE: NON-PAYMENT OF RENT	1/3/2019	2/6/2020	\$ 5,789.00	\$ -	\$ (150.00)	\$ 5,639.00	Negative response to date
2	5/14/2019	NON-COMPLIANCE: NON-PAYMENT OF RENT	4/24/2019	6/11/2019	\$ 391.00	\$ -	\$ (150.00)	\$ 241.00	Negative response to date
3	7/1/2019	NON-COMPLIANCE: NON-PAYMENT OF RENT	8/15/2018	8/1/2019	\$ 127.00	\$ 60.00	\$ (150.00)	\$ 37.00	Negative response to date
4	3/16/2020	NON-COMPLIANCE: UTILITY DISCONNECTION	8/9/2019	5/13/2020	\$ 350.00	\$ -	\$ (150.00)	\$ 200.00	Negative response to date
5	7/3/2019	NON-COMPLIANCE: UTILITY DISCONNECTION	4/1/2019	8/1/2019	\$ 426.00	\$ -	\$ (150.00)	\$ 276.00	Negative response to date
6	3/16/2020	NON-COMPLIANCE: UTILITY DISCONNECTION	3/7/2018	5/13/2020	\$ 209.00	\$ -	\$ (150.00)	\$ 59.00	Negative response to date
7	8/12/2019	NON-COMPLIANCE: ABANDONED UNIT	4/30/2019	8/27/2019	\$ 215.00	\$ 141.58	\$ (150.00)	\$ 206.58	Negative response to date
8	7/9/2019	NON-COMPLIANCE: NON-PAYMENT OF RENT	1/7/2019	8/1/2019	\$ 770.00	\$ -	\$ (150.00)	\$ 620.00	Negative response to date
9	3/13/2020	NON-COMPLIANCE: UTILITY DISCONNECTION	12/2/2015	5/13/2020	\$ 372.00	\$ -	\$ (150.00)	\$ 222.00	Negative response to date
10	7/10/2019	NON-COMPLIANCE: NON-PAYMENT OF RENT	5/3/2019	8/1/2019	\$ 1,140.00	\$ -	\$ (150.00)	\$ 990.00	Negative response to date
11	1/15/2020	NON-COMPLIANCE: NON-PAYMENT OF RENT	9/6/2019	1/31/2020	\$ 939.00	\$ -	\$ (150.00)	\$ 789.00	Negative response to date
				<b>TOTAL:</b>	<b>\$ 10,728.00</b>	<b>\$ 201.58</b>	<b>\$ (1,650.00)</b>	<b>\$ 9,279.58</b>	

Aging report as of 06/30/2020 \$ 11,010.83  
Less 25 JEV Payroll deduction \$ (279.25)  
less 5JAP Closeout in process \$ (1,452.00)  
Write off Balance as of 6/30/20 \$ 9,279.58



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Commissioner


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Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

August 11, 2020

TO: Lucele Leon Guerrero, Controller   
FROM: Property Site Manager  
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$1,449.45

I have reviewed AMP 3's Tenant Accounts Receivables for the period through June 30, 2020. Attached is a list of accounts to be written off due to non-activity from former residents.

The accounts were closed through June 30, 2020.

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

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

  
Patrick R. Bamba

Attachment

Received  
AUG 14 2020  


GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 WRITE-OFF BALANCES FOR AMP 3 AS OF JUNE 30, 2020  
 073-1 AGAT

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	A/R BAL ON ACCOUNT (AS OF 07/16/2019)	COMMENTS
1	35MAO	01/06/2020	NON-COMPLIANCE: NO 30 DAY GIVEN	11/25/2019	02/05/2020	\$ 311.00	\$ -	\$ (150.00)	\$ 161.00	NO RESPONSE
2	8MAO	02/10/2020	NON-COMPLIANCE: 30 DAY NOTICE GIVEN	02/01/2020	05/18/2020	\$ 115.00	\$ 195.00	\$ (150.00)	\$ 160.00	NO RESPONSE
3	64KAL	02/21/2020	VOLUNTARY: 30 DAY NOTICE GIVEN	01/06/2020	05/20/2020	\$ 852.00	\$ 240.45	\$ (150.00)	\$ 942.45	NO RESPONSE
*****NOTHING FOLLOWS*****										
									TOTAL	\$ 1,263.45

GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 WRITE-OFF BALANCES FOR AMP 3 AS OF JUNE 30, 2020  
 073-2 MERIZO

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	A/R BAL ON ACCOUNT (AS OF 07/16/2019)	COMMENTS
*****NOTHING FOLLOWS*****										
TOTAL									\$	

GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 WRITE-OFF BALANCES FOR AMP 3 AS OF JUNE 30, 2020  
 073-3 UMATAC

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE OUT	CLEANING CHARGES	SECURITY DEPOSIT	A/R BAL ON ACCOUNT (AS OF 07/16/2019)	COMMENTS
1	179JQQ	08/30/2019	NON-COMPLIANCE: 24-HOURS (UTILITY DISCONNECTION)	09/01/2019	02/28/2020	\$ 186.00	\$ 150.00	\$ (150.00)	\$ 186.00	NO RESPONSE
*****NOTHING FOLLOWS*****										
								TOTAL	\$	186.00



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August 11, 2020

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Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

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Chairman

**Monica O. Guzman**  
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Commissioner

**George F. Pereda**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasua**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

TO: Lucele Leon Guerrero, Controller *ldlg*

VIA: Elizabeth F. Napoli, Deputy Director

FROM: Property Site Manager, AMP4

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$4,293.80

I have reviewed AMP4's Tenant Accounts Receivables for the period through June 30, 2020. A total of \$4,293.80 is being requested to be written off from the GL books.

Attached is a list of accounts to be written off due to non-activity from former residents. Please note that these former tenants have not remit any payments due within the time periods stated in their collection letters.

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

Please feel free to contact me at 475-1394 for any questions or concerns.

*Philomena San Nicolas*

Philomena San Nicolas

Attachment



GUAM HOUSING & URBAN RENEWAL AUTHORITY

AMP 4 SITE BASE

REQUEST FOR WRITE-OFF

June 30, 2020

NO.	UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	Cleaning Charges	Security Deposit	A/R BALON ACCOUNT (AS OF 7/31/17)	COMMENTS
1	14ARD88	10/01/2019	WAS ACCEPTED BY ANOTHER PROGRAM, BUT WAS LATER DENIED	10/1/2019	11/19/2019	\$0.00	\$174.49	-\$150.00	\$ 24.49	NO RESPONSE FROM CERTIFIED MAIL
2	8RDA8	03/11/2019	NO APPEAL TO TERMINATION (CRIMINAL ACTIVITY)	3/1/2019	1/15/2020	\$0.00	\$228.13	-\$150.00	\$ 78.13	NO RESPONSE FROM CERTIFIED MAIL
3	9RSSA	09/03/2019	NO APPEAL TO TERMINATION (CRIMINAL ACTIVITY)	9/1/2019	1/15/2020	\$0.00	\$605.00	-\$150.00	\$ 455.00	NO RESPONSE FROM CERTIFIED MAIL
4	8APAQ	09/01/2019	EMERGENCY-MEDICAL; RELOCATING OFF-ISLAND	7/8/2019	1/29/2020	\$351.00	\$0.00	-\$150.00	\$ 201.00	NO RESPONSE FROM CERTIFIED MAIL
5	32ADAM	09/07/2019	RELOCATING OFF-ISLAND	7/19/2019	5/19/2020	\$266.00	\$445.00	-\$150.00	\$ 561.00	NO RESPONSE FROM CERTIFIED MAIL
6	15ADAM	09/12/2019	UTILITY DISCONNECTION	7/23/2019	5/19/2020	\$549.27	\$460.00	-\$150.00	\$ 859.27	NO RESPONSE FROM CERTIFIED MAIL
7	9ADAM	12/02/2019	TERMINATION - GRIEVANCE HEARING	11/1/2019	2/4/2020	-\$10.00	\$837.92	-\$150.00	\$ 677.92	NO RESPONSE FROM CERTIFIED MAIL
8	24JPM	12/10/2019	UTILITY DISCONNECTION	11/5/2019	5/18/2020	\$338.00	\$400.00	-\$150.00	\$ 588.00	NO RESPONSE FROM CERTIFIED MAIL
9	14BRD88	01/02/2020	VOLUNTARY: 30-DAY NOTICE GIVEN	1/1/2020	5/18/2020	\$144.22	\$267.53	-\$150.00	\$ 261.75	NO RESPONSE FROM CERTIFIED MAIL
10	41ADAM	01/02/2020	TERMINATION - GRIEVANCE HEARING	12/6/2019	2/6/2020	\$13.00	\$563.34	-\$150.00	\$ 426.34	NO RESPONSE FROM CERTIFIED MAIL
11	41BDAM	01/02/2020	TENANT SELF-SUFFICIENCY	1/3/2020	3/4/2020	\$0.00	\$245.84	-\$150.00	\$ 95.84	NO RESPONSE FROM CERTIFIED MAIL
12	24BPAQ	01/24/2020	UTILITY DISCONNECTION	1/1/2020	5/18/2020	\$32.00	\$183.06	-\$150.00	\$ 65.06	NO RESPONSE FROM CERTIFIED MAIL
TOTAL:									\$ 4,293.80	

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
*Aturidat Ginima Yan Rinueban Suidat Guahan*  
**BOARD OF COMMISSIONERS**  
**Resolution No. FY2020-023**

**Moved by: SABINO P. FLORES      Seconded by: GEORGE F. PEREDA**

---

**RESOLUTION APPROVING THE FISCAL YEAR 2021 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 2021 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 2021 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 28, 2020  
PASSED BY THE FOLLOWING VOTES:**

**AYES:** Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki,  
Anisia Delia

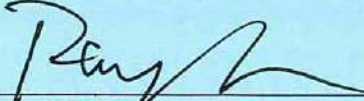
**NAYES:** NONE

**ABSENT:** Joseph Leon Guerrero

**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 28, 2020.**

  
\_\_\_\_\_  
**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. 06/30/2022)

**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: October 1, 2020

Board Resolution Number: FY 2020-023

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

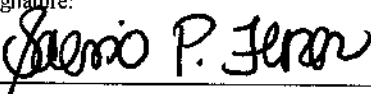
- Operating Budget approved by Board resolution on: 08/28/2020
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

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: 8/31/20
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**Guam Housing and Urban Renewal Authority**  
**Low Rent Housing Program - Project Summary**  
**Budget**  
**FY 2021**

Pro	Low Rent Housing						
FY2	(Multiple Items)						
FY21 Budget			Fund Description				
Bud	Budget Category	Budget Line Item	AMP - 1	AMP - 2	AMP - 3	AMP - 4	Grand Total
1	Revenue	100 Operating Receipts	(15048)	(66744)	(50508)	(294815)	(427115)
		102 Interest Income	(2500)	(2779)	(4700)	(3836)	(13815)
		103 Other Income	(20157)	(5372)	(34459)	(26737)	(86725)
		106 Subsidies - Federal	(1067776)	(1157459)	(1312553)	(1446801)	(4984589)
		109 Year-end Cash Balance	40076	82444	31112	(284129)	(130497)
<b>Revenue Total</b>			<b>(1065405)</b>	<b>(1149910)</b>	<b>(1371108)</b>	<b>(2056318)</b>	<b>(5642741)</b>
2	Personnel	801 Salaries and Wages	453235	407207	426153	603202	1889797
		802 Overtime	18000	15000	15000	23200	71200
		803 Employee Benefits	175442	165088	184169	226107	750806
<b>Personnel Total</b>			<b>646677</b>	<b>587295</b>	<b>625322</b>	<b>852509</b>	<b>2711803</b>
3	Utilities	804 Electricity	25000	23000	27000	41000	116000
		805 Water/Sewage	3000	14249	45000	130000	192249
<b>Utilities Total</b>			<b>28000</b>	<b>37249</b>	<b>72000</b>	<b>171000</b>	<b>308249</b>
5	Contractual	812 Auto Maintenance	12000	9000	8500	11000	40500
		813 Auto - Gas	10000	7000	13100	9500	39600
		814 Communication	7500	8843	12100	10000	38443
		815 Copy Machine	4000	3691	2651	3000	13342
		816 Custodial Services	5000	6720	17280	11000	40000
		817 Insurance Services	13550	22785	29216	35250	100801
		820 Property Management Fee	146460	149256	174034	215550	685300
		821 Bookkeeping Fee	15915	16219	18911	23423	74468
		822 Asset Management Fee	21330	22005	26325	31590	101250
		825 Legal	2000	2500	500	1500	6500
		826 Office Equipment Maintenance		3500			3500
		827 Plumbing, Sewer Services	9000	7000	10000	20000	46000
		828 Professional Services	10000	15000	25000	20000	70000
		829 Protective Services	1200	2000	1000	35000	39200
		830 Software Maintenance	6000	7000	6500	10000	29500
		832 Audit	1200	1300	1500	2000	6000
833 Advertising	1000	1000	4000	2000	8000		
850 Maintenance Contratcs	30000	16500	100000	285865	432365		
851 Staff Training	12000	10000	7000	20000	49000		
<b>Contractual Total</b>			<b>308155</b>	<b>311319</b>	<b>457617</b>	<b>746678</b>	<b>1823769</b>
6	Equipment	831 Equipment	27473	125335	104919	102000	359727
		<b>Equipment Total</b>			<b>27473</b>	<b>125335</b>	<b>104919</b>
7	Other	835 Collection Loss	6000	10000	15000	20000	51000
		836 Computer Services		2000			2000
		839 Custodial Supplies	600	500	500	750	2350
		842 Membership Dues	1500	1500	1750	3000	7750
		843 Miscellaneous	1500	7050	4150	9000	21700
		844 Office Supplies	3500	4000	5000	3000	15500
		845 Ordinary Maintenance & Materials	35000	50000	65000	85000	235000
		846 Office Building Repair & Maintenance	2000	3500	15000	35000	55500
		847 Postage/Courier	500	1000	1700	2500	5700
		848 Printing	2000	1000	2000	3000	8000
		852 Subscriptions	500	50	150	500	1200
		854 Payment in lieu of taxes (PILOT)		5150		12381	17531
		862 PH FSS Expense	2000	2962	1000	10000	15962
<b>Other Total</b>			<b>55100</b>	<b>88712</b>	<b>111250</b>	<b>184131</b>	<b>439193</b>
<b>Grand Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Guam Housing and Urban Renewal Authority**  
Low Rent Housing Program  
Staffing Pattern  
FY 2021 Budget

DIVISION	HBU	LE VA	D C	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	VICE	APPT.	GRADE-STEP	HOURL Y	ANNUA L	LAST INCR	DTE NEXT INCR	SALARY AT 09/30/2020	TOTAL INCRE MENT 2021 (Est.)	SALARY 2021	MEDICA RE	RETIRE MENT	DDI (\$19.01)	LIFE (\$17.17)	MEDICA L	DENT AL	TOTAL BENEFIT S	TOTAL PAYROL L									
																										3/31/2020	2/8/2020	3/31/2021	49940	1970	51910	14665	753	0
<b>PUBLIC HOUSING-AMP1</b>																																		
Home Business Unit (111000)																																		
PH-AMP1	111000	1	05007		Administrative Assistant	Permanent	Laitan, Velma Naputi	(Vice: A. T. Flores-reprogrammed)	Permanent	JG3-10(E)	24.01	49940	3/31/2020	3/31/2021	49940	1970	51910	14665	753	0	187	7101	468	23174	75084									
PH-AMP1	111000	1	08018		Housing Specialist	Permanent	Cruz, Liza O.	(Vice: R.C. Lastimozza)	Permanent	LG3-7(F)	23.53	48937	2/8/2020	2/8/2021	48937	3699	52636	14870	763	495	187	7101	468	23884	76520									
PH-AMP1	111000		08020		Administrative Assistant	Permanent		(Vice: A.B. Aflague)					(No funding in FY2016)																					
PH-AMP1	111000	1	09017		Building Maintenance Leader	Permanent	Balicha, Gemar B.	(Vice: T.C. Sanchez)	CLT-Permanent	JM2-9(D)	30.17	62752	9/3/2020	9/3/2021	62752	564	63316	17887	918	495	187	3314	468	23269	86585									
PH-AMP1	111000	1	09022		Laborer	Permanent	Vacant	(Vice: W.M. Aisek)	Vacant	DM2-1(A)	10.45	21741			21741		21741	6142	315	495	187	7101	468	14708	36449									
PH-AMP1	111000	1	09031		Maintenance Worker	Permanent	Manabat, Julius	(Vice: J.M. Anderson)	CLT-Permanent	HM2-4(E)	18.72	38930	4/27/2020	4/27/2021	38930	1974	40904	11555	593	495	187	1438	0	14268	55172									
PH-AMP1	111000	1	09036		Data Control Clerk II ***	Permanent	Machie, Maria-Christina A.	(Vice: M.L.T. Fejuran)	CLT-Permanent	FG3-5(D)	13.66	28409	10/15/2019	10/15/2020	28409	1646	30055	8491	436	495	187	0	0	9609	39664									
PH-AMP1	111000	1	11006		Property Site Manager ***	Permanent	Ada, Narcissa P.	(Vice: T.S. Mesa)	CLT-Permanent	OH-4(D)	38.61	80310	10/6/2019	10/6/2020	80310	4781	85091	24038	1234	0	187	1438	0	26897	111988									
PH-AMP1	111000	1	11015		Interviewer/Clerk	Permanent	Cruz, Maedale Q.	(Vice: R.C. Balatocan)	Permanent	GG3-14(F)	24.97	51947	1/3/2020	1/3/2021	51947	4520	56467	15952	819	0	187	2817	248	20023	76490									
PH-AMP1	111000	1	11029		Clerk I	Permanent	Sahagon, Ana C. (Temp-Exp 09/30/20 FY2019-019)	(Vice: New-BOC Res. No.)	Temporary	CG3-1(F)	9.46	19686	9/30/2019		19686		19686	5561	285	495	187	0	0	6528	26214									
PH-AMP1	111000	1	11101		Maintenance Worker	Permanent	Aisek, William M. (Temp-Exp 09/30/20 FY2019-019)	(Vice: S.M. Ogo)	Temporary	HM2-1(A)	15.11	31429	6/8/2020		31429		31429	8879	456	495	187	2817	248	13082	44511									
9 1																																		
<b>PUBLIC HOUSING-AMP2</b>																																		
Home Business Unit (112000)																																		
PH-AMP2	112000	1	03003		Data Control Clerk II ***	Permanent	Bamba, Franklin M.	(Vice: M.L.T. Fejuran)	Permanent	FG3-11(F)	19.75	41082	2/16/2020	2/16/2021	41082	1545	42627	12042	618	0	187	2817	0	15664	58291									
PH-AMP2	112000		05008		Accounting Technician II	Permanent		(Vice: A. T. Flores)					(No funding in FY2016)																					
PH-AMP2	112000	1	08021		Interviewer/Clerk	Permanent	Quenga, Elizabeth Asano	(Vice: D.U. Del Rosario)	Permanent	GG3-12(C)	21.59	44912	2/14/2020	2/14/2021	44912	1703	46615	13169	676	0	187	2002	281	16315	62930									
PH-AMP2	112000	1	08029		Housing Specialist	Permanent	Vacant	(Vice: G.B. Balicha)	Vacant	LG3-1(A)	15.80	32856			32856		32856	9282	476	495	187	7101	468	18009	50865									
PH-AMP2	112000	1	09016		Building Maintenance Leader	Permanent	Guzman, Frank T.M.	(Vice: T.G. Francisco)	CLT-Permanent	JM2-6(C)	25.08	52176	10/13/2019	10/13/2020	52176	3057	55233	15603	801	495	187	7101	468	24855	79888									
PH-AMP2	112000	1	09028		Maintenance Worker	Permanent	Oroz, Michael M.	(Vice: L.S. Castro)	CLT-Permanent	HM2-2(A)	16.02	33315	10/1/2019	10/1/2020	33315	2001	35316	9977	512	495	187	3314	468	14953	50269									
PH-AMP2	112000	1	11007		Property Site Manager ***	Permanent	Curra, Gina M.	(Vice: P.G. Cruz - position reprogrammed from)	CLT-Permanent	OH-3(E)	36.79	76514	12/5/2019	12/5/2020	76514	3772	80286	22681	1164	0	187	0	0	24032	104318									
PH-AMP2	112000	1	11014		Maintenance Worker	Temporary	Munier, Robert R. (Temp-Exp 09/30/20 Laborer to Maintenance)	(Vice: K.L.C. Nededog)	Temporary	HM2-1(A)	15.11	31429	11/25/2019		31429		31429	8879	456	495	187	1438	248	11703	43132									
PH-AMP2	112000	1	11019		Administrative Assistant	Permanent	Torres, Virginia M.	(Vice: New-BOC Res. No.)	CLT-Permanent	JG3-3(A)	15.35	31935	5/15/2020	5/15/2021	31935	733	32668	9229	474	495	187	4299	281	14965	47633									
PH-AMP2	112000	1	11028		Clerk I	Permanent	Saladier, Atrin J. (Temp-Exp 09/30/20 FY2019-019)	(Vice: D.R.F. Aguin)	Temporary	CG3-1(A)	9.01	18748	8/26/2019		18748		18748	5296	272	495	187	2817	248	9315	28063									
PH-AMP2	112000	1	12011		Maintenance Worker	Permanent	Aguato, Michael C. (Temp-Exp 09/30/20 FY2019-019)	(Vice: D.R.F. Aguin)	Temporary	HM2-1(A)	15.11	31429	2/10/2020		31429		31429	8879	456	495	187	5116	344	15477	46906									
9 1																																		
																12811	407207	115037	5905	3465	1870	36005	2806	165088	572295									



Guam Housing and Urban Renewal Authority  
 Low Rent Housing Program  
 Staffing Pattern  
 FY 2021 Budget

DIVISION	HBUDC	POS #	POSITION TITLE	POSITION	EMPLOYEE NAME	VICE	APPT.	GRADE-STEP	HOURL Y	ANNUA L	LAST INCR	DTE NEXT INCR	SALARY AT 09/30/2020	PROJECT ED SALARY	2021 RETRO/ INCRE MENT (Est.)	TOTAL SALARY 2021	RETIRE MENT	MEDICA RE	DDI (\$19.01)	LIFE (\$7.17)	MEDICA L	DENT AL	TOTAL BENEFIT \$	TOTAL PAYROL L
(HBU 115000 - NOT USED - formerly Public Housing-Central Cost Team)																								
														1809039	72558	1881597	531556	27282	15840	8602	152422	11899	747601	2629198