



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 7, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, March 31, 2026
2nd Printing – Sunday, April 5, 2026

III. APPROVAL OF PREVIOUS BOARD MINUTES – March 17, 2026

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IV. NEW BUSINESS	
1. Resolution FY2026-012	1
Resolution Approving the Detail Appointment Extension for an Additional 90 Days for Calendar Year 2026 for Atrin J. Saladier	
2. Resolution FY2026-013	2
Resolution Approving the Detail Appointment Extension for an Additional 90 Days for Calendar Year 2026 for Carlo N. Ongklungel (CDBG-DR Program)	
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Resolution Approving the Detail Appointment Extension for an Additional 90 Days for Calendar Year 2026 for Kathleen Jean P. Taitingfong (CDBG-DR Program)	
4. Intent of Award.....	4 - 7
IFB GHURA-26-006; Janitorial and Ground Maintenance Services for GHURA Main Office Sinajana	
5. Intent of Award.....	8 - 11
IFB GHURA-26-008; Rehabilitation of an Existing Twenty-One Unit Apartment located at 150 Chalan Nette, Yigo	
6. Resolution FY2026-015	12 - 25
Resolution Approving the Write-Off of Tenant Accounts Receivable as of March 31, 2026	
7. Request for Supplemental Tax Credits for Summer Vista II	26
V. EXECUTIVE DIRECTOR'S REPORT	
Project Updates	

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

Next proposed scheduled Board Meeting: Tuesday, April 28, 2026
@ 12:00 p.m.

VII. ADJOURNMENT

VEHICLES FOR BID

YEAR	MAKE	MODEL	COLOR	MILEAGE <small>subject to change</small>	MINIMUM BID
2024	NISSAN	SENTRA	BLUE	12,882	\$11,800.00
2016	HONDA	PILOT	SILVER	N/A	\$7,200.00
2024	TOYOTA	TACOMA	SILVER	16,311	\$24,500.00
2024	MITSUBISHI	OUTLANDER SPORT SE 2	WHITE	10,149	\$15,100.00

BID STARTS MARCH 27, 2026 AND ENDS APRIL 1, 2026. BIDS ARE DUE AT 4:00PM ON THE LAST DAY. VEHICLES WILL BE SOLD AS IS, WITHOUT WARRANTIES. VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER. FINANCING AVAILABLE, SUBJECT TO CREDIT APPROVAL.



First Hawaiian Bank.

For more information or to obtain a bid form, please contact us at (671) 475-7933 or email: gdcollections@fhn.com.

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting • Tuesday, April 7, 2026 at 12:00 PM.
This meeting is open to the public via Zoom

Topic: GHURA BoC Meeting, Tuesday, April 7, 2026 at 12:00 PM
Time: Apr 7, 2026 12:00 PM Guam, Port Moresby

Join Zoom Meeting
<https://us06web.zoom.us/j/84401395509?pwd=L7sH05d3WjMsJ9fnvUawjyJk9A2abh.1>
Meeting ID: 844 0139 5509 • Passcode: 477579

Watch YouTube Live Stream: <https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - March 17, 2026
- IV. NEW BUSINESS
 1. Resolution FY2026-012; Resolution Approving the Detail Appointment Extension for an Additional 90 days for Calendar Year 2026 for Atrin J. Saladier
 2. Resolution FY2026-013; Resolution Approving the Detail Appointment Extension for an Additional 90 days for Calendar Year 2026 for Carlo N. Ongklungel (CDBG-DR Program)
 3. Resolution FY2026-014; Resolution Approving the Detail Appointment Extension for an Additional 90 days for Calendar Year 2026 for Kathleen Jean P. Taitingfong (CDBG-DR Program)
 4. Intent of Award; IFB GHURA-26-006; Janitorial and Ground Maintenance Services
 5. Intent of Award; IFB GHURA-26-008; Rehabilitation of an Existing Twenty-One Unit Apartment Located at 150 Chalan Nette, Yigo
 6. Resolution FY2026-015; Resolution Approving the Write-Off of Tenant Accounts Receivable as of March 31, 2026
 7. LIHTC - Request for Additional Credits, Summer Vista II DE, LLC
- V. EXECUTIVE DIRECTOR'S REPORT
 - Project Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 - Next proposed scheduled Board Meeting - Tuesday, April 28, 2026 @ 12:00 p.m.
- VII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA website at www.ghura.org. For more information, please contact Audrey Aguan at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.



DIPĀTAMENTON I KAOHAO GUINAHAN CHAMORU DEPARTMENT OF CHAMORU AFFAIRS

193 Chalan Santo Papa Juan Pablo Dos, Hagåtña, Guam 96910
Tel: (671) 989-2426/4455 • Fax: (671) 989-7219

REGULAR BOARD OF TRUSTEES MEETING

Thursday, April 2, 2026 - 10:00 a.m.

Guam Museum Conference Room and Zoom Video Conference
Zoom Link: <https://us02web.zoom.us/j/85241120867>
Meeting ID: 852 4112 0867 Passcode: 120492

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - a. March 5, 2026
- IV. PRESIDENT'S REPORT
 - a. CHamoru Village Update
 - b. Guam Museum Update
 - c. Guam Cultural Repository Update
 - d. Finance / Admin
 1. Financial Reports
- V. OLD BUSINESS
 - a. Guam Museum Foundation Revised Duties & Responsibilities
- VI. NEW BUSINESS - None
- VII. ADJOURNMENT

For special accommodations, please contact Nathan Jon Cruz at (671) 989-2426 /s/ Melvin Won Pat-Borja, DCA President

This Ad was paid for with government funds.

McDONALD LAW OFFICE, LLC

173 Aspinall Avenue, Suite 207A
Hagåtña, Guam 96910
Telephone: (671) 588-8866
Facsimile: (671) 472-9616
Email: guam@mcdonaldlaw.com
Attorneys for Petitioner
Morgan Dolores-Marie Reyes

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF

FRANK RODNEY REYES,

Deceased,

BY **MORGAN DOLORES-MARIE REYES,**
Petitioner.

PROBATE CASE NO. **PRO025-26**

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, Le Roi T. Enriquez, counsel for Administratrix, **MORGAN DOLORES-MARIE REYES** of the Estate of **FRANK RODNEY REYES**, deceased, to the creditors of, and all persons having claims against said Estate or against said deceased, that within sixty (60) days after the first publication of this notice, they either file them with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, Hagåtña, Guam or exhibit them with the necessary vouchers to said Administratrix, or her attorneys McDonald Law Office, LLC, 173 Aspinall Avenue, Suite 207A Hagåtña, Guam 96910, the same being the place for such transaction.

Dated this 25th day of March, 2026.

McDONALD LAW OFFICE, LLC

Attorneys for Administratrix
Morgan Dolores-Marie Reyes

By: /s/ **LE ROI T. ENRIQUEZ**

CAMACHO CALVO LAW GROUP LLC

VINCENT C. CAMACHO
vcamacho@camachocalvo.law
356 E. Marine Corps Drive, Suite 201
Hagåtña, Guam 96910
Telephone No. 671.472.6813
Facsimile No. 671.477.4375
Attorneys for Executor
EDUARDO J. CALVO

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF

PAUL MCDONALD CALVO,

Deceased.

PROBATE CASE NO. **PRO006-26**

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by EDUARDO J. CALVO, Executor of the Estate of **PAUL MCDONALD CALVO**, deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Executor or his attorneys of record, Camacho Calvo Law Group LLC, 356 E. Marine Corps Drive, Suite 201, Hagåtña, Guam 96910, the same being the place for the transaction of the business of said Estate.

DATED: Hagåtña, GU, March 19, 2026.

CAMACHO CALVO LAW GROUP LLC

/s/ VINCENT C. CAMACHO
Attorneys for Executor
EDUARDO J. CALVO

VEHICLE FOR SEALED BID "AS IS"

2015 NISSAN QUEST F9124646

UNITED PACIFIC
646-8163

E-MAIL : Imanila@upcaguamandsaipan.com
The Seller reserves the right to reject any or all bids.

THE LAW OFFICES OF DUNCAN G. McCULLY, P.C.
ATTORNEYS AT LAW
434 W. O'BRIEN DRIVE, SUITE 201, HAGATNA, GUAM 96910
Telephone: (671) 477-7418 Email: mblaw@guam.net
Attorneys for the Plaintiff

IN THE SUPERIOR COURT OF GUAM

BANK OF GUAM,
Plaintiff,

vs.

VAR N. CHLARSON,
Defendant.

CIVIL CASE NO. **CV0003-26**
SUMMONS

WARNING: This is an official document from the court that affects your rights. Read this carefully, if you do not understand it, contact a lawyer for help.

TO: VAR N. CHLARSON

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court, and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send the "Answer" or "Response" to the:

- Office of the Clerk of the Superior Court of Guam
120 West O'Brien Drive.
Hagatna, Guam 96910-5174

- OR by electronic filing by sending to: efilecivil@guamcourts.org (or as modified by the Clerk of Court)

3. Deliver or mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons.
4. If this "Summons" and the other court papers were served on you by a registered process server or a Marshal within Guam or other Jurisdictions of the United States, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date your were served, not counting the day you were served, except when different time is prescribed by the order of the court. Service by registered process server or a Marshal is complete when made.
5. You can get a copy of the court papers filed in this case from the Plaintiff/Petitioner at the address listed at the top of the preceding page, from the Clerk of the Superior Court's Record Section.
6. Request for reasonable accommodation for persons with disabilities must be made to the Judiciary's ADA Coordinator at least ten (10) calendar days in advance of a scheduled proceeding.

ADA Coordinator
Phone: (671) 475-3375
E-mail: ada@guamcourts.gov
(or as modified by the Clerk of Court)

7. Requests for an interpreter for persons with limited English proficiency must be made to the Language Access Manager by the party needing the interpreter and/or translator or his/her counsel at least ten (10) calendar days in advance of a scheduled court proceeding.

Language Access Manager
Phone: (671) 475-3299
E-mail: dwelle@guamcourts.gov
(or as modified by the Clerk of Court)

DATED: 01/05/2026

JANICE M. CAMACHO-PEREZ
Clerk, Superior Court of Guam
By: /s/ Alexis Tenorio
Deputy Clerk

little type

BIG RESULTS

use the classifieds whether you're

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- hiring



Notices Posted Today

HIDE

First Notice: GHURA Board of Commissioners Meeting - 04/07/2026 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 03/31/2026 09:43 PM

Posted by: Julie Lujan, Systems Programmer

Department(s): **GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)**

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

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*Prior Employees need to contact Joe with your updated information

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DEDEDO
SECTION 8 WELCOME
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FRANCE, BELGIUM, NETHERLANDS, GERMANY, SWITZERLAND, AUSTRIA & ITALY

JUNE 04 ~ 20, 2025
CALL: MARIO CELIS JR.
Tel: (671) 632-0903
Cell: (671) 788-1628
Email: travelplan@guam.net

CITI DEVELOPMENT & CONSTRUCTION, INC.

seeks a **SITE SAFETY AND HEALTH OFFICER** with Bachelor of Science degree in Environmental and Sanitary Engineering and 12 months of experience as SSHO.

Please send resume to 545 Chalan San Antonio, Suite 310, Tamuning, Guam 96913

JOB ANNOUNCEMENT

Openings for Accountant w/ V.G. Gozum Construction LLC in Tamuning, GU. Min Reqs: Bach deg in Accounting (may be foreign equivalent); one (1) year of experience as an Accountant, Senior Bookkeeper, or Finance Coordinator-Accounts Payable, and nine (9) months of experience using Microsoft Excel. Assists executive officers in preparing the company's annual budget and prepares periodic reports that compare budgeted costs to actual costs. Analyzes financial information and prepares annual, periodic, and as-needed Balance Sheets and Profit and Loss Statements. Prepares various cash management reports, including periodic financial reports comparing actual costs with budgeted costs; cost accounting reports detailing costs of operations for the company's construction projects and production elements, and assists with various other financial-related requirements for the company's construction projects. Uses Microsoft Excel in performing job duties. Send CV by mail to P.O. Box 27336, Barrigada, GU 96921 or email to rey.gozum@vggozum.com. Verif of qualifs req.

First Presbyterian Church of Guam

Youth Pastor: Prepare and deliver sermons & pastoral services for youths and English-speaking congregation in the church. Organize and lead religious services. Instruct people who seek conversion to Christianity. Min. Master of Divinity or Theology is required. Send resume to 16 East Taitano Rd., Tamuning, GU 96913.

DENANCHE SECURITY

Job Openings

Security Officers

Security Officers w/ TWIC

Security Supervisors

Apply online at dsaguam.com 671-472-9811/2 for more info

JOB ANNOUNCEMENT

Opening for Civil Engineer with Fargo Pacific, Inc. in Tamuning, GU Min Reqs: Bach. Deg. in Civil Engrg. or Civil Engrg. Technology (may be foreign educ equiv.); 1 yr of exp as a Civil Engineer (Quality Control) or Quality Control Engr.; nine (9) months using Primavera software and AutoCAD software, and able to obtain U.S. military base access pass. Performs civil engrg duties for const co engaged in gen const contracting services. Anlyz survey rpts, maps, const blprnts & drwns, & specif. for projects to plan the most appropriate construction methodologies Assist with projects' const. scheduling. Inspects proj sites to monitor prog and ensure conformance w/ the plans, specs, safety standards & quality control/quality assurance requirements. Uses Primavera software, AutoCAD software and other software programs in performing job duties. Performs work at company's job sites in the MSA of GU. Travels most work days to the company's job sites in the MSA of Guam. Send resume to P.O. Box 2492 Hagatna, GU 96932 or email to delacruz_feli@fargogou.com. Verif of qualifs req.

PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

Guam Brothers Enterprises, LLC
DBA: Grilled Fish & Fusion

has applied for a Class: Four (4) On Sale Beer Alcoholic Beverage License said premises being marked as Lot: 5021- RI Unit 104 Compadres Mall Harmon Loop Rd Dededo

JOB ANNOUNCEMENT

Opening for Electrical Engineer with Fargo Pacific, Inc. in Tamuning, GU Min Reqs: Bach. Deg. in Electrical Engrg. or Electrical Engrg. Technology (may be foreign educ equiv.); 1 yr of exp as a Electrical Engineer (Quality Control) or Engineer (any job title); nine (9) months using AutoCAD software, and able to obtain U.S. military base access pass. Performs elect engrg duties for const co engaged in gen const contracting services. Analyzes the electrical engineering design plans, data sheets, and other electrical technical specifications to assess electrical engineering, electrical construction and installation elements, and quality control and quality assurance requirements. Participates in formulating the most appropriate construction methodology plan. Formulates and implements project specific Quality Control Programs. Inspects proj sites to monitor prog and ensure conformance w/ the plans, specs, safety standards & quality control/quality assurance requirements. Performs work at company's job sites in the MSA of GU. Uses AutoCAD software in performing job duties.

Send resume to P.O. Box 2492 Hagatna, GU 96932 or email to delacruz_feli@fargogou.com. Verif of qualifs req.

PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

Billote, Haydee Limos
DBA: New LA Tofu & Galbi (Take Over)

has applied for a Class: 4 (Four) General On Sale Alcoholic Beverage License said premises being marked as Lot: 2150-2-6 Villo Trust Building 378 Chalan San Antonio Suite D & E Tamuning 96913
Tamuning

JOB ANNOUNCEMENT

Opening for Mechanical Engineer w/Meilbert De Vera Lopez dba Northern Construction in Yigo, GU. Min Reqs: Bach deg in Mech Engrg or Mech Engrg Technology (may be foreign equiv); 1 yr of exp as a Mech Engr or Assist Mech Engr; & 9 mos exp in using AutoCAD. Analyze mech constr plans & specs & conduct site inspections for prospective constr projs to plan the constr & installation for projs' mech wks elements. Uses AutoCAD to perform job duties. Performs work at company's job sites in the MSA of GU. Travels each workday to the company's job sites in the MSA of Guam. Send CV by mail to P.O. Box 11831, Yigo, GU 96929 or email to mlopez.nci@guam.net

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

Board of Commissioners Meeting
Tuesday, April 08, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, April 8, 2025 @12PM.
Time: Apr 8, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting: <https://us06web.zoom.us/j/85167592340?pwd=BwkuJkZ9Zq0t5JbOQLXhGxHOB0DU.1>
Meeting ID: 851 6759 2340 Passcode: 571095
Watch YouTube Live Stream <https://www.youtube.com/channel/UCGqKWUOkOmTOFOLYn48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - March 25, 2025
- IV. NEW BUSINESS
 1. Resolution No. FY2025-021; Resolution commending Ms. Amor M. Say, Planner III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)
 2. Resolution No. FY2025-022; Resolution adopting the Guam Elderly Multifamily Housing Program Tenant Selection Plan (TSP)
- V. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
- VI. GENERAL DISCUSSION/ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, April 22, 2025 @ 12:00 p.m.
- VII. Adjournment

The complete Board packet may be viewed on our website at www.ghura.org.
For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.
This advertisement was paid for by GHURA.



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Second Notice: GHURA Board of Commissioners Meeting - 04/07/2026 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 04/03/2026 10:47 AM

Posted by: Julie Lujan

Department(s): **GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)**

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., March 17, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. Call to Order

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 **12:09 P.M., Tuesday, March 17, 2026**, at the GHURA Sinajana Main Office, 1st floor Conference room. Acting Chairman Sanchez indicated that **4 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/82767391072?pwd=uRc4aOddbFdOmuXDbbZ54Oas4vyvTq.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	*No Request to attend meeting virtually was submitted.		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input type="checkbox"/> Bernadette Tyquiengco AMP4 Manager <input type="checkbox"/> Jolyn Terlaje, CD Manager <input type="checkbox"/> Miguel Fernandez, AE <input checked="" type="checkbox"/> Maria Cherry Canete, AE <input checked="" type="checkbox"/> Sherene Mantanona <input type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input checked="" type="checkbox"/> Frances Danieli, Controller <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input type="checkbox"/> Antonio Camacho, Housing Procurement Admin. <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro, Section 8 Administrator <input type="checkbox"/> Michael Ricuyal, AE <input type="checkbox"/> Patrick Lucas <input type="checkbox"/> Naricel Carlos <input type="checkbox"/>	Carlo Ongklungel <input type="checkbox"/> Thalia Pablo <input type="checkbox"/> Joyce Aguon <input type="checkbox"/> Ervin Santiago <input checked="" type="checkbox"/> Andrew Manglona <input type="checkbox"/> Lissa Sablan-Flores <input checked="" type="checkbox"/> Breanne Bliss <input type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> Brittney Quinata <input checked="" type="checkbox"/>		
Public	Patty Kier, GHC Edith Pangelinan, GHC		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1ST Printing – Tuesday, March 10, 2026
 2nd Printing – Sunday, March 15, 2026
Acknowledged by Vice Chairman Sanchez

III. APPROVAL OF PREVIOUS BOARD MINUTES

[649/26] Commissioner Rice moved to approve the February 10, 2026 Board meeting minutes with noted corrections. Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously.

IV. NEW BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Intent to Award – IFB GHURA-26-010 Backup Generator for AMP 4 (Toto Gardens)</p>	<p>[650/26] Executive Director Napoli presented the Intent of Award-IFB GHURA-26-010; Back-up Generator for AMP4, Toto, Guam found on pages 1-3 in the GHURA BoC March 17, 2026 packet and on the GHURA website, www.ghura.org.</p> <p>During discussion, Commissioner Corpus inquired about the installation requirements, including the presence of an existing generator pad and compliance with permitting requirements. Mr. Sonny Perez, AE Manager, and staff confirmed that an existing pad is already in place, and the project includes installation of a generator, fuel capacity, and electrical connections. It was also confirmed that the system meets applicable permitting and operational requirements.</p> <p>Commissioners requested that progress images of the project be provided as work advances. Staff also confirmed that no existing generator is currently on site, and that the generator enclosure was</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>constructed as part of a prior project.</p> <p>No further questions were raised.</p>	<p>[651/26] Motion: Commissioner Torres moved to approve Intent of Award-IFB GHURA-26-010; Back-Up Generator for AMP4, Toto, Guam to O.H. Construction in the amount of \$169,500.00 for Bid Item number one. The project timeline is for one hundred consecutive calendar days with no option periods.</p> <p>Second: Commissioner Rice. There were no objections by the other board members.</p> <p>Vote: 4-0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Change Order #1 GHURA-25-011; Rehabilitation of 16 Guam Housing Corporation Units, Lada, Dededo</p>	<p>[652/26] Director Napoli presented Change Order #1-GHURA-25-011; Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam found on pages 4-19 of the GHURA BoC March 17, 2026 packet and on the GHURA website, www.ghura.org.</p> <p>She noted that the project is being implemented under a Memorandum of Agreement with the Guam Housing Corporation (GHC). She explained that the change order had been approved by the GHC Board prior to submission to GHURA for approval.</p> <p>Director Napoli summarized that the change order primarily involved replacement and modification of existing window units across all 16 units, along with installation of additional interior doors. The change includes:</p> <ul style="list-style-type: none"> • Two-bedroom units (6 units): \$70,800 • Three-bedroom units (7 units): \$123,900 • Four-bedroom units (3 units): \$64,800 • Interior door installation: \$2,450 • Less deduction: (\$66,000) <p>For a total change order amount of \$195,950.</p> <p>She stated that the original contract amount was \$1,030,000, with notice to proceed issued February 3, 2026, and a duration</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>of 180 calendar days. With the change order, the adjusted contract amount becomes \$1,225,900, with no time extension and a completion date of August 2, 2026.</p> <p>An A&E presentation explained that the change is owner-initiated to replace outdated louver-style windows with 4x4 egress-compliant windows, consistent with GHURA standards. Additional reasons included limited availability of replacement window types and vulnerability of existing windows to damage. It was also noted that the project is approximately 25% complete.</p> <p>During discussion, Commissioners raised minor clarification items regarding door dimensions, which were corrected from feet to inches for accuracy.</p> <p>No further questions were raised.</p>	<p>[653/26] Motion: Commissioner Rice moved to approve Change Order #1-GHURA-25-011; Rehabilitation of sixteen 16 Guam Housing Corporation Units in Lada, Dededo, Guam to Gensis-Tech Corporation in the amount of \$169,500.00 with a project timeline of 180 consecutive days with no option periods or extensions, and subject to corrections in reference to height and dimensions from feet to inches.</p> <p>Second: Commissioner Torres seconded the motion. There were no objections.</p> <p>Vote: 4–0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Change Order #2-GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3</p>	<p>[654/26] Director Napoli presented Change Order #2-GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3 on pages 20-21 in the GHURA BoC March 17, 2026 packet and on the GHURA website, www.ghura.org.</p> <p>She explained that the change order, in the amount of \$20,000, was for structural repair work at Unit 156A North Doyle (AMP 3), including concrete slab protection, rebar reinforcement, formwork, concrete pouring, plastering, and finishing.</p> <p>Director Napoli stated that the original contract amount was \$459,700, with a prior approved change bringing the contract to \$480,700. With this change order, the adjusted contract amount becomes \$500,700.00 with new completion date of March 27, 2026.</p> <p>An A&E presentation explained that the work was required due to previously undiscovered structural deficiencies, including severe rebar corrosion, concrete spalling, and improper rebar tie installation identified during construction. The presenter stated that immediate corrective action was necessary to ensure structural integrity and life safety, including installation of temporary shoring, removal of deteriorated concrete, treatment and replacement of reinforcement,</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>and placement of high-strength concrete.</p> <p>During discussion, Commissioners inquired about the age of the structure, which was identified as dating to the 1980s, and whether similar conditions were found in other units. AE staff confirmed that inspections of other buildings had not identified similar structural issues to date, but that monitoring would continue.</p> <p>No further questions were raised.</p>	<p>[655/26] Motion:</p> <p>Commissioner Rice moved to approve the Change Order #2-GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3 in the revised amount from the original contract amount of \$459,700, the change order amount was increased by \$20,000.00 to come to the new value of \$500,700.00 and the completion date from August 4, 2025 to March 27, 2026.</p> <p>Second: Commissioner Corpus seconded. There were no objections</p> <p>Vote: 4–0. Motion passed unanimously.</p>

V. OLD BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p>Intent of Award- OPA-RFP-26-001; Independent Financial Audit Services for the Guam Housing and Urban Renewal Authority</p>	<p>[656/26] Director Napoli presented the Intent to Award OPA-RFP-26-001 for Independent Financial Audit Services for GHURA on pages 212-26 in the March 17, 2026 GHURA BoC packet and also found on the GHURA website, www.ghura.org.</p> <p>During discussion, staff confirmed that the sole bidder process is required when only one proposal is received, as it is considered non-competitive and must be reviewed by HUD. Commissioners acknowledged the vendor's experience and long-standing presence.</p> <p>No further questions were raised.</p>	<p>[657/26] Motion: Commissioner Corpus moved to approve the Intent to Award OPA-RFP-26-001 for Independent Financial Audit Services of Guam Housing and Urban Development to Burger, Comber, and Associates for the Audit Services for a three-year contract in the total amount of \$202,500, with one renewal option of \$72,500, for a total contract amount of \$275,000 even.</p> <p>Second: Commissioner Rice seconded.</p> <p>Vote: 4–0. Motion passed unanimously.</p>

VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITEM	DISCUSSION	ACTION
	<p>[658/26] Director Napoli introduced project updates from the A&E Division, by Mr. Sonny Perez, AE Manager:</p> <p>Key updates included:</p> <ul style="list-style-type: none"> • GPA/GPD Substation Project (Yigo area): Construction commenced on March 16, 2026, following permitting and groundbreaking in January. • Rehabilitation of 21-unit apartment complex (Yigo): Under procurement, with bid opening scheduled for March 19, 2026. • Construction of 8 units at Catalina Court (Dededo): Bid opening pending; project identified as veterans housing. • Toto Gardens Basketball Court: Project completed with a recent ribbon cutting ceremony. • Abatement Project (AMP 2 and AMP 4): AMP 4 completed; AMP 2 approximately 30% complete. • Renovation of 26 units across multiple villages: Recently awarded and pending construction. • Modernization of Finance Division offices: Procurement in progress with bid opening scheduled for April 27, 2026. • Guam Housing Corporation (Lada units): Construction ongoing, including recently approved window modifications. <p>During discussion, Commissioners asked clarifying questions regarding project locations, contractors, and housing types.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>The Executive Director also announced that two GHURA employees, Francis Danieli and Jericho Garcia, were recognized by the Guam chapter of the Association of Government Accountants (AGA) for holding the Certified Government Financial Manager (CGFM) designation. She noted that only a limited number of members hold this certification and commended both employees for their achievement.</p>	<p>No Action taken</p>

VII. GENERAL DISCUSSION AND ANNOUNCEMENTS

AGENDA ITEM	DISCUSSION	ACTION
	<p>[659/26] Acting Chairman Sanchez announced that the next proposed Board meeting was initially scheduled for March 31, 2026, at 12:00 p.m. at the GHURA Main Office.</p> <p>Director Napoli recommended rescheduling the meeting due to a scheduled HUD on-site visit during the week of March 30 through April 3. She proposed a new meeting date of Tuesday, April 7, 2026, at 12:00 p.m.</p> <p>Acting Chairman Sanchez acknowledged the proposed change, and indicated that staff will coordinate with Commissioners to confirm availability.</p>	<p>Motion: Commissioner Corpus moved to adjourn the March 17, 2026 BoC meeting</p> <p>Second: Commissioner Torres seconded the motion.</p> <p>Vote: No objections. Motion carried.</p> <p>The meeting was adjourned at 1:25 PM.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2026-012**

Moved By: _____

Seconded By: _____

RESOLUTION APPROVING THE DETAIL APPOINTMENT EXTENSION FOR AN ADDITIONAL 90 DAYS FOR CALENDAR YEAR 2026 FOR ATRIN J. SALADIER

- 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 polices for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to establish a position classification and pay plan for each class of position necessary to carry out the responsibilities of the Authority and is subject to our Position Classification and Salary Administration Plan of the Authority; and
- WHEREAS,** the Board of Commissioners recognizes the need for continuity in the Public Housing-AMP#2 Division and needed the detail assignment to cover this critical maintenance assistance position; and
- WHEREAS,** management appointed Ms. Atrin J. Saladier, Clerk III to serve in the detail capacity of a Housing Facilities Assistant from 01/12/2026 – 04/11/2026 (initial 90 days); and
- WHEREAS,** the staff identified above has met the job's qualification of work experience required for the position; and
- WHEREAS,** in accordance with GHURA Personnel Rules and Regulations, Section 4.806(E), and pending the recruitment process of this position, management now requests the Board of Commissioners to approve the detail appointment extension of Ms. Atrin J. Saladier from 04/12/2026 – 07/10/2026 (90 day extension); and
- WHEREAS,** funding for this position is available under Public Housing AMP#2 funds; and now therefore be it
- RESOLVED,** that the detail appointment extension for Atrin J. Saladier is hereby approved.

**IN A REGULAR BOARD MEETING, SINAJANA, GUAM – APRIL 7, 2026
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

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 April 7, 2026.

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2026-013**

Moved By: _____

Seconded By: _____

RESOLUTION APPROVING THE DETAIL APPOINTMENT EXTENSION FOR AN ADDITIONAL 90 DAYS FOR CALENDAR YEAR 2026 FOR CARLO N. ONGKLUNGEL (CDBG-DR PROGRAM)

- 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 polices for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to establish a position classification and pay plan for each class of position necessary to carry out the responsibilities of the Authority and is subject to our Position Classification and Salary Administration Plan of the Authority; and
- WHEREAS,** the Board of Commissioners recognizes the need for continuity in the Community Development Block Grant Disaster Recovery (CDBG-DR) Program and needed the detail assignment to cover the Personnel Specialist III duties; and
- WHEREAS,** CDBG-DR management appointed Mr. Carlo N. Ongklungel, Personnel Specialist II to serve in the detail capacity of a Personnel Specialist III from 01/05/2026-04/04/2026 (initial 90 days); and
- WHEREAS,** the staff identified above has met the job's qualification of work experience required for the position; and
- WHEREAS,** in accordance with GHURA Personnel Rules and Regulations, Section 4.806(E), management now requests the Board of Commissioners to approve the detail appointment extension of Mr. Carlo N. Ongklungel from 04/05/2026 – 07/03/2026 (90 days); and
- WHEREAS,** funding for this position is available under **CDBG-DR funds**; and now therefore be it
- RESOLVED,** that the detail appointment extension for Carlo N. Ongklungel is hereby approved.

**IN A REGULAR BOARD MEETING, SINAJANA, GUAM – April 7, 2026
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

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 April 7, 2026

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2026-014**

Moved By: _____

Seconded By: _____

RESOLUTION APPROVING THE DETAIL APPOINTMENT EXTENSION FOR AN ADDITIONAL 90 DAYS FOR CALENDAR YEAR 2026 FOR KATHLEEN JEAN P. TAITINGFONG (CDBG-DR PROGRAM)

- 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 polices for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to establish a position classification and pay plan for each class of position necessary to carry out the responsibilities of the Authority and is subject to our Position Classification and Salary Administration Plan of the Authority; and
- WHEREAS,** the Board of Commissioners recognizes the need for continuity in the Community Development Block Grant Disaster Recovery (CDBG-DR) Program and needed the detail assignment to cover the Administrative Assistant duties; and
- WHEREAS,** CDBG-DR management appointed Ms. Kathleen Jean P. Taitingfong, Data Control Clerk II to serve in the detail capacity of an Administrative Assistant from 01/05/2026-04/04/2026 (initial 90 days); and
- WHEREAS,** the staff identified above has met the job's qualification of work experience required for the position; and
- WHEREAS,** in accordance with GHURA Personnel Rules and Regulations, Section 4.806(E), management now requests the Board of Commissioners to approve the detail appointment extension of Ms. Kathleen Jean P. Taitingfong from 04/05/2026 – 07/03/2026 (90 days); and
- WHEREAS,** funding for this position is available under **CDBG-DR funds**; and now therefore be it
- RESOLVED,** that the detail appointment extension for Kathleen Jean P. Taitingfong is hereby approved.

**IN A REGULAR BOARD MEETING, SINAJANA, GUAM – April 7, 2026
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

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 April 7, 2026.

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli *(Signature)*
Executive Director

DATE: February 23, 2026

SUBJECT: Intent of Award
IFB GHURA-26-006
Janitorial and Ground Maintenance Services for GHURA Main Office Sinajana

Bid opening for the subject project was held on January 27, 2026, at 3:00 p.m. A total of 11 bidders registered for the bid and given bid specifications of which 1 submitted a bid. Listed below is the result of the bid submission, which was opened and read out aloud publicly.

No:	Vendors:	Bid Bond	3- year term
1	JJ Global Services	<input checked="" type="checkbox"/> Cashier's Check 15% of total bid amount	Awarded Base Bid Item No. 1 \$34,228.080 Base Bid Item No. 2 \$9,771.920 Total: \$44,000.00 at 3- year term: Total: \$132,000.00

Government Estimate	\$220,000.00
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A breakdown is required for each item description as noted below:

JJ Global Services

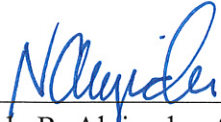
Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1.				
1.	Janitorial Services			\$2,852.340 Monthly Cost	\$34,228.080 Annual Cost
	Base Bid 2.			\$814.327 Monthly Cost	\$9,771.920 Annual Cost
2.	Ground Maintenance Services				
	Total Costs:				\$44,000.00 at 3-year term: \$132,000.00

The Guam Housing and Urban Renewal Authority’s (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to clients.

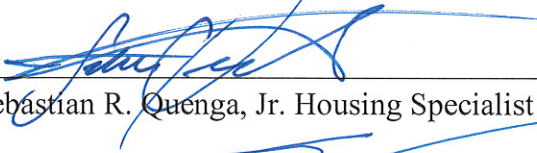
This request is made to seek approval for the solicitation of janitorial services specifically for the GHURA main office located in Sinajana. The purpose of these services is to ensure the continued upkeep of the building and to address areas that have been affected by weather exposure. By procuring professional janitorial services, GHURA aims to maintain a clean, safe and welcoming environment for staff and visitors, while also preventing further damage to the building common areas. This request underscores the importance of regular maintenance to ensure the longevity of the property and to provide a healthy and functional space for all who use it.

In review of the bid result: JJ Global Services provided the lowest responsive and responsible bid. The committee members determined to proceed with the award of the services to JJ Global Services in the amount of \$132,000.00 for Bid Item No. 1, and Bid Item 2. The following contract term: is 3 years at the cost of \$132,000.00, with two option periods.

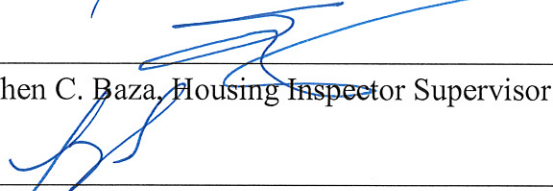
Concurred and accepted by the committee members:



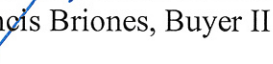
Nicole R. Alejandro, Section 8 Administrator



Sebastian R. Quenga, Jr. Housing Specialist Supervisor



Stephen C. Baza, Housing Inspector Supervisor



Brencis Briones, Buyer II



U.S. Department of Housing and Urban
Development

Honolulu Field Office
1003 Bishop Street, Suite 2100
Honolulu, Hawaii 96813
<http://www.hud.gov>

March 11, 2026

Mr. Antonio Camacho
Housing Procurement Administrator
Guam Housing and Urban
Renewal Authority
117 Bien Venida Avenue
Sinajana, Guam 96910

Dear Mr. Camacho:

SUBJECT: Request for Approval of Sole Bid
IFB GHURA-26-006
Janitorial and Ground Maintenance Services for GHURA Main Office
Sinajana

We are in receipt of your email on February 22, 2026 and subsequent emails on February 25 and March 10, 2026, requesting approval of a sole bidder from JJ Global Services that responded to an Invitation-for-bid (IFB) IFB GHURA-26-006. The subject IFB is for janitorial and ground maintenance services at the GHURA main office in Sinajana.

The following documents were provided: published advertisement notice, cost estimate, bid register sheet, bid opening sign in sheet, bid abstract and intent of award.

The IFB was published in the local newspaper on December 2, 2025. Eleven vendors picked up the IFB and one offeror submitted a bid on January 27, 2026. The GHURA evaluated the bid, conducted a cost and price analysis and determined that the bid submitted is fair and reasonable. The GHURA is requesting HUD approval to award this IFB to JJ Global Services.

We have reviewed the documents provided and hereby approve the GHURA to proceed to award IFB GHURA-26-006 to JJ Global Services.

If you have any questions, please contact Kevin Ho by email at kevin.ho@hud.gov.

Sincerely,

JESSE WU


Digitally signed by: JESSE WU
DN: CN = JESSE WU C = US O = U.
S. Government OU = Department of
Housing and Urban Development,
Office of Public and Indian Housing
Date: 2026.03.11 13:44:01 -10'00'

Jesse Wu
Director
Office of Public Housing

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: April 1, 2026

SUBJECT: Intent of Award
IFB GHURA-26-008
Rehabilitation of an Existing Twenty-One Unit Apartment Located at 150 Chalan Nette, Yigo

Bid opening for the subject project was held on Thursday, March 19, 2026 at 2:00 p.m. A total of fourteen (14) bidders registered for the bid and given bid specifications of which four (4) submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	180 Consecutive Calendar Days.
1	Genesis-Tech Corporation	[X] 15% of total bid amount	Awarded- Base Bid Item No.1 Total: \$888,750.00
2.	Guam Evergreen Construction Corporation	[X] 15% of total bid amount	Base Bid Item No.1 Total: \$1,019,000.00
3.	Asia-Pacific International, Inc.	[X] 15% of total bid amount	Base Bid Item No.1 Total: \$1,187,676.00
4.	Wang Brothers Holding LLC	[X] 15% of total bid amount	Base Bid Item No.1 Total: \$1,500,000.00
Government Estimate			\$1,018,548.41

Genesis-Tech Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
Base Bid 1.					
1	Construction Phase I: 12 Units of 2 Bedroom Unit 101, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, & 207	1	LS		\$471,000.00
2	Construction Phase I: 9 Units of 2 Bedroom and Exterior Works				
	a- Unit 102, 103, 301, 302, 202, 2304, 305, 306, 307 Exterior Works	1	LS		\$333,000.00
	b- Exterior Works	1	LS		\$84,750.00
Total Cost:					\$888,750.00

Guam Evergreen Construction Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
Base Bid 1					
A.	21 Units Renovation Work				\$849,000.00
	A.1 Interior work			\$549,000.00	
	A.2. Radon Testing			\$300,000.00	
B.	Radon Mitigation System				\$30,000.00
C.	Installation/Optional After Testing	7	Units	\$20,000.00	\$140,000.00
Total Cost:					\$1,019,000.00

Asia-Pacific International, Inc.

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1				
	Rehabilitation of an Existing Twenty-One Unit Apartment Located at 150 Chalan Nette, Yigo				\$1,187,676.00
	Total Cost:				\$1,187,676.00

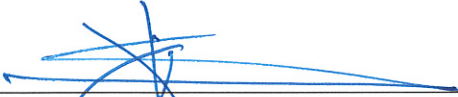
Wang Brothers Holdings, LLC

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1				
	Rehabilitation of an Existing Twenty-One Unit Apartment Located at 150 Chalan Nette, Yigo				\$1,500,000.00
	Total Cost:				\$1,500,000.00

The Guam Housing and Urban Renewal Authority’s (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

In review of the bid results, Genesis-Tech Corporation provided the lowest, responsive and responsible bid. After further evaluation, the committee members determined to award Genesis-Tech Corporation in the amount of \$888,750.00 for Bid Item 1. The project timeline: Bid Item 1. is 180 consecutive calendar days at the cost of \$888,750.00, with no option periods, and not to exceed the amount of \$888,750.00

Concurred and accepted by the committee members:



Michael Racuyal, Engineer III



Ervin Santiago, Program Coordinator III



Maria Cherry Canete, Program Coordinator II



Wayne Chargualaf, Planner II



Brencis Briones Buyer II

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2026-015**

Moved By:

Seconded By:

RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE AS OF MARCH 31, 2026

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam Public Housing Authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** pursuant to BOC Resolution No. FY2018-002, Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers and Section 8 Administrator submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of March 31, 2026, as indicated below; and

<u>Property Site</u>	<u>Write-Off Amount</u>
AMP 1	\$ 5,295.98
AMP 2	\$ 7,403.13
AMP 3	\$ 133.37
AMP 4	\$ 2,128.68
Section 8	\$199,270.00
	<u>\$ 214,231.16</u>

- WHEREAS,** GHURA, through the Property Site Managers and Section 8 Administrator, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$214,231.16 of GHURA receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected.

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – April 7, 2026

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

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 **April 7, 2026**

(S E A L)

Elizabeth F. Napoli
Board Secretary / Executive Director



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



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Nathanael P. Sanchez
Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

March 20, 2026

TO: Frances Danieli, Controller *FSD*

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables

I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through March 31, 2026 TAR balances of \$5,250.98 with payment or adjustment applied to include additional DRT fees of \$45.00 totaling \$5,295.98

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
Property Site Manager, AMP 1

Attachments

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 1
 CLOSED OUT March 31, 2026

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out	Cleaning/Repair Charges	Late Fees	Work Orders	Legal/Court Fees	Security Deposit	Payment / Adjustment	A/R Balance (Closed)	DRT Fees	A/R Balance (Closed) LESS ADJ/PMT + DRT Fees	Comments
1 23 Msgr JLG	2/2/2026	30 Day Voluntarily - Relocation Off-Island	1/4/2026	2/11/2026	\$ 9.00	\$ 2,881.38	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 2,740.38	\$ 15.00	\$ 2,755.38	Negative response to date
2 13 Msgr JLG	1/5/2026	Non-Compliance Criminal Activity	10/31/2025	1/20/2026	\$ 43.00	\$ 2,541.60	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 2,434.60	\$ 15.00	\$ 2,449.60	Negative response to date
3 17B Salas	1/5/2026	Deceased No Next of Kin	3/5/2007	1/5/2026	\$ 226.00	\$ -	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 76.00	\$ 15.00	\$ 91.00	Negative response to date
				TOTAL:	\$ 278.00	\$ 5,422.98	\$ -	\$ -	\$ -	\$ (450.00)	\$ -	\$ 5,250.98	\$ 45.00	\$ 5,295.98	



GHURA

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

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

March 11, 2026

TO: Frances Danieli, Controller *FD*
FROM: Gina M. Cura, Property Site Manager (AMP 2) *Gina*
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$7,403.13

I have reviewed AMP 2's Tenant Accounts Receivables for the period through March 31, 2026. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through March 31, 2026.

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

<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$7,358.13	\$7,403.13	\$45.00

The reason for the variance is due to DRT fee charges applied to tenants after March 31, 2026.

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

Attachment

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 2
 CLOSED OUT AS OF MARCH 31, 2026

gms 11.2026

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 09/30/2024 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	22 JCR, YONA 11/20/2025	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	10/1/2025	12/1/2025	\$ (22.00)	\$ 3,479.21	\$ (150.00)	\$ 3,307.21	\$ 15.00	\$ 3,322.21	Negative response to date
2	74 AAC, YONA 11/4/2025	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	10/1/2025	11/17/2025	\$ (47.00)	\$ 625.00	\$ (150.00)	\$ 428.00	\$ 15.00	\$ 443.00	Negative response to date
3	5 JTT, YONA 11/4/2025	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	12/1/2025	11/17/2025	\$ 3,772.92		\$ (150.00)	\$ 3,622.92	\$ 15.00	\$ 3,637.92	Negative response to date
				TOTAL:	\$ 3,703.92	\$ 4,104.21	\$ (450.00)	\$ 7,358.13	\$ 45.00	\$ 7,403.13	



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Resident Commissioner

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Executive Director

Fernando B. Esteves
Deputy Director


March 25, 2026

TO: Frances Danieli, Controller *ASD*
FROM: Patrick Bamba, Propetry Site Manager AMP3
Subject: Recommend to Write-Off Tenant Accounts Receivables
as of March 31, 2026.

I have reviewed AMP3's Tenant Accounts Receivable and attached is a list of accounts recommended for write-off due to non-responsiveness from former residents. This account, which have been closed through December 31, 2025, total \$133.37.

This inactive account balance negatively impact GHURA's financial performance. Therefore, I recommend that this balance be written off and forwarded to the Department of Revenue and Taxation for potential garnishment from any associated tax refunds.

Thank you.


Patrick R. Bamba
Propetry Site Manager AMP3

GUAM HOUSING & URBAN RENEWAL AUTH.
 Move-Out Report
 Accounting

Report Date From 01/01/2026 to 03/31/2026

NO.	UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	LATE FEES	WORK ORDERS	Cleaning Charges	Legal, Court Fees	Security Deposit	DRT FEES	A/R BAL ON ACCOUNT	COMMENTS
			TO BE WRITTEN OFF											
1	116100	9/2/2025	30 DAY VOLUNTARY - SAFETY/PEACEFUL ENJOYMENT	9/4/2024	1/6/2026	\$ -			\$ 268.37		\$ (150.00)	\$ 15.00	\$ 133.37	OUTSTANDING BALANCE SENT VIA CERTIFIED MAIL - PENDING
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
													TOTAL = \$ 133.37	



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March 24, 2026

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Deputy Director

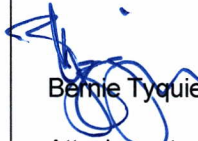
TO: Frances Danieli, Controller *FS*
FROM: Property Site Manager, AMP4
SUBJECT: Recommend Writing Off Tenant Accounts Receivable
Quarter Ending: March 31, 2026 Total: \$2,128.68

I have reviewed AMP4's Tenant Accounts Receivable for the period through March 31, 2026. I request a total of \$2,128.68 to be written off from the GL books.

Attached is the account to be written off due to inactivity from the former resident. Please note that these former tenants have not remitted any payments due within the periods stated in their collection letters. DRT has been collecting a \$15 fee for each account. This fee has been applied to each account.

These inactive accounts affect the Authority's financial performance, and I recommend that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

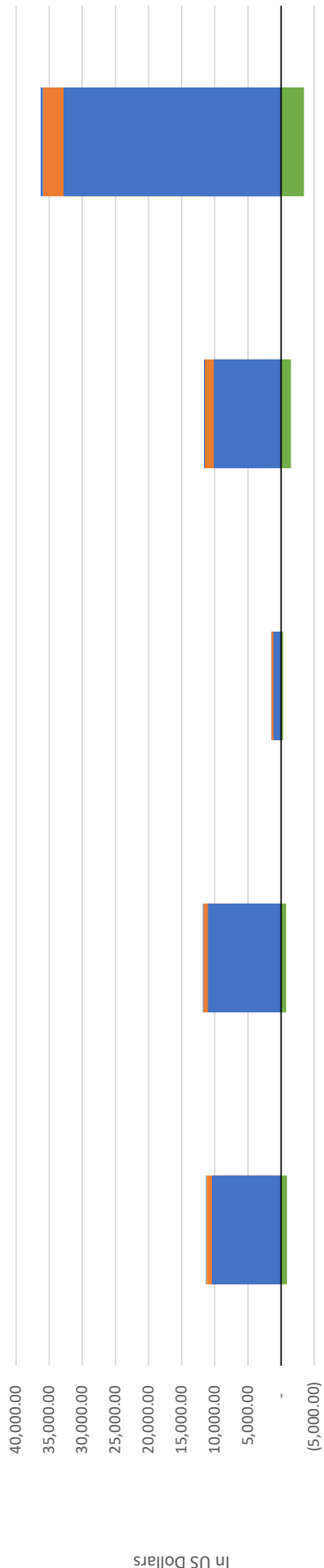
Please feel free to contact me at (671) 475-1394 for any questions or concerns.


Bernie Tyquiengco
Attachment

GUAM HOUSING & URBAN RENEWAL AUTH.
Report Date for PERIOD THROUGH March 31, 2026

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	LEGAL, COURT FEES	DRT FEES	Security Deposit	A/R BAL ON ACCOUNT	COMMENTS
	38ADAM	10/6/2025	Non-Compliance Utility		11/13/2025	\$ (184.00)	\$ 1,152.13		\$ 15.00	\$ 150.00	\$ 833.13	
	14ARD88	10/17/2025	Non-Compliance Lease		11/13/2025	\$ 121.00	\$ 215.00		\$ 15.00	\$ 150.00	\$ 201.00	
	16BDAM	9/2/2025	Voluntary -30 day notice	7/8/2025	10/11/2025	\$ 795.05	\$ 434.50		\$ 15.00	\$ 150.00	\$ 1,094.55	
											\$ 2,128.68	

Fiscal Year 2026 Write Off AMPs



	AMP 1	AMP 2	AMP 3	AMP 4	Grand Total
Sum of Security Deposit	(900.00)	(750.00)	(300.00)	(1,500.00)	(3,450.00)
Sum of DRT Fees	90.00	75.00	30.00	150.00	345.00
Sum of WORK ORDERS	60.00				60.00
Sum of LATE FEES					
Sum of Cleaning Charges	11,027.89	4,389.21	710.55	8,696.06	24,823.71
Sum of Rent Balance	202.00	7,339.35	719.05	2,809.63	11,070.03
Sum of Write Off Amount	10,445.89	11,053.56	1,159.60	10,155.69	32,814.74

■ Sum of Rent Balance
 ■ Sum of Cleaning Charges
 ■ Sum of LATE FEES
 ■ Sum of WORK ORDERS
 ■ Sum of DRT Fees
 ■ Sum of Security Deposit
 ■ Sum of Write Off Amount



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March 25, 2026

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Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

TO: Frances Danieli, Controller ^{XSD}
VIA: Fernando B. Esteves, Deputy Director
FROM: Nicole R. Alejandro, Section 8 Administrator
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$199,270.00

I am writing to recommend the write-off of specific accounts receivable within the Section 8 program. This recommendation is based on a review of the Section 8 Account Receivables listing, which identified amounts related to tenant. These cumulative amounts represent collections from July 1, 2025 to March 24, 2026. The breakdown of receivables are as follows:

Section 8 New Receivables (June 2025-present) Total: **\$199,270.00***

The accounts proposed for write-off totalling **\$199,270.00** are due to fraudulent activity by tenants, primarily from unreported income. Additionally, these accounts negatively impact the Authority's financial performance. Therefore, I recommend that these accounts be written off and forwarded to the Department of Revenue and Taxation (DRT) for collection.

Please contact me at (671) 475-1375 if you have any questions or concerns.

Sincerely,

Nicole Alejandro
Section 8 Administrator

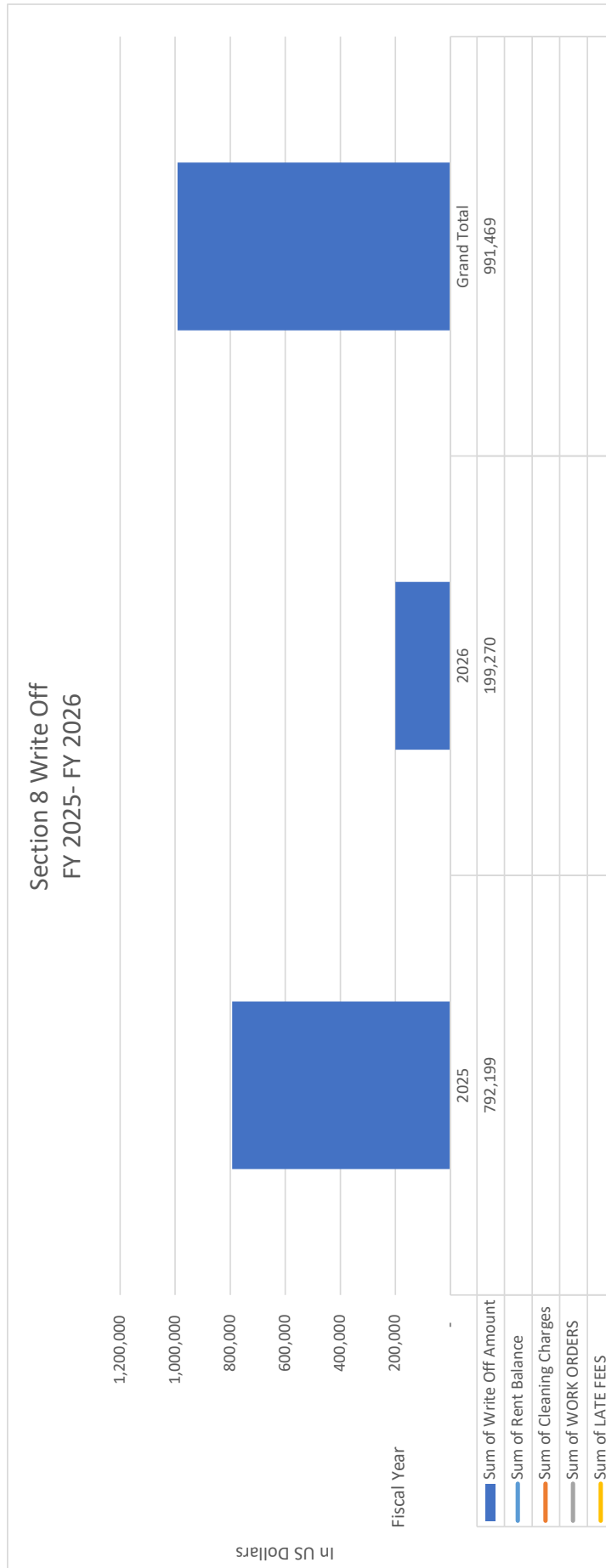
*DRT applies a \$15 collection fee to each of these accounts.

**GHURA Section 8
New Receivables - Write-Off Request
July 1, 2025 - March 24, 2026**

	Tenant Initials	Outstanding Balance	Account Type Description	Development
*1	AK	\$ 1,834	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*2	AG	\$ 432	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*3	AJ	\$ 561	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*4	AK	\$ 205	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*5	AY	\$ 2,552	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*6	AE	\$ 549	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*7	AA	\$ 303	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*8	BS	\$ 6,138	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*9	BI	\$ 2,038	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*10	CJ	\$ 840	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*11	CD	\$ 8,958	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*12	CI	\$ 1,789	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*13	CM	\$ 280	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*14	CV	\$ 1,866	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*15	CA	\$ 224	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*16	CC	\$ 32	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*17	CE	\$ 3,400	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*18	CJ	\$ 395	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*19	CP	\$ 1,600	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*20	DL	\$ 1,977	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*21	DC	\$ 5,646	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*22	DR	\$ 984	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*23	EA	\$ 3,942	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*24	EA	\$ 914	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*25	EM	\$ 296	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*26	EG	\$ 2,714	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*27	FA	\$ 1,316	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*28	FD	\$ 251	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*29	FE	\$ 501	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*30	GJ	\$ 1,122	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*31	GL	\$ 2,052	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*32	HR	\$ 2,907	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*33	HS	\$ 6,007	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*34	HC	\$ 3,190	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*35	IY	\$ 356	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*36	IM	\$ 1,136	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*37	IM	\$ 2,056	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*38	JJ	\$ 722	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*39	JJ	\$ 1,056	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*40	KC	\$ 174	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*41	KT	\$ 2,703	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*42	KJ	\$ 797	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*43	KL	\$ 2,748	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*44	KM	\$ 6,812	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*45	LJ	\$ 224	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*46	LA	\$ 393	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*47	MZ	\$ 291	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*48	MM	\$ 2,079	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*49	MJ	\$ 2,837	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*50	MA	\$ 2,098	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*51	ML	\$ 3,684	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*52	NR	\$ 1,265	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES

	Tenant Initials	Outstanding Balance	Account Type Description	Development
*53	ND	\$ 2,291	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*54	NZ	\$ 10,007	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*55	NB	\$ 1,297	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*56	NI	\$ 1,632	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*57	ND	\$ 2,848	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*58	OO	\$ 124	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*59	PJ	\$ 373	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*60	QM	\$ 509	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*61	RB	\$ 2,053	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*62	RJ	\$ 239	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*63	RM	\$ 3,268	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*64	RL	\$ 2,182	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*65	RL	\$ 241	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*66	RS	\$ 5,820	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*67	SV	\$ 238	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*68	SM	\$ 1,889	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*69	SS	\$ 1,724	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*70	SE	\$ 2,286	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*71	SM	\$ 1,746	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*72	SS	\$ 1,685	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*73	SS	\$ 1,368	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*74	SA	\$ 2,314	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*75	SF	\$ 1,248	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*76	SV	\$ 1,185	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*77	SC	\$ 732	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*78	SA	\$ 5,656	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*79	SI	\$ 3,604	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*80	SM	\$ 1,607	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*81	SJ	\$ 3,957	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*82	SA	\$ 102	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*83	SS	\$ 1,902	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*84	SA	\$ 7,647	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*85	TJ	\$ 981	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*86	TD	\$ 1,708	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*87	TN	\$ 282	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*88	TS	\$ 914	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*89	TG	\$ 1,255	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*90	TJ	\$ 4,780	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*91	US	\$ 1,386	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*92	VV	\$ 4,289	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*93	WA	\$ 632	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*94	WJ	\$ 2,261	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*95	YJ	\$ 272	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*96	YL	\$ 2,381	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*97	YJ	\$ 1,590	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
*98	ZR	\$ 3,519	Section 8 Tenant FRAUD Receivables	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES
	Total:	\$ 199,270		

Section 8 Write Off
FY 2025- FY 2026





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



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

MEMORANDUM

DATE: March 31, 2026
TO: Board of Commissioners, GHURA
FROM: Elizabeth F. Napoli, Executive Director
SUBJECT: Request for Supplemental Tax Credits for Summer Vista II

Hafa A dai Board of Commissioners,

On 11 March 2026, GHURA received a request for an allocation of additional tax credits totaling \$188,321.00 from Mr. Ho S. Eun, Manager of Summer Vista II DE, LLC. The stated reason for the request was an unforeseen change in the Summer Vista II project's financing structure. Summer Vista II DE, LLC is the recipient of an initial LIHTC allocation from 2025 in the amount of \$5,021,880.


REVIEW. The Developer obtained certain financing commitments from their Syndicator at the time of application for housing tax credits in 2025. However, market conditions over the past year and current investor yield requirements, prompted the Syndicator to reduce the equity investment commitment to the project. Several months of negotiations ensued between Summer Vista II representatives and their Syndicator, the result of which was a lesser reduction of the equity investment to the project. Revisiting the financing structure, Summer Vista II has identified a shortfall of \$188,321.00.

"GHURA is required under the IRC of 1986, as amended, to allocate the minimum amount of tax credits required to make a project feasible. The determination of the amount of tax credits to be reserved or allocated to a project shall be made solely at the discretion of GHURA. GHURA may, at the time of issuance of the IRS Form(s) 8609 for the project, decrease the amount of tax credits allocated to a project based on the actual cost and financing of the project. – *Ref. 2025 QAP, IV. Rights of GHURA, p. 29*"

RECOMMENDATION. A review of this request and supporting documentation was conducted and the following action is supported at this time:

Board approval is requested to grant the allocation of additional housing tax credits for the Summer Vista II project in an amount not to exceed \$188,321.00. The allocation will be made as a reservation of Guam's 2026 allocation.

Respectfully,


Elizabeth F. Napoli

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.
The Coordinator can be contacted at the above address and telephone numbers.