



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., June 18, 2021
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing –Friday, June 11, 2021

2nd Printing – Wednesday, June 16, 2021

III. APPROVAL OF PREVIOUS BOARD MINUTES – May 14, 2021

PAGE (S)

IV. NEW BUSINESS

- | | |
|---|------------------|
| 1. Intent of Award | 1 - 2 |
| IFB#GHURA-COCC-021-004 IT Equipment
Desktop, Computers, Laptop Computers, Uninterruptible
Power Supply (UPS), and NAS Storage | |
| 2. Resolution No. FY2021-013 | 3 - 121 |
| Resolution approving the Annual PHA Plan (FY2022) and Capital
Fund Program (CFP) Five Year Action Pan (2021-2025) | |
| 3. Resolution No. FY2021-014 | 122 - 130 |
| Resolution to adopt the updated 2020 Public Housing Admissions
and Continued Occupancy Policy (ACOP) | |

V. CORRESPONDENCE AND REPORTS

1. A/E Manager's Update

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Friday, July 9th @ 12:00 p.m.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT



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GOOD: 3 Lines, 3 Consecutive Days.....\$78.00
BETTER: 3 Lines, 7 Consecutive Days..... \$99.00
BEST: 3 Lines, 10 Consecutive Days..... \$115.00

ROOMMATES
Conditions/Restrictions: *Roommate a person who shares a room or apartment with another or others.
GOOD: 3 Lines, 7 Consecutive Days.....\$57.00
BETTER: 3 Lines, 10 Consecutive Days.....\$73.00

AUTOMOTIVE PACKAGES
 • Automotive • Trucks • Bikes • Boats • Motorcycles
Conditions/Restrictions: One vehicle per ad
Ad format: Make, Model, Year.
GOOD: 3 Lines, 7 Consecutive Days.....\$58.00
BETTER: 3 Lines, 10 Consecutive Days.....\$68.50
BEST: 4 Lines, 14 Consecutive Days.....\$79.00

SUPER DEALS
Personal Items below \$500 in total value
GOOD: 3 Lines, 7 Consecutive Days.....\$24.50
BETTER: 3 Lines, 10 Consecutive Days.....\$33.00
BEST: 3 Lines, 14 Consecutive Days.....\$40.00
 *Price must be included in the ad to qualify.

PRIVATE PARTY PLEASERS
Personal Items below \$2,500 in total value
GOOD: 3 Lines, 7 Consecutive Days..... \$33.00
BETTER: 3 Lines, 10 Consecutive Days.....\$43.50
BEST: 3 Lines, 14 Consecutive Days.....\$54.00
 *Price must be included in the ad to qualify.

Personal Items below \$2,501 in total value
GOOD: 3 Lines, 7 Consecutive Days.....\$59.00
BETTER: 3 Lines, 10 Consecutive Days.....\$70.00
BEST: 3 Lines, 14 Consecutive Days.....\$80.00
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GARAGE SALE
 • Fundraising • Rummage • Yard Sale
Conditions/Restrictions: 3 Consecutive Days
Ad format: Village, Date, Time
Garage Sale: Private residence
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 All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Pacific Daily News/Pacific Sunday News reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Pacific Daily News/Pacific Sunday News shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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\$\$\$\$\$
 Are you in Financial Trouble? Need FAST CASH? I buy on/off island houses, lot, condos. I take over payments. Up to 200k. 649-4663

Looking for someone who has an approved medical referral to the Philippines. I can be the accountant and can help with cost. 6494663

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, June 18, 2021 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 Aguan at 475-1378 by Wednesday, June 16, 2021 for more information.

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

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TORRES LAW GROUP
 Suite 2A, 130 Aspinall Avenue
 Hagåtña, Guam 96910
 Telephone: (671) 477-9891-3
 Facsimile: (671) 472-2601

Attorneys for Executrix

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF PAULINA TENEZA CASCASAN, Deceased.

PROBATE CASE NO. PRO083-21

NOTICE TO CREDITORS

Notice is hereby given by Cecilia T. Cascasan, Executrix of the Estate of Paulina Teneza Cascasan, deceased, to the creditors of, and all persons having claims against the said Estate or against said deceased, that within two (2) months after the first publication of this Notice, they either file them with necessary vouchers in the Office of the Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to the Executrix, at the law offices of Torres Law Group, 130 Aspinall Avenue, Suite 2A, Hagåtña, Guam, the same being the place for the transaction of the said Estate.

DATED at Hagåtña, Guam, this 3rd day of June, 2021.

TORRES LAW GROUP
 By: /s/PHILLIP TORRES, ESQ.
 Attorneys for Executrix

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 ANIGUA/TAM2BD/1BTH SEC8 OKAY \$750 CALL 646-0510/11

Condo-Townhome-Rent
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 USED Aluminum Shutters, w/Rails, 8 Windows 4x4, 2 Windows 3x3, 2 Doors ***SOLD***SOLD***SOLD***

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

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INVITATION FOR BID NO. IFB 21-08 CONFIRMATORY DRUG TESTING SERVICES

The Judiciary of Guam is accepting bids from qualified vendors to provide Confirmatory Drug Testing Services for the Judiciary of Guam.

Interested and qualified vendors may request for printed or electronic copies of the IFB package from the Procurement Office, 1st Floor, Guam Judicial Center in Hagåtña, Guam beginning **Wednesday, June 16, 2021, from 8:00 a.m. to 5:00 p.m., Guam Standard Time, Monday to Friday**, except Government of Guam holidays.

All bids must be submitted to the Procurement Office **no later than 2:00 p.m., Friday, July 30, 2021, Guam Standard Time**. All bids, will be publicly opened and read aloud on that said date and time at the Administrator of the Courts Conference Room, 1st Floor, Guam Judicial Center in Hagåtña, Guam.

For any periodic updates of the IFB please visit the Judiciary's website <http://www.guamcourts.org>. For further information or to request for copies of the IFB package, please contact the Procurement Office at 671-475-3393/3175/3141/3290 or email at jpcpeda@guamcourts.org and/or mantonio@guamcourts.org.

\s/ KRISTINA L. BAIRD
 Administrator of the Courts

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WEDNESDAY, JUNE 16, 2021 ■ PACIFIC DAILY NEWS 28



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., May 14, 2021
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
BOC MEETING MINUTES**

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 **12:00 P.M., Friday, May 14, 2021** at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<p>PRESENT: (VIA ZOOM VIDEO CONFERENCE) Sabino Flores, Chairman Monica Guzman, Vice Chairwoman George Pereda, Commissioner Frank Ishizaki, Commissioner Anisia Delia, Commissioner Karl Corpus, Resident Commissioner (attendance only)</p> <p>ABSENT:</p> <p>LEGAL COUNSEL: Anthony Perez, Esq.</p>	<p>MANAGEMENT & STAFF: Ray Topasna, Executive Director Elizabeth Napoli, Deputy Director Audrey Aguon, Special Assistant Lucele Leon Guerrero, Controller II Greta Balmeo, Buyer Supervisor</p> <p>PUBLIC: (VIA ZOOM VIDEO CONFERENCE) Dan Fitzgerald (Deloitte & Touche, LLP)</p>
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II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing –Friday, May 07, 2021
2nd Printing – Wednesday, May 12, 2021
ACKNOWLEDGED. The Chairman also indicated that the agenda and announcement were posted on both dates in the PDN.

III. APPROVAL OF PREVIOUS BOARD MINUTES

[051/21] Chairman Flores made a motion to approve the meeting minutes of April 8, 2021. The motion was seconded by Commissioner Ishizaki. With no objections by the other board members, the motion was passed.

IV. NEW BUSINESS

1. [052/21] Resolution No. FY2021-012

Resolution commending and congratulating the GHURA Apprenticeship program graduates Class of 2021.

Director Topasna stated the following:

- Back in March 2012, GHURA focused on enhancing the skills of its maintenance personnel.
- GHURA entered into an agreement with the US Dept. of Labor, Office of Apprenticeship, and the Guam Community College to formally adopt the apprenticeship standards for the maintenance repairer, Building occupation.
- In April 2012, GHURA successfully attained approval by the USDOL, Office of Apprenticeship, for the second Apprenticeship standards. This class was the Office manager/administrative services occupation.
- Today, GHURA has 9 employees who have completed **the Journey Worker Certificate** in their respective apprentice occupational category. The following are the 9 GHURA graduates:
 1. William Aisak, Maintenance Repairer, Building
 2. Jeanna Rosemarie A. Blas, Office Manager/Administrative Services
 3. Maritess Liban Bondal, Office Manager/Administrative Services
 4. Joseph Jay Cruz, Office Manager/Administrative Services
 5. Erica Ann C. Gumataotao, Office Manager/Administrative Services
 6. Maria Magdalena Mendiola, Office Manager/Administrative Services
 7. Michael Orot, Maintenance Repairer/Building
 8. Remedios P. Taitague, Office Manager/ Administrative Services
 9. Virginia M. Torres, Office Manager/ Administrative Services
- Be it resolved that the Board of Commissioners issues this resolution commending and congratulating the graduating Class of 2021-Cohort#3; and be it further resolved that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof Resolution No. FY2021-012, and that thereafter shall be presented to each graduate, whereby a copy shall be placed in his/her official personnel folder, and a copy provided to the Governor of Guam.

Vice Chairwoman Guzman congratulated the GHURA graduates and inquired about whether plans are being made for a future cohort. Director Topasna stated that since 2012, 27 GHURA employees have completed the apprenticeship program. He added that GHURA encourages employees to take part in the program, so plans are being made for a fourth cohort.

Director Topasna also added that he and Deputy Director Napoli are blessed to be surrounded by so much talent at GHURA. He stated that in a press release, he indicated that there were 160+ Certifications collectively, held by GHURA

employees. He expressed how proud he was of level of commitment that GHURA employees have to their education in order to perform better in their respective capacities.

Deputy Director Napoli added that HR will be compiling a list of GHURA staff interested in participating in the next apprenticeship program. She stated that staff participation in the program and in various trainings will help to improve GHURA's succession planning.

Director Topasna indicated that a trainer with NanMckay will be arriving on island to conduct further training sessions to 55 GHURA employees. He also added that 26% of GHURA's workforce are apprentices of GCC. 34% of the staff have some form of Nationally recognized certification and exactly 163 Housing Industry Certificates have been issued over the years. Moving forward, he stated that GHURA will continue to push for more trainings for its employees.

Vice Chairwoman Guzman congratulated everyone involved in the apprenticeship program. There were no further discussions or comments.

[053/21] Commissioner Delia made a motion to approve the Resolution commending and congratulating the GHURA Apprenticeship Program Graduates Class of 2021, also known as Cohort#3. Commissioner Pereda seconded the motion. With no objections by the other board members, Chairman Flores approved the Resolution FY2021-012.

**2. [054/21] Contract Cancellation / Intent of Award
GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of (8) Public Housing
Units**

Director Topasna stated the following:

- At a regular Board meeting on December 2020, the board approved the award of a contract to Excellent Construction, Inc. for Bid Item#1 and to O.H. Construction for Bid Item#2.
- Due to the unresponsiveness of Excellent Construction, GHURA is requesting to cancel the Bid award for Bid Item #1 and award it to the next lowest bidder.
- The contract indicated the cancellation primarily because of time constraints. Specifically, in December 2020, GHURA issued an Intent of Award, HUD had approved the units that were to be placed under Modernization with the date of completion by June 2021. He stated that the contract duration for the completion of the two units in the scope was 60 days.
- Unfortunately, a response was not submitted by the contractor to GHURA.
- GHURA was not able to meet the HUD determined completion date and must now request for an extension.
- Based on the staff's review and determination, GHURA is requesting that the board approve the request to cancel the Bid Award for Bid Item#1

to Excellent Construction, Inc. for \$62,790 and award the contract to the next lowest bidder.

- The next lowest responsive and responsible bidder is O.H. Construction at \$74,900.

Attorney Perez inquired about whether Excellent Construction, Inc. submitted a bid bond. If so, and the award is to be made to them and they don't go forward, there could be a chance GHURA could call on the bid bond. He added that he would coordinate with Greta Balmeo to find out more. Chairman Flores added that they may want to confirm whether the contract was put out as a Small Purchase Construction Contract, which would increase the threshold, which means there would not be a requirement for bid bonding. He also recommended that they also look into a Performance Bond.

Commissioner Ishizaki inquired whether Excellent Construction, Inc. had ever failed to respond to a bid award. Miss Balmeo stated that Excellent Construction, Inc. was a new contractor with GHURA and their first bid proposal submission. However, due to Excellent Construction, Inc.'s unresponsiveness, GHURA does not foresee working with them in the future. She also stated that the Excellent Construction, Inc. did submit a bid bond. Attorney Perez indicated that they should look into calling the bid bond in. Chairman Flores stated that the bid bond amount may be used to cover the difference. Miss Balmeo then added that O.H. Construction, the next lowest bidder, did come in below the government estimate.

Chairman Flores asked Miss Balmeo to clarify the request before the board. Miss Balmeo confirmed that the request brought before the board was to cancel the Intent to Award.

Chairman Flores stated that the previous action by the board was to approve the issuance of the Intent to Award. Director Topasna confirmed this. Director Topasna also added that the record will show that there was due diligence on GHURA's part to reach out the contractor. Unfortunately, they were not responsive. Chairman Flores stated that based on the documents presented before the board, that there were no further communications from the company. There were no further discussions.

[055/21] Chairman Flores made a motion to cancel the previously issued Intent of Award for GHURA-10-02-2020 for AMPS 1, 3, & 4; Renovation of (8) Public Housing Units for Bid Item#1 in the amount of \$62,790 previously issued to Excellent Construction and approve and issue the Intent of Award to the second lowest bidder, submitted by O.H. Construction in the amount of \$74,900. Commissioner Ishizaki seconded the motion. There were no objections by the other board member. The motion was approved.

V. CORRESPONDENCE AND REPORTS

1. [056/21] A/E Manager's Update

Director Topasna indicated the following:

- **SINJANA ART CENTER-** Scheduled for completion 10/2021 and is 45% complete. Mega United is the contractor. Project is \$770,000. Due to increase in price of materials, contractor requested a change order. A/E team currently reviewing the request. Director Topasna has reached out to DPW's Director to assist with the A/E's review.
- **Lighthouse Recovery Center for Women-** Construction Barrier Fabrication has commenced. Installation to begin this week at the construction site. Building permit has been approved. Construction to commence shortly.
- **Umatac Baseball Field-** Completion status is 75%. Lighting installation completed in April 2021. Contractor is Infratech. Project is \$474,000. Construction continues.
- **Sinajana Fire Station-** Received 5 proposals to RFP. Proposals under evaluation with A/E and GFD.
- **Inarajan Basketball Court-** Received construction permit and Performance Bond. Working with the Governor's office to schedule Groundbreaking event. JJ Global is the contractor. A Change Order may be submitted by the contractor due to the increase in prices for materials and labor.
- **MTM Basketball Court-** Bid Docs are being finalized. Advertise in mid-May.
- **Solar Project- Guma Trankilidat-** A/E is currently reviewing proposals. 53 units to be impacted by this phase of the solar project.
- **Renovations and CIPs-** awarded bids-8 units at GT and 11 units at various AMP sits. Public Bids under preparation for addition 10 units and door replacements at GHURA 100 and Lead Based Paint Abatement GHURA-wide. Modifications to 27+ units are ongoing. A/E is currently processing 5 properties for Affordable Homes Construction Projects. Upcoming AMP projects include the Maintenance/ Storage facility and the Environmental Controls at AMP4.

Chairwoman Guzman was pleased with the updates on all of GHURA's projects, but was especially pleased with the Solar Project at Guma Trankilidat. She thanked the Director and the GHURA staff for their hard work and dedication. Director Topasna stated that the goal is to provide renewable energy technology to all of GHURA's Public Housing units. Chairman Flores inquired on the structure of the bid. He asked if the bid was a Power Purchase Agreement or if GHURA would own the systems. Director Topasna indicated

that based on the RFP, it may be a 20-year Power Purchase Agreement. Chairman Flores asked whether the winning company would Purchase, Install, Maintain and Ensure the system runs. Director Topasna confirmed this. Chairman Flores stated that it is a very ambitious project.

There were no further discussions.

3. [057/21] FY2020 Audit Report

Mr. Dan Fitzgerald of Deloitte & Touche, LLP, stated the following:

- **Federal Government View: Perspective**

- ◆ GHURA processes a large number of transactions.
- ◆ There will be errors because of the large number of transactions.
- ◆ Federal Government has a Risk Reward thought process- If there is a 1% error, that isn't cause for concern. If there is a 2% error, this may be some cause for concern. If there is 4-5% errors, this would be considered a Material Issue that needs to be resolved.
- ◆ Audit findings need to be put into perspective. An organization the size of GHURA is **expected** to have audit findings. The Federal Government recognizes this.
- ◆ The questions to focus on when reading GHURA's audit should be, "What is the nature of these findings, are these big issues, are the minor issues? Are these required to be reported?"
- ◆ Mr. Fitzgerald stated that when he reads GHURA's findings, he sees that they do not represent material findings.
- ◆ He further stated that GHURA's findings are not what is known as material weaknesses, but rather Reportable Matters which fall within the 2% threshold. Which means, they must be reported. Are they big issues? No.
- ◆ He added that although GHURA's Audit Report does not reveal Material findings, it still reveals findings. The Federal Government does not view them as findings. However, they can be viewed as reminders to monitor those findings.
- ◆ Mr. Fitzgerald stated that if GHURA had the same results for its audit next year, GHURA would be classified a Low Risk Entity because there are no Material Issues.
- ◆ The Federal Government wants a balance between Risk and Reward. And GHURA must continue to achieve this balance.
- ◆ Mr. Fitzgerald stated that GHURA's Audit Report is very good.
- ◆ Key take-away: If GHURA duplicates this Audit Report, next year, it will be classified as LOW RISK, which means GHURA has come a long way.
- ◆ He thanked GHURA Management, Staff, and Board members for doing what they committed to doing as an Organization.

Director Topasna stated that GHURA's FY20 Audit report was a clean audit. GHURA received unmodified opinions on both Financial statements and Compliance and GHURA was also able to meet the local deadline.

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. [058/21] Next proposed scheduled Board Meeting: Friday, June 11th @ 12:00 p.m.

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

Vice Chairwoman Guzman requested that the Director and Deputy Director provide a summary of what GHURA may expect to receive from additional COVID Funding. Director Topasna stated that GHURA is encountering some challenges due to restrictions. He added that as part of the American Rescue Plan Act, GHURA is receiving an additional 87 Section 8 Emergency Housing Vouchers. More funding is coming our way.

He informed the board that GHURA is providing technical assistance to DOA for The Emergency Rental Assistance Program to ensure a smooth process.

VII. ADJOURNMENT

[059 /21] With no further discussions, Vice Chairwoman Guzman moved to adjourn. Chairman Flores seconded the motion. There were no objections. Motion passed at 1:08PM.

SEAL

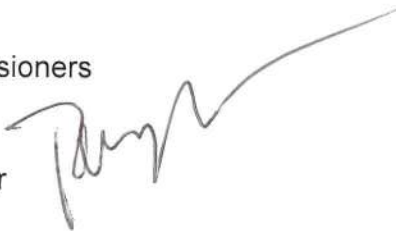
RAY S. TOPASNA
Board Secretary / Executive Director

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Ray S. Topasna
Executive Director



DATE: June 15, 2021

SUBJECT: Intent of Award for IFB#GHURA-COCC-021-004 IT Equipment
Desktop Computers, Laptop Computers, Uninterruptible Power Supply
(UPS), and NAS Storage

On March 24, 2021, GHURA issued an invitation for bid for IT equipment such as desktop computers, laptop computers, uninterruptible power supply (UPS), and NAS storage.

The IFB closed on May 5, 2021. All bids received were received on time and were opened and read aloud immediately. There were a total of 4 companies that had submitted bids: Sanford Technology, Megabyte, Data Management Resources, and ComPacific. The IFB has a total of 6 bid items:

- Bid item #1: (25) desktop computer (tiny)
- Bid item #2: (2) desktop computer (mid tower)
- Bid item #3: (1) 15.6 inch laptop computer
- Bid item #4: (1) 17.3 inch laptop computer
- Bid item #5: (1) NAS storage
- Bid item #6: (20) uninterruptible power supply

Upon MIS staff review of the bid submissions, GHURA is requesting from the Board of Commissioners to award the following base bid items to the respective lowest, responsive, responsible vendors:

- Bid item #1: Sanford Technology Group - \$29,166.25
- Bid item #2: Data Management Resources - \$5,306.00
- Bid item #3: Data Management Resources - \$1,301.00
- Bid item #4: Sanford Technology Group - \$2,238.30
- Bid item #5: Sanford Technology Group - \$6,178.27
- Bid item #6: Sanford Technology Group - \$1,826.00

The overall award for this invitation for bid is a total of \$46,015.82.

Attachment: Bid tabulation

IFB#GHURA-COCC-021-004

Ray S. Topasna, Executive Director

Desktop Computers, Laptop Computers, Uninterruptible Power Supply (UPS), and NAS Storage

Proposal due date: May 5, 2021

Proposal due time: 10:00 A.M.

Package no.	1	2	3	4	5	6
Name of Bidder	Sanford Technology Grp.	Megabyte	DMR	Compacific		
Base Bid item 1	\$ 29,166.25	\$ 39,968.50	\$ 32,125.00	\$ 49,350.00		
Base Bid item 2	No Bid	No Bid	\$ 5,306.00	\$ 6,928.00		
Base Bid item 3	\$ 1,349.30	No Bid	\$ 1,301.00	\$ 2,387.00		
Base Bid item 4	\$ 2,238.30	No Bid	\$ 2,381.00	\$ 2,747.00		
Base Bid item 5	\$ 6,178.27	No Bid	No Bid	\$ 6,984.00		
Base Bid item 6	\$ 1,826.00	\$ 2,393.60	\$ 2,200.00	\$ 2,480.00		
AG Forms 2, 3, 4, 5 & 7	✓	✓	✓	✓		
HUD 5369-C	✓	✓	✓	✓		
Business License	✓	✓	✓	✓		
Authorized Retailer/Service Certificate	✓	✓	✓	✓		
Addenda 1, 2, 3	✓	✓	✓	✓		
Brochures, Descriptive Literature	✓	✓	✓	✓		

ATTESTED BY: William Eriksen

Date: 5/5/2021

W. Eriksen

Greta Balmeo

5/5/2021

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

BOARD OF COMMISSIONERS
RESOLUTION NO. FY2021-013

Moved By: _____

Seconded By: _____

Resolution approving the Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five Year Action Plan (2021-2025).

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 (FY2022) and Capital Fund Program (CFP) Five Year Action Plan (2021-2025) 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 (FY2022) beginning October 1, 2021 and Capital Fund Program (CFP) Five Year Action Plan (2021-2025).

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JUNE 18, 2021

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

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 Board of Commissioners on **June 18, 2021.**

(S E A L)

Ray S. Topasna
Secretary/Executive Director



Guam's

Annual PHA Plan (FY2022)

Capital Fund Program (CFP)

Five Year Action Plan (2021-2025)

Amendment to the CFP Five Year Action Plan
(2020-2024)

Annual PHA Plan

FY2022

HUD-50075-ST

Annual PHA Plan (Standard PHAs and Troubled PHAs)	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.	PHA Information.
A.1	<p>PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2021</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>2,581</u> Total Combined Units/Vouchers <u>3,331</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan and Capital Fund Program (CFP) Five Year Action Plans were made available to the public for review and comment. Due to COVID-19 pandemic and the Government of Guam's social distancing requirements the Plans were made available electronically on GHURA's website at www.ghura.org. To obtain a hard copy or require additional information please contact Katherine E. Taitano, Chief Planner, at 475-1322 or email at katherine@ghura.org or Alvina C. Castro, Program Coordinator, at 475-1401 or email alvina@ghura.org. You may also request a hard copy by contacting any of the four AMP sites, Guma Trankilidat or the Section 8 Family Self Sufficiency Coordinators. The request shall be made via telephone, an appointment will be made to arrange the time and date for pickup. The contact information is as follows:</p> <p>GHURA Main Office: (671)475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910 AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910</p>

AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915
 AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915
 AMP4: (671) 475-1398, 27 Doni Lane, Toto Gardens, Toto, Guam 96910
 Guma' Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913
 Section 8 FSS: (671) 475-1333 or (671) 475-1339

The Public's comments are important to us, GHURA advertised for public comment March 19, 2021 to May 6, 2021. 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 katherine@ghura.org or alvina@ghura.org. The final date for submission of public comment was 5:00 p.m. May 6, 2021. GHURA did not receive any public comments.

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):

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

The Admissions and Continued Occupancy Policy 2020 (ACOP) has been updated and was advertised for public comment. Board of Commissioners review and approval is anticipated to be completed before July 2021. Revisions/updates have been made throughout the ACOP to conform to HUD rules and regulations and PHA Policy. A final draft copy is posted on GHURA's website at www.ghura.org.

Rent Determination

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 FY2021 Fair Market Rent and Flat Rent Schedule is effective 10/1/2020. A change is expected in the ACOP (Page 16-7) regarding request to extend the approved flat rents up to two additional years.

Operation and Management

Section 8 Housing Choice Voucher Program

As a result of COVID-19 restrictions imposed by the Government of Guam, the Section 8 HCV Program adopted several HUD-approved waivers necessary to protect Section 8 staffs, applicants and participants from the spread of the virus. These waivers include re-determining family income, performing income verifications, contract extensions for FSS, HQS inspections through self-certifications, alternatives for family briefings, voucher extensions, moratorium for evictions for non-payment of rent, pro-long absences from the unit, extended youth participation under the Family Unification Program, reporting of HUD form 50058, and the submission of SEMAP.

The pandemic has caused the Agency to adopt the waivers and closed operations to the public. Clients are seen only by appointments in rooms separated by glass dividers. Contracts and the necessary paperwork were mailed to and from the participants; and a drop box was installed at the front of the building to receive documents from recipients who are unable to submit documents electronically. Staff worked in two alternating shifts throughout the week. During the initial phase of the pandemic, the Agency was closed to the public from March to April, then opened for operations in May. A second surge of the virus prompted the Agency to shut down operations again during the last week in August and throughout the month of September.

The pandemic has caused the lag in receiving referrals and the processing of voucher under the Mainstream and VASH Programs. Referring agencies were similarly affected by the government shutdown, causing a delay in referrals and the submission of necessary documents to proceed with the processing of assistance. GHURA management is currently reaching out to referring partners and potential clients to submit referrals and application in an effort to effectively lease all vouchers.

Public Housing Program

Similar to the Section 8 Program, HUD approved COVID-19 Statutory and Regulatory Waivers and Alternative requirements for the Public Housing Program. On May 4, 2021, HUD issued Notice PIH 2021-14 (HA), REV-3. This notice extends the period of availability for the Public Housing waivers, which in most cases extended to December 31, 2021. Additionally, other waivers have unique dates, such as the period of availability, which are dependent on the GHURA's fiscal year end date or based on a specific action or activity.

GHURA issued a notice to the Public on May 6, 2021, opting to adopt the Waivers specific to the Public Housing Program which is located on GHURA's web page at www.ghura.org. Notices to all Public Housing tenants followed.

The use of the Waivers is necessary to keep the Public Housing Program operational to the extent feasible and allows the GHURA to continue to carry out its mission to provide decent, safe, and sanitary affordable housing for low-income families amidst the pandemic. The Notice carried forward information on previously specified HUD actions.

Grievance Procedures

The PHA's essential responsibility is to ensure hearings meet the requirements of due process and comply with HUD regulations. Remote informal hearings are being made available. All GHURA policies and

processes for remote informal hearings will be conducted in accordance with due process requirements and in compliance with HUD regulations (see ACOP Chapter 14).

Pet Policy

The ACOP is up-dated to include the FHEO 2020-01 guidance and tool. Additional guidance provides PHAs and other housing providers a set of best practices for addressing requests for assistance animals. In public housing the PHA evaluates a request for a service animal under the ADA and Fair Housing Act, PHAs should also refer to Department of Justice (DOJ) Joint Statement on Reasonable Accommodations under the Fair Housing Act.

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), there are no changes.

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.

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 50 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 30 and 50 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 completed in November 2018 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. If a unit that has tested positive becomes vacant and needs modernization, LBP abatement may be included in the scope of work. The contractor will be required to provide a certification by a LBP certified consultant of the abatement and subsequent negative testing. As the Architectural/Engineer Division works towards obtaining a contract for abatement of all positive units, GHURA continues to provide the tenants of the affected unit's notices of the presence of LBP at occupancy. A report of any individuals tested positive for lead poisoning is provided to HUD.

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:

- Install overhead lighting in elderly unit bedrooms as the unit becomes vacant;
- 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 bollards to prevent unauthorized parking;
- Installation of lighting at fence line for security purposes;
- Installation of boundary signage where there are no fences, to deter residents from trespassing on private properties that border PHA sites.
- Purchase and installation of security cameras with security monitoring services;
- Pest control/termite treatment in units;
- Large tree removal and/or large branches that compromise the integrity of the unit or places the units nearby at risk for falling debris during storms;
- Support of resident programs;
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

Wait List.

AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) wait list has been closed as of September 28, 2018.

AMP 2 (Yona, Talofoto, Inarajan) wait list closed as of December 31, 2020.

AMP 3 (Agat, Merizo, Umatac) wait list closed April 30, 2021.

AMP 4 (Toto, Dededo) wait list opened beginning May 1, 2021 and will close May 31, 2021. Wait list is only open for 3-, 4- & 5-bedroom units.

Section 8 wait list was opened July 10, 2020 and closed July 14, 2020. With the number of pre-applications selected randomly through an electronic lottery system it is anticipated the waitlist will remain closed until July 2022 or when the list is exhausted (whichever comes first). Section 8 Project-Based Rental Housing Program vouchers for elderly families have been exhausted as of February 2021 the waitlist reopened from March 1 to 31, 2021. Veterans Affairs Supportive Housing Program (VASH), Mainstream, Non-Elderly

	<p>Disabled (NED) and Family Unification Program (FUP) waitlist is open and will remain open indefinitely to establish a list.</p> <p>Guma Trankilidat, a Multifamily Housing Program for the elderly, waitlist was closed February 7, 2020 and remains closed at this time.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2019 are as follows:</p> <ol style="list-style-type: none"> 1. Finding No. 2019-001 (General Ledger Reconciliations, Schedule of Expenditures of Federal Awards and Timely Issuance of External Financial Statements) <ul style="list-style-type: none"> • Cause: Absence of sufficient numbers of accounting personnel to meet timely preparation and issuance of external financial statements and external audits. 2. Finding No. 2019-002 (HOME Investment Partnership Program: Program Income) <ul style="list-style-type: none"> • Cause: GHURA did not enforce compliance with applicable program income requirements. 3. Finding No. 2019-003 (Continuum of Care: Special Tests and Provisions – Reasonable Rental Rates) <ul style="list-style-type: none"> • Cause: GHURA did not establish and implement internal controls over compliance with applicable special tests and provisions for reasonable rental rates. 4. Finding No. 2019-004 (Public and Indian Housing (GQ001000003): Eligibility) <ul style="list-style-type: none"> • Cause: GHURA did not effectively perform quality control reviews over compliance with applicable eligibility requirements. 5. Finding No. 2019-005 (Housing Voucher Cluster: Reporting) <ul style="list-style-type: none"> • Cause: GHURA did not enforce compliance with applicable reporting requirements. 6. Finding No. 2019-006 (Public Housing Capital Fund: Procurement and Suspension and Debarment) <ul style="list-style-type: none"> • Cause: GHURA did not enforce compliance with applicable procurement requirements. It appears GHURA used the construction cost per unit, instead of the overall construction contract cost, as the basis for applying small purchase procedures. <p>GHURA has completed its Corrective Action Plan to resolve all Findings listed above. Full FY2019 Audit and additional information regarding the FY2019 Audit may be reviewed in the Office of Public Accountability's web site at www.opaguam.org.</p>
	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><u>Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs</u> <i>Project-based Elderly Program</i></p> <p>Guam has 112 Project-based Elderly Program vouchers which are 95% 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</p>

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 66 VASH vouchers with 42 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 and additional 4 in August 2020; 14 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 with 154 leased. 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 130 FUP vouchers, currently 118 are leased up.

A big contributing factor to the delay of leasing vouchers is due to COVID-19 restrictions. Due to COVID-19 there was a Government shutdown in March to May 2020 and again August to September 2020. Although the shutdown has been lifted, Guam is still under a restrictive order which has caused a delay in obtaining necessary documents from outside agencies, limited access to utility companies, impeded the ability of families to actively search for a unit, and caused landlords the inability and/or refusal to show units due to COVID-19.

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 continues to meet the priorities set forth in the 5-Year Consolidated Plan to increase the availability of affordable housing. As of 2021, Guam's participation in the Low Income Housing Tax Credit (LIHTC) program has thus far completed 1,170 affordable LIHTC rental units. An additional 132 rental units for LMI families are anticipated to be placed in service, 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.

Section 108

The Government of Guam has applied for a Loan Guarantee under Section 108 of the Housing and Community Development Act of 1974. The Section 108 program is a financing tool that allows communities and states to expand the size of their CDBG programs. It allows communities to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods. Additionally, the program is intended to support projects which principally benefit Low to Moderate Income (LMI) people in Guam.

The Guam Housing and Urban Renewal Authority (GHURA) working on behalf of the Government of Guam is the Designated Public Agency (DPA). The DPA simultaneously acts as borrower of the 108 loan funds from HUD and lender of 108 loan funds, in this case lending to an organization (the ‘third party borrower’) proposing an activity that will fulfill a need within our community and that will serve an eligible low to moderate income population. For this first Section 108 Loan, Guam will lend funds to construct of a public facility, the iLearn Academy Charter School (IACS) project. Project is anticipated to begin construction in 2021.

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 task of the Consultant was 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.

The Consultant completed their assessment in January 2020. The information analyzed produced “a description of current housing conditions in Guam (population, economic, housing policy, permitting procedures), and housing issues including homelessness, housing for the elderly, housing for disabled persons, and housing production; a housing demand analysis, and a comprehensive review of issues facing housing advocates and developers in 2019.” The full report can be found on GHURA’s website at www.ghura.org.

Analysis of Impediments to Fair Housing (AI)

GHURA contracted SMS Research & Marketing Services, Inc. (SMS) to conduct an Analysis of Impediments to Fair Housing (AI) for the island of Guam which was completed April 2020. The AI is an assessment of laws, ordinances, statues, and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing. The development of this AI is part of the consolidated planning process required for all entitlement communities, including Guam, that receive housing and community development funds from the U.S. Department of Housing and Urban Development. The AI is also a tool that is used to address community needs and assist with the determination of project/activity location, availability and accessibility for housing and community development purposes. SMS drafted an assessment that specifically addresses Guam’s barriers and impediments to fair housing choice, and provided strategies and plans to eliminate or mitigate those barriers. The full report can be found on GHURA’s website at www.ghura.org.

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 April 30, 2021:

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

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2581	158	163	195	234	49
Available	2479	150	157	185	210	48
Percentage	96%	95%	96%	95%	90%	98%

Wait List (No. of applicants, by income)

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	1315	77	46	3	1441
AMP1	538	109	47	12	706
AMP2	441	50	23	10	524
AMP3	421	65	19	4	509
AMP4	461	89	31	12	593
GT	17	1	3	0	21

Wait List (No. of applicants by bedroom size)

	1	2	3	4	5	6
AMP1	222	284	150	46	4	0
AMP2	26	264	116	77	39	2
AMP3	86	178	139	74	32	0
AMP4	158	152	222	36	25	0



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

AMP #1 Central Site Base #23 Paquito Street, Toto Gardens

Tel: (671) 477-9851 * AMP 1 (671) 477-9823/475-1365 * Fax: (671) 472-1565



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 118	Hispanic: 0	Singles: 19
Male Head of Household: 32	Non-Hispanic: 150	Couples: 20
Unknown Gender: 0		Families: 111

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 4	0 Bedroom: 0	Total HAP: \$0.00
Black: 1	1 Bedroom: 14	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 48	Total Tenant Rent: \$6,351.00
Asian: 10	3 Bedroom: 65	Average Tenant Rent: \$42.34
Native Hawaiian/Oth Pacific Island: 138	4 Bedroom: 22	Total Annual Income: \$1,717,678.00
Homeless at New Admission: 1	5 Bedroom: 1	Average Annual Income: \$11,451.19
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 5	Rent \$0 to \$100: 15	Handicapped: 2
Age 25-54: 111	Rent \$101 to \$200: 10	Disabled: 15
Age 55-74: 29	Rent \$201 to \$300: 17	Elderly (62+): 17
Age 75+: 5	Rent \$301 to \$400: 6	

150 Total Tenants

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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

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: 124	Hispanic: 0	Singles: 8
Male Head of Household: 33	Non-Hispanic: 157	Couples: 14
Unknown Gender: 0		Families: 135

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 1	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 8	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 38	Total Tenant Rent: \$12,253.00
Asian: 11	3 Bedroom: 75	Average Tenant Rent: \$78.04
Native Hawaiian/Oth Pacific Island: 153	4 Bedroom: 26	Total Annual Income: \$3,399,238.00
Homeless at New Admission: 0	5 Bedroom: 9	Average Annual Income: \$21,651.20
	6 Bedroom: 1	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 9	Rent \$0 to \$100: 16	Handicapped: 2
Age 25-54: 130	Rent \$101 to \$200: 19	Disabled: 18
Age 55-74: 18	Rent \$201 to \$300: 22	Elderly (62+): 8
Age 75+: 0	Rent \$301 to \$400: 9	

157 Total Tenants

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Guam Housing and Urban Renewal Authority
 Aturidat Ginima' Yan Rinueban Siudad Guahan
 117 Bien Venida Avenue * Sinajana, GU 96910
 Tel: (671) 477-9851* Fax: (671) 477-7570



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 144	Hispanic: 0	Singles: 35
Male Head of Household: 41	Non-Hispanic: 185	Couples: 18
Unknown Gender: 0		Families: 132

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 3	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 39	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 41	Total Tenant Rent: \$6,710.00
Asian: 23	3 Bedroom: 43	Average Tenant Rent: \$36.27
Native Hawaiian/Oth Pacific Island: 171	4 Bedroom: 31	Total Annual Income: \$3,183,173.00
Homeless at New Admission: 0	5 Bedroom: 31	Average Annual Income: \$17,206.34
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 10	Rent \$0 to \$100: 35	Handicapped: 4
Age 25-54: 125	Rent \$101 to \$200: 21	Disabled: 27
Age 55-74: 42	Rent \$201 to \$300: 20	Elderly (62+): 37
Age 75+: 8	Rent \$301 to \$400: 11	

185 Total Tenants

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Guam Housing and Urban Renewal Authority
 Aturidat Gijnima `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



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 161	Hispanic: 0	Singles: 30
Male Head of Household: 49	Non-Hispanic: 210	Couples: 19
Unknown Gender: 0		Families: 161

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 4	0 Bedroom: 0	Total HAP: \$1,226.00
Black: 1	1 Bedroom: 39	Average HAP: \$5.84
American Indian/Native Alaskan: 0	2 Bedroom: 24	Total Tenant Rent: \$28,105.00
Asian: 47	3 Bedroom: 87	Average Tenant Rent: \$133.83
Native Hawaiian/Oth Pacific Island: 170	4 Bedroom: 43	Total Annual Income: \$3,918,884.00
Homeless at New Admission: 2	5 Bedroom: 17	Average Annual Income: \$18,661.35
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 3	Rent \$0 to \$100: 34	Handicapped: 1
Age 25-54: 148	Rent \$101 to \$200: 32	Disabled: 18
Age 55-74: 44	Rent \$201 to \$300: 28	Elderly (62+): 41
Age 75+: 15	Rent \$301 to \$400: 19	

210 Total Tenants

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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

Guma Trankilidat Office - 145 Guma Trankilidat Tumon, GU 96913
Tel: (671) 646-6301 * Fax: (671) 646-0313



Certification Listing - Tenant Statistic Report (Guma Trankilidat)

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 37	Hispanic: 0	Singles: 44
Male Head of Household: 11	Non-Hispanic: 48	Couples: 4
Unknown Gender: 0		Families: 0

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 3	0 Bedroom: 0	Total HIAP: \$0.00
Black: 0	1 Bedroom: 48	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 0	Total Tenant Rent: \$8,177.00
Asian: 33	3 Bedroom: 0	Average Tenant Rent: \$170.35
Native Hawaiian/Oth Pacific Island: 12	4 Bedroom: 0	Total Annual Income: \$521,656.00
	5 Bedroom: 0	Average Annual Income: \$10,867.83
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 0	Rent \$0 to \$100: 19	Handicapped: 0
Age 25-54: 2	Rent \$101 to \$200: 14	Disabled: 18
Age 55-74: 19	Rent \$201 to \$300: 9	Elderly (62+): 44
Age 75+: 27	Rent \$301 to \$400: 3	

48 Total Tenants

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 Guam Housing and Urban Renewal Authority
 Aturidat Ginima' Yan Rinueban Siudad Guahan
 117 Bien Venida Avenue * Sinajana, GU 96910
 Tel: (671) 477-9851 * Fax: (671) 477-7570



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 1982	Hispanic 13	Singles 303
Male Head of Household 497	Non-Hispanic 2466	Couples 340
Unknown Gender 0		Families 1836

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 37	0 Bedroom 4	Total HAP \$2,865,706.00
Black 4	1 Bedroom 300	Average HAP \$1,155.99
American Indian/Native Alaskan 0	2 Bedroom 664	Total Tenant Rent \$344,231.00
Asian 212	3 Bedroom 1041	Average Tenant Rent \$138.86
Native Hawaiian/Orh Pacific Island 2282	4 Bedroom 384	Total Annual Income \$50,117,067.00
Homeless at New Admission 4	5 Bedroom 78	Average Annual Income \$20,216.65
	6 Bedroom 7	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 83	Rent \$0 to \$100 1526	Handicapped 12
Age 25-54 1821	Rent \$101 to \$200 284	Disabled 323
Age 55-74 498	Rent \$201 to \$300 223	Elderly (62+) 342
Age 75+ 77	Rent \$301 to \$400 172	

2479 Total Tenants

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Improve Community Quality of Life and Economic Vitality

REAC inspections 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, issued on April 10, 2020, waived physical inspections of Public Housing properties under the Public Housing Assessment System (PHAS) until further notice and further waived PHAS scores for PHA's with Fiscal years ending through 12/31/2020.

On April 23, 2021, HUD announced that it will resume Real Estate Assessment Center (REAC) inspections on June 1, 2021 for PHAs and Multifamily Property Owners/Agents. The REAC will notify PHAs of all high priority properties that it plans to inspect between June 1 and the end of the calendar year. Guam has not received notification of a REAC inspection for any of the PH properties at this time. In the meantime, all AMPs are conducting UPCS/PM inspections at the exterior of the units. In addition, the GHURA Property Site Managers and maintenance personnel are scheduled for a training on UPCS inspection and Project Based Management from May 17-27, 2021.

Safety

All four AMP sites continue to work closely with each of its village mayoral offices to actively engage its tenants in the participation of the Neighborhood Watch Program (NWP) to deter crime in the villages but also for recruitment and community involvement. Overall, the NWP has led law enforcement to identification and arrests of individuals committing petty thefts, burglary, assault and other more serious crimes.

Aside from the NWP, the Mayors provide other support services in terms of removal of abandoned vehicles that pose health and safety concerns at or around the sites funded through the Recycling and Revolving fund appropriated to them every year based on the size of their village. The Mayor's office also provides assistance in removing stray dogs that become a public nuisance at the sites and throughout the island.

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, all four Public Housing AMPs 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 GHURA offices were retrofitted with plexi glass in areas where staff must engage in face to face 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.

On January 14, 2021, the Governor of Guam, Lourdes A. Leon Guerrero, through Executive Order No. 2021-03, extended the Public Health Emergency Declaration for Guam under PCOR 2 during which most activities are permitted to operate under moderate restrictions. GHURA remains under staggered schedules due to the

limited occupancy requirements. Although the main office and the AMP sites remain closed for walk-ins, appointments may be scheduled with mandatory protocols in place as outlined in GHURA's SOP provided to the Department of Public Health and Social Services (DPHSS).

(PCOR3)

Governor Lou Leon Guerrero signed Executive Order No. 2021-04 relative to Declaring Pandemic Condition of Readiness 3 (PCOR 3) effective Monday February 22, 2021. Most activities were permitted to operate with moderate restrictions and DPHSS guidance. This EO also updated the moratorium status on both EO Nos. 2020-07 and 2020-14. The significant changes that became effective March 1, 2021, were lifting the moratorium on (1) foreclosure and eviction proceedings as it pertains to commercial property and (2) eviction proceedings as it pertains to residential property for reasons unrelated to the failure to pay rent.

Promote Self-sufficiency and Asset Development of Families and Individuals

Meeting Family Self Sufficiency Goals

In line with the Governor's Executive Order (2020-04) calling for the closure of non-essential offices in response to the global COVID-19 pandemic, along with GHURA's executive management procedures and guidelines to maintain essential operations, Family Self-Sufficiency (FSS) Program Coordinators executed novel approaches for continuity of services to ensure that FSS families were still able to avail of the critical services they required. In line with social distancing guidelines, FSS Program Coordinators implemented an aggressive email and telephone campaign to maintain contact and provide essential information to program participants. As the program shifted from face-to-face appointments to remote service delivery, coordinators implemented virtual one-to-ones, processed virtual enrollments, and instituted pick-up/drop-off procedures. A needs assessment survey was distributed, which aided in identifying family needs, facilitated dialog with households by way of phone, email and/or virtual means, and provided critical information regarding distribution of food commodities, cleaning supplies, personal hygiene items, etc.

In spite of challenges faced as a result of COVID-19, FSS Program Coordinators supported a total of 132 program participants, and their families; 105 Housing Choice Voucher (HCV) Program participants, and 27 from the Public Housing Program.

FSS Program Coordinators worked diligently to ensure that FSS families maintained their motivation to succeed, and focused on supporting them by providing access to resources which ensured their immediate health and financial needs continue to be met, as well as ensuring continued progress toward their final goals. Information on Housing and Urban Development COVID-19 statutory and regulatory waivers, best practices for virtual service delivery and other resources to assist families impacted by the pandemic were distributed. Other resources disseminated to FSS families to assist with the financial and health impacts of the pandemic included:

- COVID-19 prevention, test sites (and subsequent immunization clinics);
- Food commodities, cleaning supplies & Personal Protective Equipment (PPE);
- Unemployment assistance;
- Free or discounted computers, cell phones, internet services, and etc.

Families were provided tools for managing their finances through the pandemic, encouraged continued savings, consistent paying down of debt, and provided ideas on how to responsibly utilize their Public Unemployment Assistance (PUA) as some experienced a large and sudden drop in income. A guide to dealing with decreased income was provided electronically, which was intended to aid them through these extraordinary times. The guide provided a monthly cash flow worksheet, possibilities of what may happen when bills aren't paid, and proactive steps they could take to work out payment plans with creditors. The guide included sample letters for creditors to negotiate adjusted payment plans intended to avoid bigger issues in the future.

Finally, in conjunction with partners at the Guam Community College (GCC) Adult Education Program, families were encouraged to take advantage of online learning, and eventually as we enter into PCOR2, to be able to attend socially distanced, limited number on-site construction bootcamps which provided for job placement after successful completion.

Moving forward, FSS Program Coordinators continue to seek out means to educate, improve financial literacy, expand homeownership options, and work toward Housing Counseling Certification. We remain steadfast in seeking out effective, alternative training programs, workshops and seminars, as well as additional novel resources within the community which service to enhance and nurture the FSS program.

Section 3

GHURA’s Staff 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 July 2020 construction contractors were able to hire 1 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 continues to follow up on the possibility of creating a Youth build program for the island of Guam.

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 A/E staff 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, 2020 are provided below:

FY2020 (as of 9/30/2020)	AMP1		AMP2		AMP3		AMP4		SECTION 8	
HHM WITH INCOME	599	AVERAGE	895	AVERAGE	850	AVERAGE	1011	AVERAGE	5895	AVERAGE
ALL INCOME	5,431,598.55	9,067.78	8,203,569.42	9,166.00	7,876,211.58	9,266.13	10,306,136.89	10,194.00	52,012,702.82	8,823.19
EXCLUSIONS	1,859,813.73	3,104.86	3,452,334.01	3,857.36	3,572,414.28	4,202.84	3,334,716.31	3,298.43	18,922,959.70	3,210.00
ADJUSTED INCOME	3,571,784.82	5,962.91	4,751,235.41	5,308.64	4,303,797.30	5,063.29	6,971,420.58	6,895.57	33,089,743.12	5,613.19

Housing Counseling

GHURA became a full-fledged HUD approved housing counseling agency on 6/19/2020. 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 and basic rental education. The service is free of charge.

GHURA has aided approximately 31 clients in housing counseling services over the last 24 months. With both the one-to-one counseling and education pieces for housing clients, the agency anticipates an increased volume of clients. With the anticipated increase and long term strategic planning, GHURA seeks to certify three additional personnel to become housing counseling certified (both for homeownership and renting) by the end of 2021. Expansion of services will also include online and web based seminars to ensure accessibility to clients in need or interested in progressing toward self-suitability.

Outreach Program

GHURA continues to partner with several agencies and non-profit organizations to bring outreach and education to families residing in Public Housing. As a result of COVID-19, many of the programs have either halted or altered their programs due to the on-going pandemic and the local restrictions. Despite the setback, programs are slowly utilizing other media platforms to connect with families through zoom meeting or google meets. As island wide vaccination efforts continue and Guam's COVID-19 numbers continue to remain low, it is hoped that provide goals and objectives will resume.

- 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 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.

- AMP 4 has completed renovation of the old AMP 1 office and continues to plan to have programs geared towards classroom instruction in resident self-sufficiency programs, some of which are listed above. All AMP sites continue to work closely with Manelu and other non-profit organizations to provide a range of programs geared for families from all public housing sites.

AMP 4 Property Site Manager recently met with the Department of Youth Affairs (DYA) Director, Ms. Lani Brennan and her staff to discuss utilizing the old AMP 1 office for their youth group programs and incorporate this with the programs listed above. The goal is for this facility to be community based and open to a variety of programs available in the community. A Memorandum of Understanding (MOU) is anticipated shortly.

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 policies incorporated the latest VAWA update. GHURA will continue to include any approved changes in the Admin Policy and ACOP, changes are reviewed by the public and approved by the Board of Commissioners prior to implementation.

The revised 2020 ACOP is out for public comment review, approval is anticipated to be completed before July 2021. Changes under VAWA include a preference for victims of domestic violence, dating violence, sexual assault, or stalking.

Other

Utility Allowance (UA). The Utility Allowance study, through Notice PIH 2021-14 (HA), REV-3; page 36 provides for the delay in updating the utility allowance schedule which ends on December 31, 2021. This was a part of the Waivers that GHURA adopted.

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, 2021 PHA Annual Plan for the Public Housing and Section 8 Programs and the Capital Fund Program Five Year Action Plan

	2021-2025 was advertised for public comment for the period from March 19, 2021 through May 6, 2021. The Public Meeting was held on May 6, 2021.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Meeting Minutes (Exhibit C).</p>
B.7	<p>Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><u>CFP Five Year Action Plan 2021-2025</u> CFP Five Year Action Plan (Form HUD50075.2) report year 2021 – 2025 has been entered into EPIC on-line data system and approved by HUD electronically in EPIC on 3/23/2021.</p> <p><u>CFP Five Year Action Plan 2020-2024 (Significant Amendment)</u> The Drainage Correction project at the AMP4 Toto Site was identified in the CFP Five Year Action Plan 2020-2024 and scheduled for year 2024. The projected cost estimate was \$203,000. The drainage issue has become a hazard to the Toto Public Housing community and to the surrounding private home owners. A heavy downpour of rain has caused the neighbors’ property to flood, it has also caused flooding at Toto Public Housing enticing the Public Housing kids to use the flooding as a water slide and play area. Due to safety concerns, we are proposing to address this project sooner and to increase the budgeted amount.</p> <p>The A/E Division had planned to address the drainage correction by constructing a percolation chamber. However, after further review it was determined the proposed project description would not meet the updated EPA requirements and that the existing ponding basin is too small to accommodate the Public Housing area. The upgraded design and new scope of work increased the cost estimate substantially to \$1.3M. The substantial increase has triggered a Significant Amendment/Modification process requirement in order to move forward with this project. The definition of a Significant Amendment/Modification is when “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)”. Although the funding will be split between two grants, GQ08P001501-20 and the GQ08P001501-21, the estimated cost of the project exceeds 25% of the GQ08P001501-20 grant. The revised CFP Five Year Action Plan 2020-2024 has been entered into EPIC and can be found on GHURA’s web site at www.ghura.org.</p>

Capital Fund Program Five Year Action Plan (2021-2025)

HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 03/23/2021 Approved By: HO, KEVIN

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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$439,820.00	\$444,820.00	\$449,820.00	\$654,820.00	\$419,820.00
	GHURA 250 (GQ001000001)	\$541,616.00	\$404,000.00	\$319,000.00	\$266,000.00	\$789,881.00
	GHURA 100 (GQ001000002)	\$366,500.00	\$367,000.00	\$642,000.00	\$535,427.00	\$528,250.00
	GHURA 99 (GQ001000003)	\$266,000.00	\$555,385.00	\$298,820.00	\$683,704.00	\$330,250.00
	GHURA 250 (GQ001000004)	\$986,515.00	\$829,246.00	\$890,811.00	\$460,500.00	\$532,250.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$439,820.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, managing, implementation and monitoring activities to include supplies in support of these activities.			\$260,044.00
ID0049	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E 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
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
ID0151	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services			\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0054	GHURA 250 (GQ001000001) 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)-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) 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 7 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. Relocate water heater from interior to exterior. Remove and replace exterior doors and door jamb to aluminum.		\$541,616.00	
ID0152	Repair and Installation of New Site Lighting at AMP (Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Abate/Mitigate Lead-Based Paint at AMP1.		\$135,616.00	
ID0177	Drainage/Swale Correction at AMP (Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Storm Drainage)	Provide new site lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted and stainless steel metal brackets. Work to include new electrical underground raceway.		\$30,000.00	
ID0205	Existing concrete swale damaged 100± ft to be removed and disposed. Provide new reinforced concrete swale, work to consist of tree removal with 5ft each sides along swale. Construct new reinforced concrete swale where existing earth swale occur. New reinforced concrete swale to consist of a new drainage head wall. Construct new low wall 24" high along existing fence line.			\$110,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0055	GHURA 100 (GQ001000002) 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)-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 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 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 and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$366,500.00	
ID0153	GHURA 99 (GQ001000003) 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	
ID0204	GHURA 99 (GQ001000003) 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 5 units at AMP2. 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.		\$42,500.00	
	GHURA 99 (GQ001000003)			\$266,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	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)-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)-GHURA 250 (GQ00100004)	Complete unit modernization of 7 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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$266,000.00
ID0057	Unit Modernization at Dededo (G357/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-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)-Water Lines/Mains)	Complete unit modernization of 11 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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$418,000.00
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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0175	Drainage Correction at AMP4(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.			\$563,515.00
	Subtotal of Estimated Cost				\$2,600,451.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0060	GHURA 99 (GQ0010000003)	<p>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)</p>			\$555,385.00
ID0069		<p>Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & 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)-Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)</p>			\$304,000.00
ID0108		<p>Completely remove and replace exterior door and jamb at 25 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.</p>			\$125,000.00
ID0180		<p>Remove existing lighting, provide new Site lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets.</p>			\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$444,820.00
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.			\$260,044.00
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)			\$150,000.00
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.			\$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
ID0147	Management Improvements(Management Improvement (1408)-Staff Training)	Training			\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0148	Operations(Operations (1406))	Operations			\$15,000.00
	GHURA 250 (GQ0010000001)				\$404,000.00
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)-Commodos,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 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 and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.			\$304,000.00
ID0138	Installation of New Site Lighting at AMP1(Non-Dwelling Site Work (1480)-Site Utilities,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.			\$100,000.00
	GHURA 100 (GQ0010000002)				\$367,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	Unit Modernization at Yona (G100), Talotofo (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)-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)-Installation of New Site Lighting at AMP2 Elderly(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$342,000.00
ID00179	GHURA 250 (GQ0010000004)	Remove existing lighting, provide new Site lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets.		\$25,000.00
ID00070	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-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets 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 12 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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$456,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	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
ID0178	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace 24 units windows with energy efficient type.			\$120,000.00
ID0181	Installation of New Site Lighting at AMP4 Elderly(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Remove existing lighting, provide new Site lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets.			\$10,000.00
	Subtotal of Estimated Cost				\$2,600,451.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$49,820.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance			\$20,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.			\$260,044.00
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, sundy			\$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
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0182	Management Improvements(Management Improvement (1408)-Staff Training)	Training			\$10,000.00
	GHURA.250 (GQ001000004)				\$890,811.00
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35;G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 25 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.			\$125,000.00
ID0127	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)-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)	Complete unit modernization of 12 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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.			\$450,515.00
ID0135	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)-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)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	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 C ₁ . 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			\$300,296.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0184	Separate Kitchen and Laundry Drains at Duplex and Fourplex(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)	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.			\$15,000.00
	GHURA 250 (GQ000000001)				\$319,000.00
ID0125	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 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 and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.			\$304,000.00
ID0183	Separate Kitchen and Laundry Drains at Duplex and Fourplex(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)	At 10 units at AMP1, provide new surface mounted waste line drain for laundry, utility and kitchen sink. Existing waste line to remain and use for vent thru roof (VTR), new surface mounted waste line shall be 2" PVC pipe with clean out inside base cabinet. Connect new 2" dia. Waste line to existing 4" main, concrete encase joint connecting point. GHURA site inspection required prior to pipe joint concrete placement.			\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	GHURA 100 (GQ001000002) 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)-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 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-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	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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$642,000.00
ID0130	GHURA 99 (GQ001000003) Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & 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-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 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-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	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.		\$300,000.00
ID0128	GHURA 99 (GQ001000003) Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & 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-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 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-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	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 and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$298,820.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
	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)-Building		
	Subtotal of Estimated Cost		\$2,600,451.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	GHURA 99 (GQ001000003) Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Landscapes,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. 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 alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$683,704.00
ID0171	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (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)-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 7 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. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.		\$266,000.00
ID0176	Expansion of AMP3 Site Base Office(Non-Dwelling Exterior (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 Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area 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) GHURA 250 (GQ001000004)	Expand AMP3 Site Base Office		\$242,704.00
				\$460,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0149	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 5 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.		\$42,500.00
ID0172	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)-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 11 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. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.		\$418,000.00
ID0155	Operations Costs(Operations (1406))	Operations Costs		\$15,000.00
ID0163	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$260,044.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
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
ID0185	Management Improvements(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software			\$10,000.00
ID0186	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services			\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0169	GHURA 250 (GQ001000001) Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(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)-Building Slab,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) GHURA 100 (GQ001000002)	Complete unit modernization of 7 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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$266,000.00
ID0170	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)-Roofs,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Building Slab,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
				\$535,427.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0174	Remove and Replace Exterior and Security Screen Door at Yona, Talofofó, Inarajan(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 25 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.			\$125,000.00
ID0187	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace 22 units windows with energy efficient type.			\$106,427.00
	Subtotal of Estimated Cost				\$2,600,451.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	GHURA 99 (GQ001000003)				\$330,250.00
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 15 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).			\$26,250.00
ID0195	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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 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. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.			\$304,000.00
	GHURA 250 (GQ001000001)				\$789,881.00
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 15 units at AMP1 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).			\$26,250.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0133	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)	5 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)		\$101,250.00
ID0193	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (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 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 and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
ID0199	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 5 units at AMP1. 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.		\$42,500.00
ID0200	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace 19 units windows with energy efficient type.		\$95,000.00
ID0203	Design & New Construct New Metal Frame with new Basketball Court(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,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)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-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)	Design and Construct New Basketball Court with new Steel Frame Covered Structure, 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 C ₁ . 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		\$220,881.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	GHURA 100 (GQ001000002)	sliding gate and 1-5ft. wide personal gate with lock provision.			\$528,250.00
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 15 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).			\$26,250.00
ID0194	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)-Commodos,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 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. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.			\$342,000.00
ID0198	Remove and Replace Exterior and Security Screen Door at AH, Mong, Sinaj (G250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 20 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.			\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0201	Remove and Replace Existing Fencing and/or Install New Fencing at 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,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. 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 alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).			\$60,000.00
	GHURA 250 (GQ001000004)				\$532,250.00
ID0173	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 15 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).			\$26,250.00
ID0197	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)-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)	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. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.			\$456,000.00
ID0202	Installation of Bollards(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Signage)	Installation of Bollards to prevent unauthorized access to green area. Bollards shall be 6" diameter Galvanized Steel pipe filled with concrete at approximately 1,958 sf. Spaced at every 5 feet (max) and painted yellow. Bollard shall be 3 feet high minimum and the top of footing is 3" higher from the existing grade.			\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$419,820.00
ID0188	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	Planning, implementation and monitoring activities to include supplies in support of these activities.			\$260,044.00
ID0189	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID0190	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry			\$150,000.00
ID0191	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
ID0192	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
	Subtotal of Estimated Cost				\$2,600,451.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name	Estimated Cost
1	General Description of Major Work Categories	
	Housing Authority Wide	
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
	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
	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1	2021	
Subtotal of Estimated Cost		\$439,820.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2022	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
	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
	Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2022	
Development Number/Name	General Description of Major Work Categories	
		Estimated Cost
Operations(Operations (1406))		\$15,000.00
Subtotal of Estimated Cost		\$444,820.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2023 Housing Authority Wide	
	Relocation(Contract Administration (1480)-Relocation)	\$20,000.00
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
	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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2023 Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Subtotal of Estimated Cost		\$449,820.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2024 Housing Authority Wide	
	Operations Costs(Operations (1406))	\$15,000.00
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
	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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2024	
	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
	Management Improvements(Management Improvement (1408)-System Improvements)	\$10,000.00
	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
	Subtotal of Estimated Cost	\$654,820.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
5	2025 Housing Authority Wide	
	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$260,044.00
	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
	Subtotal of Estimated Cost	\$419,820.00

Amendment to CFP Five Year Action Plan (2020-2024)

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 03/10/2021 Approved By: SYSTEM

Part I: Summary		Locality (City/County & State)				
PHA Name : Guam Housing & Urban Renewal Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" 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
	GHURA 250 (GQ001000001)	\$468,500.00	\$449,616.00	\$174,000.00	\$456,000.00	\$335,296.00
	GHURA 250 (GQ001000004)	\$1,227,616.00	\$869,000.00	\$533,246.00	\$570,296.00	\$416,250.00
	GHURA 100 (GQ001000002)	\$421,000.00	\$281,000.00	\$261,000.00	\$618,500.00	\$431,000.00
	AUTHORITY-WIDE	\$485,263.00	\$515,263.00	\$450,263.00	\$475,263.00	\$640,263.00
	GHURA 99 (GQ001000003)	\$350,000.00	\$290,000.00	\$986,370.00	\$284,820.00	\$378,704.00

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
ID00071	GHURA 250 (GQ001000001) Remove and Replace Exterior and Security Screen Door at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 30 units exterior door and jamb at AMPI. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.			\$468,500.00
ID00039	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Exterior (1480)-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)-Building Slab,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
ID00086	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 AMPI 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
ID00106	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

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
	GHURA 250 (GQ001000004)			\$1,227,616.00
ID0105	Remove and Replace Existing Fencing at AMP4 Perimeter Property Lines(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
ID0042	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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior 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, balcony railing and beams and building structure.		\$290,000.00
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
ID0175	Drainage Correction at AMP4(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.		\$675,000.00

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
ID00146	GHURA 100 (GQ001000002)	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)-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)-Parking.Dwelling Unit-Site Work (1480)-Sewer Lines - Mains.Dwelling Unit-Site Work (1480)-Signage.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 rebars, cracks at roof and beams and building structure. Include handicap parking identification.	\$421,000.00
ID0040	Unit Modernization at Yona (G100), Talotofo (G28 & G82), Inarajan (G83)(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)-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)-Kitchen Countertops.Dwelling Unit-Interior (1480)-Mechanical.Dwelling Unit-Interior (1480)-Plumbing.Dwelling Unit-Interior (1480)-Tubs and Showers.Dwelling Unit-Interior (1480)-Water Lines - Mains.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)	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	

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
ID00113	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
	AUTHORITY-WIDE (NAWASD)				\$485,263.00
ID00031	Operations(Operations (1406))	Operations			\$30,000.00
ID00032	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.			\$240,487.00
ID00033	Audit(Contract Administration (1480)-Audit)	Audit costs			\$1,000.00
ID00034	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry			\$150,000.00
ID00035	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid rand request for qualifications.			\$7,776.00

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
ID0036	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0037	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 99 (GQ001000003)			\$350,000.00
ID0041	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-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)	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		1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0112	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
	Subtotal of Estimated Cost				\$2,952,379.00

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)	A/E 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 (s)				
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)-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)-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 lockset 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)-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)-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)	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 (GQ001000003) 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)- 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 Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	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
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-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 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.		\$290,000.00
				\$869,000.00

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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 Dededo (G35.G48/82), Toto (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, 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)-Carpets-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)	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 rebars, cracks at roof and beams and building structure. Include handicap parking identification.			\$180,000.00
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

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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
ID0060	GHURA 99 (GQ0010000003) 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 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	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Interior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Columns and Porches,Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Exterior Starwells - Fire Escape,Dwelling Unit-Interior (1480)-Foundations,Dwelling Unit-Interior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Roofs,Dwelling Unit-Interior (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-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Interior (1480)-Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking)	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	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking)	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

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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
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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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 AUTHORITY-WIDE (NAWASD)	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 rebars, 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.		\$240,487.00	
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00	
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$150,000.00	

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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
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid rand 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)-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)-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) 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)-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 Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	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
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)-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 Showers,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.		\$290,000.00

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

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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
	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)-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	8 Units at AMPI : 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		4	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)-Carpets -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)	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 rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00
ID0126	Unit Modernization at Yona (G100), Talotofo (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)-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 Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	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 Concreted 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
	GHURA 250 (GQ001000004)				\$570,296.00
ID0127	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)-Commodos,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.			\$290,000.00
ID0135	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)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	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 C ₁ . 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			\$250,296.00

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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)	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.			\$30,000.00
	GHURA 99 (GQ001000003)	Install speed bumps with the GHURA Public Housing Site at AMP4			\$284,820.00
ID0128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & 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	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.			\$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
ID00138	GHURA 250 (GQ001000001) 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)			\$335,296.00
ID00143	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
ID00169	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)-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)	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), Talotofo (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)-Commodos,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 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
ID0174	Remove and Replace Exterior and Security Screen Door at Yona, Talotofo, Inarajan(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
	GHURA 99 (GQ001000003)			\$378,704.00
ID0171	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)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (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, 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	Estimated Cost
ID0176	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)-Balconies-Porches-Railings-etc) Expansion of AMP3 Site Base Office(Non-Dwelling Exterior (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 Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area 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) GHURA 250 (GQ001000004)	Expand AMP3 Site Base Office			\$90,704.00
ID0172	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)-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)	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.			\$320,000.00
ID0173	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 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).			\$96,250.00

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
	Subtotal of Estimated Cost			\$2,201,513.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1	2020 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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1	2020	
	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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name	Estimated Cost
2	2021	
General Description of Major Work Categories		
Housing Authority Wide		
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
Management Improvement(Management Improvement (1408)-System Improvements)		\$30,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2021	
Development Number/Name	General Description of Major Work Categories	
	Estimated Cost	
Management Improvements(Management Improvement (1408)-Staff Training)		\$10,000.00
Operations(Operations (1406))		\$50,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)		\$25,000.00
Subtotal of Estimated Cost		\$515,263.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2022	
	Housing Authority Wide	
	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
	Operations Costs(Operations (1406))	\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2022	
Subtotal of Estimated Cost		\$450,263.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2023 Housing Authority Wide	
	Relocation(Contract Administration (1480)-Relocation)	\$20,000.00
	Operations Costs(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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2023	
	Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$25,000.00
	Subtotal of Estimated Cost	\$475,263.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name	Estimated Cost
5	General Description of Major Work Categories	
	Housing Authority Wide	
	Operations(Operations (1406))	\$50,000.00
	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
5	2024 Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
	Subtotal of Estimated Cost	\$640,263.00

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



DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2022 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 finance or conversion activities.

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

Version 5 /2019

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.

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.

MINUTES

RESIDENT ADVISORY BOARD (RAB) MEETING
February 18, 2021 5:30 p.m.

The Guam Housing and Urban Renewal Authority (GHURA) held a Zoom meeting with the members of the Resident Advisory Board (RAB) on February 18, 2021, at 5:30 p.m. The meeting was to discuss the Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five Year Action Plan (2021-2025).

RAB members in attendance:

- | | |
|-----------------|-----------------|
| Robin Harry | Keithleen Harry |
| Katrina Ueno | James Ueno |
| Michelle Binuya | Elvina Solden |
| Asiko Achew | Ciana Miner |
| Shauntay Afleje | |

GHURA Staff in attendance:

- | | |
|--------------------------------------|--------------------------------------|
| Katherine Taitano, Chief Planner | Alvina Castro, Program Coordinator |
| Narcy Ada, Property Site Manager | Gina Cura, Property Site Manager |
| Patrick Bamba, Property Site Manager | Philomena San Nicolas, Property Site |

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:

- 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: Where on the GHURA website can I find the Housing Study and Analysis of Impediments to Fair Housing? I am interested in knowing how GHURA plans to help people like me graduate out from Public Housing.

R: We will send you a link.

Q: I have been on the FSS waitlist since 2017.

R: I spoke with the FSS coordinator and they are aware. It was explained that they do not have as many available for Public Housing residents as they do for Section 8. Encouraged her to continue on the waitlist as the FSS is a great program to help her reach her goals.

Q: Can the roof insulation for the units be addressed during the unit Mod projects?

R: We will put this up for discussion with the A/E division. The issue may be the cost, the cost of modernizing a unit has really increased and requests for units to be placed under unit modernization has increased too.

Information was provided by the public housing PSM that the Admissions and Continued Occupancy Policy (ACOP) has been updated and that it will be advertised for public comment at the same time as

the PHA Plan and CFP 5-Year Action Plan. Both the Plans and the ACOP will be presented before the Board together.

The attendees were informed that the public is being notified of the availability of the Plans for review, advertisement dates are from March 18 to May 3, 2021. 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. Also, the final draft will be prepared and it will be provided to them for final review and another RAB meeting on April 5, 2021 for the review.

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

MINUTES

RESIDENT ADVISORY BOARD MEETING

April 6, 2021 5:30 p.m.

RAB members in attendance:

Katrina Ueno	James Ueno
Elvina Solden	Asiko Achew
Ciana Miner	Shauntay Afleje

GHURA Staff in attendance:

Katherine Taitano, Chief Planner	Alvina Castro, Program Coordinator
Patrick Bamba, Property Site Manager	Philomena San Nicolas, Property Site

The Guam Housing and Urban Renewal Authority (GHURA) held a Zoom meeting with the members of the Resident Advisory Board (RAB) on April 6, 2021, at 5:30 p.m. The RAB members were provided with a copy of the second draft Annual PHA Plan and the CFP Five Year Action Plan prior to the meeting.

General Discussion/Announcements

During the meeting we discussed the changes made to the Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five Year Action Plan (2021-2025) since the last RAB meeting on February 18, 2021.

Annual PHA Plan (FY2022)

The only change to the Annual PHA Plan is that we updated the De-concentration of Poverty and Income-Mixing report, the report was for FY2019, it has been updated with FY2020 numbers. It was explained that the other reports such as the Occupancy Level, Wait List and Tenant Statistic reports would all be updated before it is submitted to HUD for review. Also, any accomplishments such as in the FSS program or the lease ups prior to submission would also be updated.

CFP Five Year Action Plan (2021-2025)

During the last meeting we provided a list and we discussed the projects that were to be included in the CFP Five Year Action Plan (2021-2025). It was explained that these projects were entered into the Energy and Performance Information Center (EPIC), an online reporting system, this is the reporting format required by HUD. The RAB members were informed that HUD reviewed the Action Plan and approved it on 3/21/2021. But if there were any changes, comments or concerns that they would like to bring up we still had until May 6, 2021 the final date for public comment.

It was explained that the changes that were made to the Action Plan, since the last meeting, was that we removed a couple projects and we added one. We removed the project to “Renovate Unit for 504 Accessibility”. It was explained that after discussions with the A/E staff we would need to review this in more detail before submitting this for a project. The renovations needed would require removing walls and expanding door entrances to accommodate wheel chair turning radius. The walls are all concrete, this may not be feasible. The second project removed was the “Renovation of Bathrooms” as a project on its own. None of the PSM’s expressed any concerns regarding units needing just bathroom renovations, these are being addressed under Unit Mod category when a major renovation is needed.

The project we added was the Drainage Correction at AMP4 Toto. This project was identified in the Five-Year Action Plan 2020-2024 in year 2024. However, the PSM and A/E found this project needed to be completed sooner and due to the estimated cost of the project, \$1.3M, we will need to address it in two grant cycles so we added it onto the 2021-2025 Five-Year Plan.

Significant Amendment to the CFP Five Year Action Plan (2020-2024)

It was explained that GHURA is also processing a significant amendment. It is being presented at this meeting as it is part of the RAB responsibility to review any significant amendments and to make any comments, concerns, questions regarding our request for a significant amendment. The Authority's definition of a significant amendment is when "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)".

The Drainage Correction project was identified in the CFP Five Year Action Plan 2020-2024 it was planned to be addressed in year 2024, the cost estimate was \$203,000. The drainage issue has become a hazard to the Toto community and to the surrounding private home owners. When there is a heavy rain it has caused the neighbors' property to flood and the public housing kids sometimes will use the flooding as a water slide and play area. At the time, A/E Division had planned to address the drainage correction by constructing a percolation chamber. However, after further review it was determined the proposed project description would not meet the updated EPA requirements and that the existing ponding basin is too small to accommodate the public housing area. The upgraded design and new scope of work increased the cost estimate substantially to \$1.3M. This increase is more than 25% of the grant therefore, a significant amendment is necessary in order to move forward with this project. We plan to fund this project between two grants GQ08P001501-20 and GQ08P001501-21 because of the amount of the cost estimate.

Another project we would like to discuss is the site lighting repair at AMP2 Yona and Talofofa areas. This change does not require a significant amendment but we wanted to mention it since we are discussing projects and we are making a change to the Plan. The project was identified in the Five Year Action Plan 2019-2023 but was removed as the project was to be addressed with the AMP2 Operating Reserve Funds. But after further review by the A/E Division it was determined that CFP funds should be used to address this project, so it will be placed back into the Plan.

Questions/comments and the responses

Q/C: AMP3 would like to add some office space, our office is a converted unit and there is no room, we are so cramped.

Q/C: Is the revision to the ACOP included in the Public Meeting on May 6, 2021?

R: Yes, the ad did indicate the public meeting is to address any public comments on the Annual PHA Plan (FY2022), CFP Five Year Action Plan (2021-2025), Significant Amendment to the CFP Five Year Action Plan (2020-2024) and the Revision to the ACOP. Notices were also sent out to each of the 750 public housing units informing them of the public meeting and informing them how to participate.

Q/C: Your site may have other needs, if you want to mention what area improvements your site would benefit from you should mention it, this is a perfect time to let us know.

Q/C: Tomorrow (4/7/2021) the Legislature is holding a confirmation hearing for one of the residents to serve as Resident Commissioner for GHURA's Board of Commissioners. The resident is Carl Corpus, he was a former RAB Member and is a resident of GHURA 35, Dededo. Everyone is invited to attend.

The RAB were reminded of the public comment period and that it would end on May 6, 2021. The public meeting is being held on May 6, 2021 at 10:00 a.m. via Zoom, if you are interested in attending please email me by May 3rd so that we can be sure to send you an invite. All the information is posted on the ad.

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

Public Notice

GUAM DAILY POST • FRIDAY, MARCH 19, 2021

Report: Domestic terrorism poses 'elevated' threat in 2021

By Del Quentin Wilber
Los Angeles Times

WASHINGTON - The U.S. intelligence community has assessed that domestic violent extremists this year will pose an "elevated" threat to the country, according to a report released Wednesday.

The brief, unclassified summary also concluded "the emboldening impact" of the Jan. 6 siege of the U.S. Capitol by a pro-Donald Trump mob will "almost certainly spur some (extremists) to try to engage in violence this year."

The report, released by the Office of the Director of National Intelligence, comes as the Justice Department and Congress have launched investigations

into the violent breach of the Capitol that left five dead, including a police officer. Authorities have said right-wing extremists and militia groups played key roles in instigating and organizing the attack.

The intelligence community's report did not reveal much new about domestic extremists, but it represents the government's most authoritative assessment of the threat to help guide policy decisions. It defined domestic violent extremists as people operating in the U.S. without direction or inspiration from foreign terrorist networks.

The report said the main threat was posed by domestic extremists motivated by enduring "biases against minority populations and perceived



RAMPAGE: A supporter of President Donald Trump holds a Confederate flag outside the Senate Chamber during a rampage in the U.S. Capitol in Washington, D.C., on Jan. 6. Saul Loeb/AFP via Getty Images/Tribune News Service

government overreach," echoing alarms raised by federal law enforcement officials in recent months.

In October, the Department of Homeland Security raised a similar alarm, saying domestic extremists posed "the most persistent and lethal threat in the homeland."

FBI Director Christopher A. Wray testified early this month that battling domestic terrorism was a top bureau priority. The number of the FBI's

domestic terrorism investigations has doubled to 2,000 since September. Arrests on charges related to domestic terrorism have also jumped by nearly 70% to 180 in the most recent fiscal year.

"The problem of domestic terrorism has been metastasizing across the country for a long time now," Wray told the Senate Judiciary Committee on March 2, "and it's not going away anytime soon."

A dozen Republicans voted against Congressional Gold Medals for police who protected them

WASHINGTON (The Washington Post) — A dozen House Republicans voted against a resolution to award three Congressional Gold Medals to the Capitol Police, the D.C. police and the Smithsonian Institution in recognition of those who protected the U.S. Capitol when it was attacked by supporters of then-President Donald Trump on Jan. 6.

The GOP lawmakers, who said they objected to the use of the term "insurrectionists" in the resolution, are: Andy Biggs of Arizona, Thomas Massie of Kentucky, Andy Harris of Maryland, Lance Gooden of Texas, Matt Gaetz of Florida, Marjorie Taylor Greene of Georgia, Louie Gohmert of Texas, Michael Cloud of Texas, Andrew Clyde of Georgia, Greg Steube of Florida, Bob Good of Virginia and John Rose of Tennessee.

"We had to combine it with these editorial comments about the January 6 sequence of events, and then we had to logroll it with this exhibit at the Smithsonian, and ... that was a little


The GOP lawmakers ... said they objected to the use of the term "insurrectionists" in the resolution.

much for me," Gaetz said after the vote.


Massie also objected to the use of the word "temple," saying it was "a little too sacrilegious for me."

The resolution states: "On January 6, 2021, a mob of insurrectionists forced its way into the U.S. Capitol building and congressional office buildings and engaged in acts of vandalism, looting, and violently attacked Capitol Police officers."

It also says: "The desecration of the U.S. Capitol, which is the temple of our American Democracy, and the violence targeting Congress are horrors that will forever stain our Nation's history."



GHURA
Guam Housing and Urban Renewal Authority
Aturidar Ginima Yan Rinueban Siudad Guahan
117 Bien Venida Avenue • Sinajah • Guam 96910
Phone: (671) 477-981 • Fax: (671) 39 7565 • TTY: (671) 472-370



GUAM HOUSING OPPORTUNITY
Joshua F. Tenorio
Lieutenant Governor of Guam

NOTICE FOR PUBLIC COMMENT

Annual PHA Plan (FY2022), Capital Fund Program Five-Year Action Plan (2021-2025) Significant Amendment to the CFP 5-Year Action Plan (2020-2024) and the Revision to the Admissions and Continued Occupancy Policy
(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 (GHURA) is seeking public comment(s) on the Authority's Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five-Year Action Plan (2021-2025) for the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs. The Annual Plan details GHURA's proposed goals and objectives and the CFP Five-Year Action Plan outlines Public Housing capital improvements. GHURA is also seeking public comment on the Substantial Amendment to the CFP Five Year Action Plan (2020-2024) and the Revision to the Admissions and Continued Occupancy Policy (ACOP). Copies of the Plans and the ACOP are available for public review at the following locations, Monday through Friday from 8 a.m. to 5 p.m. (except on holidays).

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

The CFP Five Year Plan (2020-2024) included the Drainage Correction project at Toto, GHURA 250 AMP4 Site. The necessary Substantial Amendment to the Five Year Plan is to adjust the change in the scope of work and the additional funding necessary to cover the change. GHURA is seeking public comment regarding the Substantial Amendment.

If you require additional information please contact Ms. Katherine E. Taitano, Chief Planner, at 475-1322. 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 during its regular business hours of operation, beginning March 19, 2021 through May 6, 2021. Written and/or oral comments(s) may also be submitted via facsimile at 300-7565; or email to katherine@ghura.org, or through the U.S. Postal Service to GHURA's Main Office at the address stated above.

A Public Hearing is also scheduled for 10:00 a.m. May 6, 2021. Due to restriction on public meetings and social distancing resulting from the COVID-19 crisis, the meeting will be held via Zoom. Individuals wishing to submit oral or written comments are invited to attend. If you wish to attend please contact Alvina Castro, at 475-1401 or via email at alvina@ghura.org no later than May 3, 2021. Your information will be needed in order to send the Zoom invite to attend the meeting. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the

/s/ RAY S. TOPASNA
Executive Director

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.

Board Meeting of June 18, 2021

PUBLICATION NOTICE

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

SJC, LLC
DBA: 13 Degrees

has applied for a Class: Four (4) General On-Sale Alcoholic Beverage License said premises being marked as Lot: 5116-1-5 Yan Building #1097 San Vitores Plaza Unit 1,2,3,4 Tumon/Tamuning/Harmon

PAGE 112 of 130

US restores assistance for Palestinians

By Matt Spetalnick and Stephen Farrell
Reuters

WASHINGTON/JERUSALEM - The Biden administration announced on Wednesday it would provide \$235 million in U.S. aid to the Palestinians, restarting funding for the United Nations agency supporting refugees and restoring other assistance cut off by then-President Donald Trump.

The package, including humanitarian, economic and development assistance, was detailed by U.S. Secretary of State Antony Blinken as part of an effort to repair American ties with the Palestinians that all but collapsed during Trump's tenure.

It marked Democratic President Joe Biden's most significant move since taking office on Jan. 20 to make good on his promise to roll back some parts of his Republican predecessor's

approach that Palestinians denounced as heavily biased in favor of Israel.

The plan calls for \$150 million through the United Nations Relief and Works Agency, \$75 million in U.S. economic and development assistance and \$10 million for peace-building programs, Blinken said in a statement.

Biden's aides have also signaled that they want to re-establish the goal of a negotiated two-state solution as a priority in U.S. policy on the Israeli-Palestinian conflict.

But any further major steps are likely to wait for the dust to clear after Israel's inconclusive March election, which will be followed by Palestinian elections scheduled in coming months.

The Trump administration blocked nearly all aid after it severed ties with the Palestinian Authority in 2018. The move was widely seen as an attempt to force the Palestinians to negotiate

with Israel on terms the Palestinian leadership branded as an effort to deny them a viable state.

The cuts came after Palestinian leaders decided to boycott the Trump administration's peace efforts over its decision to recognize Jerusalem as the capital of Israel and move the U.S. embassy there from Tel Aviv, upending decades of American policy.

This included rescinding funding for UNRWA, which provides aid and relief services to around 5.7 million registered Palestinian refugees in the occupied West Bank, Gaza Strip and across the Middle East.

"The United States is pleased to announce that, working with Congress, we plan to restart U.S. economic, development, and humanitarian assistance for the Palestinian people," Blinken said.

Palestinian President Mahmoud Abbas's office welcomed Biden's

commitment to a two-state solution as well as the renewed aid. And Prime Minister Mohammed Shtayyeh wrote on Twitter: "We call upon the American administration to create a new political path that meets the rights and aspirations of the Palestinian people."

But Gilad Erdan, Israel's ambassador to the United States and the United Nations, criticized the renewal of funding to UNRWA, saying that it allowed anti-Israel incitement and anti-Semitic activity in its facilities.

"We believe that this U.N. agency for so-called refugees should not exist in its current format," he said in a video posted on Twitter.

He said that in conversations with the State Department he had "expressed my disappointment and objection to the decision to renew UNRWA's funding" without first ensuring that reforms were carried out.

GUAM ETHICS COMMISSION

Notice of Meeting

Kumision Dinisiplina I Guahan

The Guam Ethics Commission will hold a regular meeting on **Friday, April 16, 2021 at 12:30 p.m.** via virtual conference.

ZOOM Meeting ID: 910 5828 8585 / Passcode: ETHICS

For special accommodations or other assistance, please email Jesse Quenga at: jesse.quenga@ethics.guam.gov.

Judiciary of Guam

Guam Judicial Center
120 West O'Brien Drive, Hagatña, Guam 96910

JOB ANNOUNCEMENT

The Judiciary of Guam is accepting applications for the position:

Position Title: SUPREME COURT OF GUAM REGULATION COUNSEL
Type of Appointment: UNCLASSIFIED
Pay Grade - Step: ATTORNEY PAY PLAN, Level 5 - Step 1-5: \$85,950.00 - \$101,009.00
Announcement Number: 300-2021
Closing Date: April 19, 2021

Nature of Work:

Regulation Counsel ("Counsel") is established in Rule 5 of the 2021 Guam Rules for Lawyer Disciplinary Enforcement and Disability Proceedings promulgated by the Supreme Court of Guam in Promulgation Order No. 21-001-01 (March 16, 2021) and replaces the former Ethics Prosecutor position.

Counsel is responsible for the enforcement of the Guam Rules for Lawyer Disciplinary Enforcement and Disability Proceedings (the "Disciplinary Rules"). The Commission on Lawyer Regulation will conduct an annual performance evaluation and submit it to the Court for consideration. Counsel interacts extensively with the Commission on Lawyer Regulation, the Investigative Committee and the Hearing Panel under the Disciplinary Rules. Counsel may not practice law outside of this position. Counsel shall not engage in the private practice of law and shall not serve as counsel under the Judicial Discipline System.

Minimum Education & Experience:

Graduation from an ABA accredited school of law, license to practice law before all courts of Guam, and member in good standing with the Guam Bar Association; plus eight (8) years of proven litigation and legal experience including trials, administrative hearings and appeals.

Interested applicants must obtain an "Application for Employment" form which is available at the Human Resources Office located on the 1st floor of the Guam Judicial Center or through the Judiciary of Guam's website at www.guamcourts.org and must submit it with a resume to Ms. Kristina L. Baird, Administrator of the Courts.

Applications and resume may be submitted by the following methods:

1. E-mail to the Human Resources Office at hr@guamcourts.org;
2. Place in the Human Resources Drop Box located in the front of the Guam Judicial Center Main Entrance, 120 West O'Brien Drive, Hagatña, Guam; or
3. Mail via Postal System to the Human Resources Office, Judiciary of Guam, Guam Judicial Center, 120 West O'Brien Dr. Hagatña, Guam 96910.

Judiciary of Guam
Guam Judicial Center
120 West O'Brien Drive
Hagatña, Guam 96910

For further information, please call the Human Resources Office at 475-3399/ 3239/ 3422 or 3583.

/s/ KRISTINA L. BAIRD
Administrator of the Courts

The Judiciary of Guam is an equal opportunity provider and employer

Board Meeting of June 18, 2021



GHURA

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



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

NOTICE FOR PUBLIC COMMENT

Annual PHA Plan (FY2022), Capital Fund Program Five-Year Action Plan (2021-2025) Significant Amendment to the CFP 5-Year Action Plan (2020-2024)

and the Revision to the Admissions and Continued Occupancy Policy

(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 (GHURA) is seeking public comment(s) on the Authority's Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five-Year Action Plan (2021-2025) for the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs. The Annual Plan details GHURA's proposed goals and objectives and the CFP Five-Year Action Plan outlines Public Housing capital improvements. GHURA is also seeking public comment on the Substantial Amendment to the CFP Five Year Action Plan (2020-2024) and the Revision to the Admissions and Continued Occupancy Policy (ACOP). Copies of the Plans and the ACOP are available for public review at the following locations, Monday through Friday from 8 a.m. to 5 p.m. (except on holidays).

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

The CFP Five Year Plan (2020-2024) included the Drainage Correction project at Toto, GHURA 250 AMP4 Site. The necessary Substantial Amendment to the Five Year Plan is to adjust the change in the scope of work and the additional funding necessary to cover the change. GHURA is seeking public comment regarding the Substantial Amendment.

If you require additional information please contact Ms. Katherine E. Taitano, Chief Planner, at 475-1322. 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 during its regular business hours of operation, beginning March 19, 2021 through May 6, 2021. Written and/or oral comments(s) may also be submitted via facsimile at 300-7565; or email to katherine@ghura.org, or through the U.S. Postal Service to GHURA's Main Office at the address stated above.

A Public Hearing is also scheduled for 10:00 a.m. May 6, 2021. Due to restriction on public meetings and social distancing resulting from the COVID-19 crisis, the meeting will be held via Zoom. Individuals wishing to submit oral or written comments are invited to attend. If you wish to attend please contact Alvina Castro, at 475-1401 or via email at alvina@ghura.org no later than May 3, 2021. Your information will be needed in order to send the Zoom invite to attend the meeting. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

/s/ RAY S. TOPASNA
Executive Director

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.

GOP launches cultural attack on Biden's plan for day care, education and employee leave

By Mike DeBonis
The Washington Post

WASHINGTON - It's not just the price tag.

Days after President Joe Biden rolled out his American Families Plan - a sprawling \$1.8 trillion proposal to expand federal investment in child care, higher education, employee leave and more - Republicans have, alongside their deep fiscal misgivings, launched a broad social critique of the plan.

Key GOP voices are accusing Biden of engaging in a stealth attempt to reshape American life, trying to reframe their opposition to the plan away from dollars and cents toward the culture-war terrain on which they have recently been much more politically successful.

Senate Minority Leader Mitch McCo-

“Three-year-old pre-K, they're going to mandate this. Two years of college, whether you like it or not. These are the things that take away choices from the American people. It favors those who want power and control over every single minute of your day. It is disgusting.”

- Sen. Marsha Blackburn, R-Tenn.

nnell, R-Ky., on Thursday responded to Biden's pitch, made in a joint address to Congress, by declaring that the new administration "wants to jack up taxes in order to nudge families toward the kinds of jobs Democrats want them to have, in the kinds of industries Democrats want to exist, with the kinds of cars

Democrats want them to drive, using the kinds of child-care arrangements that Democrats want them to pursue."

That echoed a message sketched out immediately after Biden's speech by Sen. Tim Scott, R-S.C., who gave the nationally televised GOP response and accused Democrats of wanting "to put Washington even more in the middle of your life, from the cradle to college," and other Republicans followed suit.

"I think there's a lot of lefty social engineering paid for by mortgaging the future of my children and my grandchildren," said Sen. Josh Hawley, R-Mo. "It's doubling down on the same old solutions on the left and just throwing more money at it."

No legislation has been written to implement Biden's proposals, and congressional Democrats are likely to finesse and amend them as they work through the legislative process in the coming months. But nothing in Biden's blueprint would mandate that Americans attend free community college, drive electric cars or put their children in prekindergarten.

That has made the early GOP attacks especially mind-boggling for Democrats, who responded this week by arguing that they show Republicans are out of touch with the needs of most American families, especially as the country emerges from the ravages of the covid pandemic.

"I think they're just flailing," said Sen. Ron Wyden, D-Ore., who will play a key role in refining Biden's proposals as chairman of the Senate Finance Committee and said his party's aim was "to create options for families that will help us be more productive and create more high-skill, high-wage jobs."

Sen. Bernie Sanders, I-Vt., the Budget Committee chairman, called the Republican attacks "way out of touch with common sense and where the American people are at."

"No one is going to be coerced into anything," he said. "But a mom or a dad who is going to work in order to provide for the family wants to know that their kids are in quality, affordable child care that exists in almost every other major country on Earth. We've got to do the same here."

The Biden child-care proposal - which would establish universal pre-K for 3- and 4-year-olds and also subsidize child care for low- and middle-income families - emerged as a special lightning rod for conservatives.

Sen. Marsha Blackburn, R-Tenn., set the tone in a Fox Business Network interview Wednesday, hours after Biden released his plan, where she argued the proposals would "incentivize women to rely on the federal government to organize their lives."

"Three-year-old pre-K, they're going to mandate this. Two years of college, whether you like it or not. These are the things that take away choices from the American people," she said. "It favors those who want power and control over every single minute of your day. It is disgusting."

Later, as Biden gave his address, Blackburn tweeted a link to a 1974 New York Times story about the prevalence of affordable child care in the Soviet Union, adding: "You know who else liked universal day care."

Some of the critiques on the right have been even more biting. J.D. Vance, a best-selling author and investor who is considering a Senate run in Ohio, said in a Thursday appearance on Tucker Carlson's Fox News Channel program that Biden's universal pre-K proposal was about favoring the "preferences of our ruling-class elites" over those of average Americans.

"They want strangers to raise their kids, but middle-class Americans, whatever their station in life, they want more time with their children," he said.

Carlson interjected with further mockery of the plan, which Biden has billed as helping to improve children's lives: "I love how they call it preschool like it's an education initiative. It's day care, let's just say it out loud."

Numerous studies, however, support Biden's claims about the benefits of early-childhood education. Lenore Palladino, an economics professor at the University of Massachusetts Amherst, said the emerging Republican case against subsidizing child care ignores the economic realities of modern America: Not only do both parents want to work in many households, but for many more it is simply not a choice.

"I think sometimes policymakers, or people like myself who have more economic stability and are in professional settings, forget the deep reality that most families in this country need at this point two working partners to make a go of it, to be able to have a little bit of breathing room," Palladino said. "We need a system that enables us to not be individually trying to scramble and figure out the best circumstances for child care."



GHURA

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Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

AMENDED

**Annual PHA Plan (FY2022), Capital Fund Program Five-Year Action Plan (2021-2025)
Significant Amendment to the CFP 5-Year Action Plan (2020-2024) and the Revision
to the Admissions and Continued Occupancy Policy**

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/s/ **RAY S. TOPASNA**
Executive Director

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The Chief Planner has been designated as Section 504 Coordinator.
The Coordinator can be contacted at the above address and telephone numbers.

Board Meeting of June 18, 2021

PHA Plan Certifications

**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, 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Guam Housing and Urban Renewal Authority
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	Title
Sabino P. Flores	Chairman, Board of Commissioners
Signature	Date

**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 2,581 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

CFP Plan Certifications

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

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)

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

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

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

BOARD OF COMMISSIONERS
RESOLUTION NO. FY2021-014

Moved By: _____

Seconded By: _____

RESOLUTION TO ADOPT THE UPDATED 2020 PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

WHEREAS, 24 CFR 906 requires all Public Housing Agencies with a Public Housing Program to adopt a written Admissions and Continued Occupancy Policy (ACOP) that establishes local policies for the administration of the Public Housing Program in accordance with requirements prescribed by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, 24 CFR 903.3 mandates all Housing Authorities to administer the Public Housing Program in accordance with the Admissions and Continued Occupancy Policy (ACOP); and

WHEREAS, GHURA's Public Housing Program has revised and updated the current Public Housing Admissions and Continued Occupancy Policy (ACOP) to include updated mandates, regulations and policies that directly impact the current administration of the Public Housing Program, as listed in Exhibit I; and

WHEREAS, the Public Housing Admissions and Continued Occupancy Policy (ACOP) is one of the supporting documents to the Authority's Annual Plan in accordance with 24 CFR 903; and now, therefore, be it

RESOLVED, that the Board of Commissioners hereby adopts the 2020 updated Public Housing Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 18, 2021
PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

(SEAL)

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **June 18, 2021**.

RAY S. TOPASNA
Board Secretary/Executive Director

Exhibit I

Revision Instructions 7/1/17 Revision to Model ACOP		
Remove Pages	Insert Pages	Changes Made in ACOP
Title Page	Title Page	Added new revision date
TOC-1 thru TOC-16 (Entire TOC)	TOC-1 thru TOC-16	Updated TOC
3-13/14	3-13/14	Changed text in last paragraph on p. 3-13
3-19/20	3-19/20	Added text to 2nd paragraph on p. 3-19
3-31/32	3-31/32	Added and changed text in 1st paragraph under 3-III.F. , and in paragraph and PHA Policy under Notification on p. 3-31
4-15 thru 4-20	4-15 thru 4-20	Added text in PHA Policy on p. 4-16 Repaginated pp. 4-16 through 4-20
4-23/24	4-23/24	Added 2nd paragraph to 1st PHA Policy, and changed text in last paragraph on p. 4-24
5-1 thru 5-4	5-1 thru 5-4	Changed text in PHA Policy on pp. 5-1 and 5-2 Repaginated pp. 5-2 through 5-4
7-1 thru 7-4	7-1 thru 7-4	Changed text in 1st paragraph of PHA Policy on p. 7-2 Changed text in 3rd paragraph of PHA Policy on p. 7-4
7-17/18	7-17/18	Added new 4th paragraph to PHA Policy on p. 7-18
8-1/2	8-1/2	Changed text in 2nd to last paragraph on p. 8-1 Changed and added text to PHA Policy on p. 8-2
8-9/10	8-9/10	Added 2 last paragraphs to PHA Policy on p. 8-9
8-17/18	8-17/18	Deleted "MODEL" from Exhibit 8-1 heading Deleted NOTE and changed text in what is now the 1st paragraph on p. 8-17 Changed word in paragraph under Enforcement on p. 8-18
12-1 thru 12-4	12-1 thru 12-4	Changed and added text under PHA Policy on p. 12-2 Repaginated pp. 12-2 and 12-3 Added new last paragraph to PHA Policy under 12-I.C. on p. 12-3
12-9 thru 12-14	12-9 thru 12-14	Changed text in 2nd to last paragraph under PHA Policy on p. 12-10 Added text to 2nd paragraph under PHA Policy on p. 12-12 Added text to "1." in PHA Policy on p. 12-13
13-23 thru 13-26	13-23 thru 13-26	Changed text and corrected formatting in 1st paragraph under VAWA Protections against Termination and on p. 13-23 Added text to 1st paragraph on the page, and changed text in 3rd indented paragraph under PHA Policy on p. 13-24 Added text to 2nd paragraph on p. 13-25
13-29/30	13-29/30	Changed text in 2nd paragraph under PHA Policy on p. 13-29
14-1/2	14-1/2	Added text to 2nd to last paragraph on p. 14-2
16-17/18	16-17/18	Added 2nd paragraph under 16-V.B. on page 16-17 Repaginated pp. 16-17 and 16-18 Changed text under PHA Policy on pp. 16-17 and 16-18

Revision Instructions 7/1/17 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
16-23 thru 16-48	16-23 thru 16-44	<p>Changed text in 1st indented paragraph under PHA Policy on p. 16-24</p> <p>Added text to 2nd PHA Policy on p. 16-25</p> <p>Added text to “(1)” and to PHA Policy on p. 16-26</p> <p>Added text in paragraphs under Conflicting Documentation and under Discretion to Require No Formal Documentation, and added text to both PHA Policies on p. 16-27</p> <p>Repaginated pp. 16-29 through end of chapter</p> <p>Tightened up spacing and changed text throughout Exhibit 16-1 on pp. 16-29 through 16-33</p> <p>Deleted “NMA” from title and tightened up spacing of Exhibit 16-3 on pp. 16-37 through 16-39</p>

Revision Instructions 7/1/18 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
Title Page	Title Page	Added new revision date
TOC-1 thru TOC-16 (Entire TOC)	TOC-1 thru TOC-16	Updated TOC
Intro-v/vi	Intro-v/vi	Updated info for Administrative Guidance for Effective and Mandated Use of the EIV System on p. Intro-v
3-11 thru 3-14	3-11 thru 3-14	Changed text in 1st paragraph under PHA Policy on p. 3-12 Added new last paragraph under Types of Low Income Families , and changed text in paragraph under Using Income Limits for Eligibility on p. 3-13
6-59/60	6-59/60	Changed PIH notice number in heading and 2nd paragraph on p. 59
7-1 thru 7-8	7-1 thru 7-8	Updated PIH notice number in the following places: Chapter heading and 2nd paragraph on p. 7-1, 1st subheading on p. 7-2, last paragraph on p. 7-3, 2nd paragraph on p. 7-5, subheading on p. 7-6, 2nd subheading on p. 7-7, and 1st subheading on p. 7-8
8-1/2	8-1/2	Updated PIH notice number in 7th paragraph of PHA Policy on p. 8-2
9-3 thru 9-6	9-3 thru 9-6	Added new 3rd paragraph text, and added new last paragraph under the PHA Policy on p. 9-4 Repaginated pp. 9-5 and 9-6
10-9/10	10-9/10	Added 2 paragraphs under 10-II-C. on p. 10-9
13-9/10	13-9/10	Changed 3rd paragraph on p. 13-9
13-17 thru 13-26	13-17 thru 13-26	Revised references in Over Income Families heading, and revised paragraphs and PHA policy on p. 13-18 Repaginated pp. 13-18 through 13-26 Changed last sentence in 2nd paragraph on p. 13-26
14-11 thru 14-14	14-11 thru 14-14	Changed and added text in bullets, and in paragraph under PHA Policy on p. 14-11 Added text in bullets on p. 14-14
15-3/4	15-3/4	Updated PIH notice number in 4th paragraph of PHA Policy on p. 15-3
16-1/2	16-1/2	Changed title and text in the “Part VI...” paragraph on p. 16-1
16-7 thru 16-12	16-7 thru 16-12	Updated PIH notice number in 16-II.B. heading, changed text in 5th bullet, added text in last bullet, and added a new paragraph added under the bullets on p. 16-7 Changed text in 1st three paragraphs on p. 16-8 Updated PIH notice number in paragraph under Payment Thresholds on p. 16-10, and in paragraph under Repayment Agreements Involving Improper Payments on p. 16-11
16-21/22	16-21/22	Changed text in PART VI: heading, added PIH notice reference in 16-VI.A. heading, and revised text throughout the paragraphs and under the PHA Policy on p. 16-21

Revision Instructions 6/1/19 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
Title Page	Title Page	Added new revision date
TOC-1 thru TOC-16 (Entire TOC)	TOC-1 thru TOC-16	Updated TOC
Intro-iii thru Intro-vi	Intro-iii thru Intro-vi	Updated info for HUD-50058 Instruction Booklet on p. Intro-iv Replaced PIH 2012-10 with PIH 2018-24 info and updated links in last two paragraphs on p. Intro-v
2-3 thru 2-6	2-3 thru 2-6	Added new 4th bullet on p. 2-4 Changed text in 1st paragraph under Discrimination Complaints on p. 2-5
3-17 thru 3-20	3-17 thru 3-20	Updated PIH Notice number in 3-II.C. heading, and corrected formatting of text in 1st paragraph under this section on p. 3-17 Corrected formatting of text in 1st bullet and 1st PHA Policy paragraph, and changed text in last bullet on p. 3-20
4-3/4	4-3/4	Added text in last paragraph under PHA Policy on p. 4-3
4-11/12	4-11/12	Added text in 3rd paragraph under PHA Policy on p. 4-12
4-21/22	4-21/22	Updated PIH notice number in 2nd paragraph on p. 4-22
6-27/28	6-27/28	Updated PIH Notice number in last paragraph on p. 6-27
6-33/34	6-33/34	Added new last “(aa)” paragraph on p. 6-34
7-1 thru 7-8	7/1 thru 7-8	Updated PIH notice number in chapter title and 2nd paragraph on p. 7-1, in 1st subheading on p. 7-2, and in last paragraph on p. 7-3 Added or changed text regarding “IVT” reports in “ EIV Income... ” subheading, the following paragraph, and throughout the PHA Policy on p. 7-4 Updated PIH notice number in 2nd paragraph on p. 7-5, in subheading on p. 7-6 Corrected formatting of “email” text in 2nd paragraph, and changed PIH notice number in 2nd subheading on p. 7-7 Updated PIH notice number in 1st subheading on p. 7-8
7-11/12	7-11/12	Updated PIH notice number in 7-II.B. heading on p. 7-12
8-1/2	8-1/2	Added new 4th paragraph on p. 8-1
8-11 through 8-20	8-11 through 8-22	Added new 8-I.G. MINIMUM HEATING STANDARDS section with a new PHA Policy on p. 8-11 Repaginated pp. 8-20 through end of chapter Corrected ACOP section number in first paragraph of PHA Policy under Resident-Caused Damages section on p. 8-17
9-9/10	9-9/10	Added text to 2nd paragraph of PHA Policy under Conducting Annual Updates on p. 9-10
9-17/18	9-17/18	Added text to 3rd paragraph of PHA Policy under Method of Reporting on p. 9-17

Revision Instructions 6/1/19 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
13-5/6	13-5/6	Updated PIH notice number in 13-II.D. heading on p. 13-6
13-17 thru 13-32	13-17 thru 13-34	Updated PIH notice number in Over Income Families heading, added text in 1st paragraph, added new 2nd paragraph, and added text in 1st paragraph in PHA Policy on p. 13-18, and added two new paragraphs and chart at the end of that same PHA Policy on p. 13-19 Repaginated pp. 13-19 through end of chapter
14-1/2	14-1/2	Added text to last paragraph under INTRODUCTION on p. 14-1
14-9 through 14-22	14-9 through 14-28	Changed definition to Hearing Officer on p. 14-10 Updated formatting of “five” in paragraph under last PHA Policy on p. 14-12, and in PHA Policy on p. 14-13 Deleted text in 1st paragraph on p. 14-14 Deleted text in 14-III.F heading, and added two new 2nd and 3rd paragraphs to PHA Policy, and updated formatting around the CFR reference in last paragraph on p. 14-15 Deleted text in 1st paragraph on p. 14-17, and in 2nd paragraph on p. 14-18 Deleted text in 14-III.H. heading, and in 1st paragraph on p. 14-20 Deleted text in 1st paragraph, in 2nd bullet and last paragraph and updated text formatting in 2nd bullet on p. 14-22 Added new EXHIBIT 14-1: SAMPLE GRIEVANCE PROCEDURE , on pp. 14-23 through 14-27
15-9 thru 15-12	15-9 thru 15-12	Repaginated pp. 15-10 through end of chapter Added new last 3 paragraphs to PHA Policy on p. 15-11
16-7/8	16-7/8	Repaginated pp. 16-7 and 16-8 Added text to 1st paragraph, and corrected font size in 2nd paragraph on p. 16-8

Revision Instructions 7/1/20 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
Title Page	Revision Page	Added new revision date
---	Title Page	Added new ACOP title page for approval by HA Board of Commissioners and submission to HUD
TOC-1 thru TOC-16 (Entire TOC)	TOC-1 thru TOC-16	Updated TOC
Intro-iii thru Intro-vi	Intro-iii thru Intro-vi	Updated links in Document and Location table on pp. Intro-iv and Intro-v Corrected formatting in last 2 paragraphs on p. Intro-v
3-3 thru 3-10	3-3 thru 3-10	Corrected formatting in 3-I.A. paragraph and in 2nd paragraph under PHA Policy on p. 3-3 Corrected formatting in 1st paragraph under PHA Policy on p. 3-6 Corrected formatting in 1st paragraph and added a word to last paragraph under PHA Policy on p. 3-8 Corrected formatting in paragraph under first PHA Policy on p. 3-10
3-19 thru 3-34	3-19 thru 3-36	Add 4 new paragraphs under 3-III.A. on p. 3-19 Repaginated pp. 3-19 through end of chapter Corrected formatting in 1st bullet and in 1st PHA Policy paragraph, changed text in 2nd PHA Policy paragraph, and changed text in 3rd PHA Policy paragraph on p. 3-21 Changed text in 1st and 7th paragraphs under PHA Policy on p. 3-22 Changed text and deleted a paragraph under PHA Policy on p. 3-23 Added a word in “Policy B:” paragraph on p. 3-25 Changed text under PHA Policy on pp. 3-27 and 3-28 Changed text in 5th indented paragraph under PHA Policy on p. 3-30
4-23/24	4-23/24	Corrected formatting in last paragraph on p. 4-24
5-1/2	5-1/2	Corrected typo in 5th paragraph under PHA Policy on p. 5-2
6-13 thru 6-34	6-13 thru 6-34	Under Calculation of the Disallowance , deleted all but the 1st paragraph, and under Original Calculation Method , deleted everything, including the PHA Policy on p. 6-14 Repaginated pp. 6-14 thru 6-34 Deleted <i>Lifetime Limitation</i> paragraph and PHA Policy below that subheading, and deleted the word of “Revised” from the Calculation Method subheading, now on p. 6-14
6-41/42	6-41/42	Added the word “not” to 1st paragraph on p. 6-41
9-3/4	9-3/4	Changed text in 3rd paragraph on p. 9-4

Revision Instructions 7/1/20 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
10-1 thru 10-6	10-1 thru 10-6	<p>Changed text in “Part I;” paragraph on p. 10-1</p> <p>Changed title and references for “Part I;” and updated the text throughout 10-I.A. on p. 10-3</p> <p>Changed section name and added reference to 10-I.B. and updated text throughout this section, adding new Service Animals subheading and new Support Animals (Assistance Animals other than Service Animals) subheading on p. 10-4, new General Considerations subheading on p. 10-5, and changed text in 2nd paragraph of PHA Policy under this subheading on p. 10-6</p> <p>Under 10-I.C., changed text in 1st paragraph, and throughout PHA Policy under this section on p. 10-6</p> <p>Repaginated pp. 10-3 through 10-6</p>
13-3/4	13-3/4	Corrected formatting in 1st paragraph of PHA Policy on p. 13-3
13-7/8	13-7/8	Corrected formatting in 1st paragraph under 13-II.F., and in 1st paragraph under 13-II.H. on p. 13-7
13-11 thru 13-14	13-11 thru 13-14	<p>Changed text in 3rd paragraph under Drug Crime On or Off the Premises PHA Policy, and in 2nd and 4th paragraphs under Illegal Use of a Drug PHA Policy on p. 13-11</p> <p>Changed text in 4th paragraph under Threat to Other Residents PHA Policy, and in 2nd and 4th paragraphs under Alcohol Abuse PHA Policy on p. 13-12</p> <p>Corrected formatting in 3rd paragraph under PHA Policy on p. 13-14</p>
13-23/24	13-23/24	Changed text in 1st paragraph of the continuation of the PHA Policy on p. 13-23
13-31/32	13-31/32	<p>Added new PHA Policy under section 13-IV.D., subsection Form, Delivery, and Content of the Notice on p. 13-31</p> <p>Corrected formatting in 1st PHA Policy paragraph, and under 2nd PHA Policy 2nd paragraph on p. 13-32</p>

Revision Instructions 7/1/20 Revision to Model ACOP

Remove Pages	Insert Pages	Changes Made in ACOP
14-1 thru 14-28 (Entire Chapter 14)	14-1 thru 14-32	<p>Added new PHA Policy under Notice of Denial on p. 14-2</p> <p>Added new Remote Informal Hearings subsection with new PHA Policy on p. 14-3</p> <p>Added new Conducting Remote Informal Hearings subsection with new PHA Policy on p. 14-4</p> <p>Repaginated pp. 14-4 thru end of chapter</p> <p>Corrected formatting in 1st bullet on p. 14-7</p> <p>Corrected formatting in paragraph under Recording of the Hearing on p. 14-9</p> <p>Corrected formatting in 1st paragraph and in paragraph between the two PHA Policies on p. 14-11</p> <p>Added text to 1st PHA Policy on p. 14-14</p> <p>Added text to 1st PHA Policy on p. 14-15</p> <p>Added new 14-III.G. REMOTE HEARINGS section with three new PHA Policies on pp. 14-17 and 14-18</p> <p>Renumbered section heading to 14-III.H., added text to 1st PHA Policy, and corrected text in 2nd PHA Policy on p. 14-20</p> <p>Renumbered section heading to 14-III.I. and corrected text under Hearing information in PHA Policy on p. 14-24</p> <p>Added text to first paragraph under III. on p. 14-28</p> <p>Added new VIII. and renumbered the following sections on p. 14-31</p>
15-11/12	15-11/12	Corrected typo in 5th indented paragraph under PHA Policy on p. 15-11