



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., May 27, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Monday, May 19, 2025

2nd Printing – Sunday, May 25 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – April 22, 2025

IV. NEW BUSINESS

- | | PAGE (S) |
|---|-----------------|
| 1. Intent of Award | |
| IFB GHURA-25-004; Security Guard and Roving Services | |
| 2. Intent of Award | |
| IFB GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4 | |
| 3. Intent of Award | 1 - 4 |
| IFB GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 & AMP3 | |
| 4. Resolution No. FY2025-024 | 5 - 15 |
| Resolution approving Community Development Block Grant Disaster Recovery Citizen Participation Plan | |

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, July 08, 2025
@ 12:00 p.m.

VII. ADJOURNMENT

You may appear in person in the Courtroom of the **Honorable Dana A. Gutierrez**, located at 120 W. O'Brien Drive, Hagatna, Guam or you may participate via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter **Meeting ID: 839 7874 0380** and **Passcode: 189701**. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.



Government of Guam

PUBLIC NOTICES Portal

Håfa Adai & Good Morning! ChST 11:53 AM, Monday, May 19, 2025

First Notice: GHURA Board of Commissioners Meeting - 05/27/2025 @ 12:00pm ChST

> Previous Page > All Notices

Quick Links: View ALL Notices | Posted Today | Posted This Week | Posted This Month | More Filters...

First Notice: GHURA Board of Commissioners Meeting - 05/27/2025 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 05/19/2025 11:51 AM

Posted by: Julie Lujan

Department(s): [GUAM HOUSING AND URBAN RENEWAL AUTHORITY \(GHURA\)](#)

Division(s):

Notice Topic(s): [BOARD MEETING](#)

Types of Notice: [ANNOUNCEMENT](#)

For Audience(s): [PUBLIC](#)

[Share this notice](#)

GHURA Board of Commissioners Meeting will be held on May 27, 2025 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20May%2027%2C%202025%20BOC%20Mtg.%20Announcem%20t.pdf>

Need to get your message out there?

Our sales team has new
opportunities for you!

In print or online we have you covered at The Guam Daily Post!
email at krista@postguam.com for inquiries.

THE GUAM
DAILY POST



PARTNER MEETING - NORTH-ERN DISTRICT

Tuesday, May 27, 2025 - 4 PM
UOG College of Natural & Applied
Sciences Bldg., Conference Room 202

AGENDA

- I. Call to Order
- II. Roll Call
- III. Acceptance/Approval of Last Meeting Minutes
- IV. Northern District's Report
 - Coral Reef Stewardship
 - National Coastal Resilience Fund
- V. Partners' Report
- VI. Public Comment
- VII. Announcements
- VIII. Next Meeting:
 - Partner Meeting: July 29, 2025
- IX. Adjournment

For Zoom Meeting details or Special Accommodations, feel free to contact us!



HENSEL PHELPS
Plan. Build. Manage.

CRANE OPERATOR POSITION Available. Must reside in Guam and have NCCCO Crane Certification.

Please contact Chad Hogan of
Hensel Phelps Construction
@ 671-488-3159.

ISLAND-WIDE HOME DELIVERY

Get the most local print content
delivered to your doorstep daily.



Contact us at customerservice@postguam.com
or call 671-649-1924

JOB ANNOUNCEMENT

Opening for Civil Engineer with JWG Construction LLC in Harmon, GU Min Reqs: Bach. Deg. in Civil Engrg. or Civil Engrg. Technology (may be foreign educ equiv.); 1 yr of exp as a Civil Engineer or QA/QC Engineer (any job title) and nine (9) months using Excel software for project management. Performs civil engrg duties for const co engaged in gen const contracting services. Anlyz survey rpts, maps, const blprnts & drwns, & specif. for projects to plan the most appropriate construction methodologies Assist with projects' const. scheduling. Inspects proj sites to monitor prog and ensure conformance w/ the plans, specs, safety standards & quality control/quality assurance requirements. Uses Excel software for project management in performing job duties. Performs work at company's job sites in the MSA of GU. Travels most work days to the company's job sites in the MSA of Guam. Send resume to P.O. Box 11378, Tamuning, Guam 96931, fax to 671-477-0938, or email to jaygozum@jwgconst.com. Verif of qualifs req.



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
Website: www.ghura.org



Louderes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Board of Commissioners Meeting
Tuesday, May 27, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, May 27, 2025
Time: May 27, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/87675238195?pwd=IFucST01B8u85g6g00lhmbp84zdtjQ.1>

Meeting ID: 876 7523 8195 • Passcode: 654942

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYN48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - April 22, 2025
- IV. NEW BUSINESS
 1. Intent of Award; IFB GHURA-25-004; Security Guard and Roving Services
 2. Intent of Award; IFB GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4
 3. Intent of Award; IFB GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 & AMP3
 4. Resolution No. FY2025-024; Resolution approving Community Development Block Grant Disaster Recovery Citizen Participation Plan
- V. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, July 8, 2025 @ 12:00 p.m.
- VII. ADJOURNMENT

The complete Board packet may be viewed on our website at www.ghura.org.

For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.

Open lot for rent.

Advertise your Real Estate properties here in The Guam Daily Post.





Government of Guam
PUBLIC NOTICES Portal

Håfa Adai & Good Morning! ChST 11:22 AM, Friday, May 23, 2025

Second Notice: GHURA Board of Commissioners Meeting - 05/27/2025 @ 12:00pm ChST

[> Previous Page](#) [> All Notices](#)

Quick Links: [View ALL Notices](#) | [Posted Today](#) | [Posted This Week](#) | [Posted This Month](#) | [More Filters...](#)

Second Notice: GHURA Board of Commissioners Meeting - 05/27/2025 @ 12:00pm ChST



- ANNOUNCEMENT**
- Posted on:** 05/23/2025 11:20 AM
 - Posted by:** Julie Lujan
 - Department(s):** [GUAM HOUSING AND URBAN RENEWAL AUTHORITY \(GHURA\)](#)
 - Division(s):**
 - Notice Topic(s):** [BOARD MEETING](#)
 - Types of Notice:** [ANNOUNCEMENT](#)
 - For Audience(s):** [PUBLIC](#)
 - [Share this notice](#)

GHURA Board of Commissioners Meeting will be held on May 27, 2025 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20May%2027%2C%202025%20BOC%20Mtg.%20Announcement.pdf>



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 22, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:01 P.M., Tuesday, April 22, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **5 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/86478248299?pwd=VE3yEchJnMNBf0dFeFWg2U5hZwj0ij.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input type="checkbox"/>
	<i>*Requests to attend meeting virtually was submitted via email and acknowledged by Chairman Rivera.</i>		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input checked="" type="checkbox"/> Patrick Bamba, AMP3 Manager <input type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje <input type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input type="checkbox"/> Frances Danieli, Controller <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Procurement <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input type="checkbox"/> Section 8 Staff and Fiscal Staff <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Patrick Lucas <input type="checkbox"/>	Carlo Ongklungel <input type="checkbox"/> Tyler Mortera <input type="checkbox"/> Andrew Manglona <input checked="" type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/>		
Public			

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, April 15, 2025

2nd Printing – Sunday, April 20, 2025

ACKNOWLEDGED BY CHAIRMAN RIVERA

- III. APPROVAL OF PREVIOUS BOARD MINUTES:** [440/25] Commissioner Torres moved to approve the board meeting minutes of April 8, 2025 subject to corrections. Vice Chairman Sanchez seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
1. Intent of Award-IFB GHURA-25-005-Security Alarm Monitoring and After-hours Answering Services	<p>[441/25] Executive Director Napoli read the Intent of Award-IFB GHURA-25-005-Security Alarm Monitoring and After-hours Answering Services on pages 1-4 in the GHURA Board of Commissioners (BoC) April 22, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Chairman Rivera asked whether this contract was a continuation of similar services. Mr. Antonio Camacho, Procurement Division, confirmed that the bid was for similar services based on GHURA's specifications.</p> <p>Vice Chairman Sanchez inquired about the quality of the current services. Mr. Camacho indicated that GHURA had been satisfied with the services provided by G4S. However, for competitive purposes, the contract was put out for bid.</p> <p>There were no further discussions.</p>	<p>[442/25] Vice Chairman Sanchez moved to approve the award to G4S Security Systems Inc., with the initial term for a three (3) year contract with an option to renew for two (2) additional years in one-year terms, and not to exceed the amount of \$17,280.00. Commissioner Rice seconded the motion. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Change Order #2- IFB GHURA-24-12- Rehabilitation of Bradley Building</p>	<p>[443/25] Executive Director Napoli read the Change Order #2- IFB GHURA-24-12- Rehabilitation of Bradley Building on pages 5-17 in the GHURA Board of Commissioners (BoC) April 22, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Chairman Rivera asked how the additional work was discovered. Mr. Ervin Santiago, AE Division, stated that for Change Order #1, there was debris and vegetation surrounding the area which had to be cleared. It was also determined that the power meters had to be relocated and a new pedestal installed. Mr. Santiago added that for Change Order #2, it was later discovered that there were leaks inside of the walls of the building which required the replacement of the waterlines.</p> <p>Chairman Rivera asked whether the current Change Order would include the complete replacement of all the existing waterlines. Mr. Santiago confirmed that it included the complete replacement of all the waterlines.</p> <p>Commissioner Rice thanked the AE team for including photos to show the extent of the damage to the waterlines. She expressed her concerns regarding the state of the facility as it would house important documentation.</p> <p>Vice Chairman Sanchez asked when the estimated time for completion. Mr. Santiago indicated that it would be on May 25, 2025 and is about 90% complete.</p> <p>Chairman Rivera asked if the electricity was able to hold the use of all the tankless water heaters. Mr. Santiago confirmed that it would.</p> <p>Director Napoli added that the location of the facility exposed it to vandals, trash, and squatters. The initial scope of work did not</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>assess the waterlines and pedestal issues until the contractor had gone on site.</p> <p>Chairman Rivera asked whether GHURA had plans for remote monitoring or video surveillance for the site. Director Napoli indicated that GHURA is looking into a security system for the facility. Chairman Rivera insisted that GHURA accelerate the acquisition of the remote monitoring of the site. Director Napoli stated that GHURA plans to install security surveillance before the files are moved into the building.</p> <p>Commissioner Torres requested that a smoke detection system also be installed.</p>	<p>[444/25] Vice Chairman Sanchez moved to approve Change Order #2 IFB GHURA-24-12-Rehabilitation of Bradley Building in the amount of \$24,900.00. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Resolution No. FY2025-023-Resolution approving the Write-Off Tenant Accounts Receivable</p>	<p>[445/25] Executive Director Napoli read the Resolution No. FY2025-023-Resolution approving the Write-Off Tenant Accounts Receivable on pages 8-27 in the GHURA Board of Commissioners (BoC) April 22, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Chairman Rivera asked Mrs. Gina Cura, AMP2 Manager, whether the cleaning charges were increasing due to tenants abandoning or leaving the units in disarray or because of the age of the units. Mrs. Cura stated that the cleaning charges represented on the graph are charge fees that are a part of a schedule in the lease agreement for public housing. As part of the close out procedures and the move-out inspection, the inspector determines whether the unit damage is from wear and tear or whether the damage was due to the age of the unit. She added that the public housing inspector really determines what the cleaning charges are. She added that it is difficult to say if the cleaning charges are increasing or not due to various reasons. Mrs. Cura indicated that there is a pre-moveout inspection which provides the tenants with an opportunity to address issues in the unit that may otherwise cost the tenants cleaning fees.</p>	<p>[446/25] Commissioner Torres moved to approve Resolution No. FY2025-023- Resolution approving the Write-Off Tenant Accounts Receivable of AMP1 and AMP2 writing off the total amount of \$13,365.23. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</p>

VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITEM	DISCUSSION	ACTION
1. Project Updates	<p>[447/25] Executive Director Napoli requested that Deputy Director Esteves provide an update to the board regarding the CDBG-DR plan.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • Currently in Phase I of the plan • On target to publish the Draft Action Plan for public comment beginning May 1, 2025 • The plan will run longer than the 30-day period, until June 2, 2025, for additional public comments • GHURA has conducted six (6) town hall meetings and many stakeholder engagements telling the community about the program and soliciting input • Feedback and identified unmet needs will be incorporated into the Action Plan • Clarification was gathered on the express need for Homeowner Rehabilitation for families that still have not been able to move back home since the storm. • More input gathered on households that still have not been able to clear debris from their properties due to the homeowners' physical disability or the elderly. • Input being gathered on: <ul style="list-style-type: none"> ○ Housing construction ○ Investment in public facilities • GHURA will hold three (3) additional public hearings for the public to provide more comments or ask questions on the Draft Action Plan. • At the conclusion of the public comment period, GHURA will assess whether adjustments need to be made to the Action Plan 	

	<ul style="list-style-type: none"> • June 20, 2025, deadline to submit the final Action Plan to HUD. • A 45-day review by HUD and approval should be towards the end of July 2025. • Concurrently, GHURA has been working on moving on to Phase II, which includes HUD analyzing and reviewing the capacity, certifications, and ability to manage and run the grant. • GHURA HR division has worked diligently at executing and moving recruitment forward. • Interviewing process has been scheduled for PCI, PCII, PCIII, and Buyers. • Over 100 applications have been submitted • Training should begin in July • According to HUD, GHURA is on track <p>Executive Director Napoli invited the board to the Annual Passport to Services Community Outreach sponsored by the Guam Homeless Coalition which supports individuals and families in need at the Chamoru Village on Friday, April 25, 2025 from 9A.M. to 1P.M..</p>	No action taken
--	---	------------------------

VI. GENERAL DISCUSSIONS/ANNOUNCEMENTS

AGENDA ITAM	DISCUSSION	ACTION
1. Next proposed scheduled board meeting: Tuesday, May 13, 2025	[448/25] Chairman Rivera asked that the commissioners mark their calendars for the next scheduled board meeting. There were no further announcements.	No action taken

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		[449/25] Commissioner Torres moved to adjourn the April 8, 2025 GHURA BoC meeting. Vice Chairman Sanchez seconded the motion. The motion passed. The meeting was adjourned at 12:48P.M.

SEAL


Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: May 23, 2025

SUBJECT: Intent of Award
IFB GHURA-25-007
Renovation of 8 Public Housing Units at AMP2 & AMP3

Bid opening for the subject project was held on April 9th, 2025, at 2:00 p.m. A total of 13 bidders registered for the bid and given bid specifications of which 2 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	160 Consecutive Calendar Days.
1	O.H. Construction	[X] 15% of total bid amount	Awarded- Base Bid Items No.1 and 2. Total: \$459,700.00
2	Genesis Tech Corporation	[X] 15% of total bid amount	Base Bid items 1 and 2. Total: 484,000.00

Government Estimate	\$429,032.50
----------------------------	---------------------

A breakdown is required for each item description as noted below:

/

/

/

/

/

/

/

/

/

/

O.H Construction

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1.				
	A-30, GH-82, Agat (1-bedroom)				\$24,500.00
	1 Mao, GH-99, Agat (5-bedroom)				\$68,000.00
	195 JQ Quidachay GH-83, Humatak (4-bedroom)				\$59,000.00
	124 Chalan Pution, GH-83, Inalahan (3 bedroom)				\$64,700.00
	Total Amount Base Bid 1:				\$216,200.00
	Base Bid 2.				
	127 A. N. Doyle, GH-83, Malesso (3 bedrooms)				\$64,500.00
	145 N. Doyle, GH-83, Malesso (4 bedrooms)				\$62,000.00
	155 A. N. Doyle, GH-83, Malesso (3 bedroom)				\$58,000.00
	156 A. N. Doyle, GH-83 Malesso (2 bedroom)				\$59,000.00
	Total Amount Base Bid 2:				\$243,500.00
	Total Cost:				\$459,700.00

/

/

/

/

Genesis Tech Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1.				
	A-30, GH-82, Agat (1 bedroom)				\$43,000.00
	1 Mao, GH-99 Agat (5 bedroom)				\$63,000.00
	195 JQ Quidachay, GH-83, Humatak (4 bedroom)				\$65,000.00
	124 Chalan Pution, GHURA 83, Inalahan (3 bedroom)				\$61,000.00
	Total Amount Base Bid 1:				\$232,000.00
	Base Bid 2.				
	127A N. Doyle, GH-83, Malesso (3 bedroom)				\$63,000.00
	145 N. Doyle, GH-83 Malesso (4 bedroom)				\$65,000.00
	155 A. N. Doyle, GH-83, Malesso (3 bedroom)				\$63,000.00
	156A N. Doyle, GH-83, Malesso (2 bedroom)				\$61,000.00
	Total Amount Base Bid 2:				\$252,000.00
	Total Cost:				\$484,000.00

/

/

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

The Property Site Managers have identified projects within their AMPs that require rehabilitation and/or upgrades not only to their public units but the sites within their developments that are beyond the scope of maintenance repairs. Such projects include, but not limited to, complete renovation of kitchens and bathrooms, electrical upgrade, plumbing, replacement of interior and exterior doors, and other substantial physical changes that requires upgrades to the units and the sites.

In review of the bid result: O.H. Construction and Genesis Tech Corporation. provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to O.H Construction in the amount of \$459,700.00 for Bid Item numbers 1 and 2. The following project timelines: Bid item 1, is 120 consecutive calendar days at the cost of \$216,200.00 and Bid item 2, is 160 consecutive calendar days at the cost of \$243,500.00 with no option periods, and not to exceed the amount of \$459,700.00.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-024**

Moved by: _____

Seconded by: _____

**RESOLUTION APPROVING THE “2025 COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY CITIZEN PARTICIPATION PLAN (CDBG-DR CPP)”**

- WHEREAS,** pursuant to Title 12 Guam Code Annotated § 5104, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA or Authority), is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as prevailing authority for GHURA; and
- WHEREAS,** pursuant to Title 12 Guam Code Annotated § 5105(b), it requires that GHURA comply with any Federal rules, requirements, regulations, or procedures, and may execute declarations or other agreements or documents of every nature, as may be necessary, or required by the Federal Government and to fully comply with any conditions imposed by the Federal Government upon participation by GHURA in such programs; and
- WHEREAS,** on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000.00 to aid in the long-term recovery from the widespread devastation to Guam caused by Typhoon Mawar in May 2023, and the mitigation of future disasters to be administered by GHURA, and
- WHEREAS,** pursuant to I.C.2. of the Universal Notice (90 FR 4759), GHURA is required to follow a detailed citizen participation plan that satisfies requirements of 24 CFR 91.115 or 91.105 (except as provided for in notices providing waivers and alternative requirements); now, therefore be it,
- RESOLVED,** the Board of Commissioners approve the “2025 Community Development Block Grant Disaster Recovery Citizen Participation Plan (CDBG-DR CPP)” appended herewith and shall be effective immediately.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM - MAY 27, 2025
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on May 27, 2025.

(SEAL)

**Elizabeth F. Napoli
Board Secretary / Executive Director**



Guam Housing & Urban Renewal Authority

CDBG-DR

Citizen Participation Plan

Federal Register /Vol. 90, No. 5 /Wednesday, January 8, 2025 /Notices

I.C.2. *Citizen participation requirements.* To permit a more streamlined process and ensure disaster recovery grants are awarded in a timely manner, provisions of 42 U.S.C. 5304(a)(2) and (3), 42 U.S.C. 12707, 24 CFR 570.486, 24 CFR 1003.604, 24 CFR 91.105(b) through (d), and 24 CFR 91.115(b) through (d), with respect to citizen participation requirements, are waived and replaced by the alternative requirements in this section. Under the streamlined requirements, the grantee may be required to hold a public hearing(s) on the proposed Action Plan and must provide a reasonable opportunity (*i.e.*, at least 30 calendar days) for public comment.

The grantee must follow a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.115 or 91.105 (except as provided for in notices providing waivers and alternative requirements). Each local government receiving assistance from a State grantee must follow its citizen participation requirements at 24 CFR 570.486 (except as provided for in notices providing waivers and alternative requirements). The grantee's records must demonstrate that it has notified affected residents through electronic mailings, press releases, statements by public officials, media advertisements, social media, public service announcements, and/or contacts with neighborhood organizations. In addition to the requirements above, the streamlined citizen participation alternative requirements for CDBG-DR grants are as follows: Requirement for consultation during plan preparation (see section I.C.2.a.); Publication of the Action Plan and opportunity for public comment (see section I.C.2.b.); Consideration of public comments (see section I.C.2.c.). I.C.2.a. *Consultation during Action Plan preparation.* All grantees must consult with States, Indian Tribes, local governments, Federal partners, nongovernmental organizations, the private sector, and other stakeholders and affected parties in the surrounding geographic area during Action Plan preparation to ensure consistency of the Action Plan with applicable regional development plans. This requirement also includes consulting with organizations that advocate on behalf of members of protected classes, vulnerable populations, and other underserved communities impacted by the disaster to help address requirements defined in section I.C.1.c. for the fair housing and civil rights data collection. [Refer to FR Docket No. FR-6489-N-01 for full details.]



GHURA Main Office
117 96910, Bienvenida Ave, Sinajana, Guam



(671) 477-9851



fixinsix@guamdr.org



guamcdbgdr.org

Table of Contents

A. Citizen Participation Plan	3
Applicability	4
Consultation	4
Action Plan	4
Action Plan Amendments	5
<i>Substantial Amendments</i>	5
<i>Non-Substantial Amendment</i>	5
<i>Quarterly Performance Reports</i>	5
<i>Environmental Reviews</i>	5
Technical Assistance	6
Access to Information	6
B. Publication and Public Notice	6
Table A. Limited English Proficiency (LEP) Procedures	7
C. Consideration of Public Comments	9
D. Complaint Process	9
G. Public Website	10
H. Waivers	10
Table C. Citizen Participation Plan, Amendment Register	10

U. S. Territory of Guam's COMMUNITY DEVELOPMENT BLOCK DEVELOPMENT GRANT- DISASTER RECOVERY (CDBG-DR) Citizen Participation Plan

A. Citizen Participation Plan

Introduction: The Guam Housing Urban Renewal Authority (GHURA) is committed to providing opportunities for its citizens to participate in the planning, implementation, and assessment of its Community Development Block Grant-Disaster Recovery (CDBG-DR) Program. GHURA will provide adequate information and give citizens the opportunity to comment. A plan developed with diverse input will be comprehensive, address critical needs, and be effectively implemented. **Increased Transparency and Trust:** Open communication fosters trust between the government and the community, leading to greater buy-in and cooperation during the recovery process. **Accountability:** When all stakeholders are involved in the planning process, there is a shared sense of ownership and accountability for the plan's success. The exchange of information among the community, staff, and elected officials will allow for a stronger and attentive CDBG-DR Action Plan and all CDBG-DR programs for Guam.

The Citizen Participation Plan outlined here is distinctly separate from Citizen Participation Plans used within GHURA for programs such as the Community Development Block Grant (CDBG) Program, HOME Partnerships (HOME) Program, and the Emergency Solutions Grant (HESG). The requirements of the CDBG-DR Program are further listed within the Federal Register.

*According to the Federal Register /Vol. 90, No. 5/Wednesday, January 8, 2025 Notice
{Docket No. FR-6489-N-01}*

"I.C.2. Citizen participation requirements. To permit a more streamlined process and ensure disaster recovery grants are awarded in a timely manner, provisions of 42 U.S. C. 5304(a){2} and (3), 42 U.S. C. 12707, 24 CFR 570.486, 24 CFR 1003.604, 24 CFR 91.105(b) through (d), and 24 CFR 91.115(b) through (d), with respect to citizen participation requirements, are waived and replaced by the alternative requirements in this section. Under the streamlined requirements, the grantee may be required to hold a public hearing(s) on the proposed Action Plan and must provide a reasonable opportunity (i.e., at least 30 calendar days) for public comment." Furthermore, Guam will consult with local governments, Federal partners, nongovernmental organizations, the private sector, and other stakeholders and affected parties in the surrounding geographic area during Action Plan preparation to ensure consistency of the Action Plan with applicable regional development plans. This requirement also includes consulting with organizations that advocate on behalf of members of protected classes, vulnerable populations, and other underserved communities impacted by the disaster to help address requirements defined in section I.C.1.c. for the fair housing and civil rights data collection.

The goal of this citizen participation plan is to increase public involvement with respect to the recovery efforts associated with the CDBG-DR Program, which highlight the following aspects:

1. A change in program benefit or eligibility criteria (including the expansion of eligible beneficiaries (e.g., establishing a new grantee-identified MID area);

2. The addition or deletion of an eligible activity;
3. A proposed reduction in the overall benefit requirement (as described in section III.B.I.);
4. The allocation or reallocation of a reasonable monetary threshold specified by the grantee in its Action Plan; and
5. An update to the submitted initial Action Plan if the original submission was incomplete as allowed under Section

Applicability

This Citizen Participation Plan details rules and procedures for public participation relating to any activity eligible funded with CDBG-DR funding. The goal of this plan is to give all citizens the opportunity to participate in the distribution of CDBG-DR funds. It encourages citizen participation in the development of an Action Plan, substantial amendments to the Plan, and quarterly performance reports regarding the CDBG-DR Program. This plan conforms to the requirements of *FR-6489-N-01* and any special provision established by regulation in regards to CDBG-DR grants.

Consultation

While developing the Action Plan, GHURA consulted with local governments, Federal partners, nongovernmental organizations, the private sector, and other stakeholders in Guam, including organizations that advocate on behalf of members of protected classes, vulnerable populations, and underserved communities impacted by the disaster, to ensure consistency of the action plan with applicable regional redevelopment plans.

GHURA also consulted with other relevant government agencies, including local emergency management agencies as applicable. In the development of the action plan, GHURA conducted (5) townhall/public briefing which were held at various locations throughout the island. This effort requested the communities' input to Guam's Unmet Needs which can be located on the CDBG-DR website at the resources tab.

GHURA maintains keeping direct and established open lines of communication with major stakeholders, government and non-government, nonprofits, and the community at large. At this time GHURA does not elect an advisory board, however GHURA will maintain its public engagement and will continue meet with interested stakeholders and allow continued input of unmet needs throughout the duration of the CDBG-DR program.

Action Plan

The Territory of Guam CDBG-DR Action Plan details is the comprehensive direction that GHURA intends to pursue in response to the remaining unmet need post Typhoon Mawar within the GUAM. This plan gives the public a clear understanding of how the CDBG-DR funding is to be allocated. The Action Plan will be accessible to the public via the GUAM CDBG-DR website at www.guamcdbgdr.org. All responses to this Action Plan will be addressed via, but not limited to, writing, via email, in-person, or in CDBG-DR Resources Tab: Public Input "Unmet Needs."

The most current and approved Action Plan along with future substantial amendments will be posted on the GUAM CDBG-DR website. This version will give the public the opportunity to see the most recent version and avoid having to back-track through older versions.

Action Plan Amendments

Substantial Amendments

A substantial amendment is an amendment to the Action Plan to meet any of the following criteria:

- A change in program benefit or eligibility criteria,
- The addition or deletion of an activity, or
- Increase, decrease, or reallocation of funds amongst approved activities, where the change constitutes \$10,000,000 or more.

When GHURA proposes a substantial amendment, the amendment will be posted for a 30-day public comment period. GHURA will consider and respond to all public comments received. When considering public comments GHURA may make changes to the proposed substantial amendment requiring a new 30-day public comment period. If no changes to the substantial amendment are necessary, following the 30-day public comment period GHURA then submit to HUD for final approval before changes are in effect. GHURA anticipates proposing a substantial amendment to its Initial Action Plan to include the first round of programs and activities currently in development, but incomplete for submission currently.

Non-Substantial Amendments

A non-substantial amendment is an amendment to the Action Plan that includes technical corrections, clarifications, and budget changes that do not meet the threshold for substantial amendment thresholds set at \$10,000,000 and not otherwise requiring posting for public comment. GHURA will notify HUD five (5) business days before the change is effective.

Quarterly Performance Reports

GHURA will submit reports through the Disaster Recovery Grant Reporting (DRGR) system. These reports will allow HUD to track the GHURA's progress, ensure compliance, and monitor the use of CDBG-DR funds throughout the lifecycle of the grant. Quarterly Performance Reports (QPRs) will be submitted to HUD no later than 30 calendar days after the end of each calendar quarter until all grant funds are expended and all expenditures are accounted for. These reports will provide an update on project activities, expenditures, and performance metrics, including data on direct benefit activities. After HUD approves the QPR, personal identifiable information will be removed, and a public version of the report will be posted to www.guamcdbgdr.org. Citizens will have the ability to comment on each quarterly Performance Report for 15 days.

Environmental Reviews

GHURA is the Responsible Entity for Guam's allocation of CDBG-DR funds and takes on the authority for the decision making and completion of the environmental review per 24 CFR 58.4.

Technical Assistance

Prior to program specific open application period, GHURA will offer technical assistance specific to the eligible program and the application process. GHURA will work with organizations and individual representatives of very low-, low- and moderate-income people including the elderly, persons with disabilities, and persons with limited English proficiency who are interested in submitting a proposal or completing program applications to obtain funding assistance under the CDBG-DR Program specific eligible activities. GHURA will make available to potential applicants, upon request, copies of regulations related to eligible activities included in the CDBG-DR Action Plan. Staff will also provide guidance in the interpretation of the federal regulations, the strategies, and objectives of the CDBG-DR Action Plan, and will provide referrals to other agencies, including HUD, when necessary.

Access to Information

All CDBG-DR Program related information such as action plans, action plan amendments, policies, procedures, quarterly performance reports, citizen participation requirements, program information, procurement listings, and contracts will be available via the Guam CDBG-DR website at www.guamcdbgdr.org. For those who do not have access to internet service, GHURA will provide hard copies of program information upon request. GHURA will provide technical assistance to those who need accessing the information through multiple avenues. Notifying the public about the CDBG-DR Program is crucial because the success of these funds relies heavily on public participation and accurately assessing the remaining unmet needs.

To ensure widespread awareness, the GHURA will utilize, but not limit a combination of the following methods to advertise and inform the community about the CDBG-DR Program:

- Local Newspaper Notices: Publishing announcements in Guam's local newspapers to reach a broad readership.
- Radio Announcements: Broadcasting information through local radio stations to capture listeners across the island.
- Social Media Outlets: Using platforms like Facebook, Instagram, and others to reach a diverse and digitally connected audience.
- The GUAM CDBG-DR Website: Providing comprehensive program details, updates, and resources on a dedicated website.
- Other Applicable Forms of Communication: Employing additional outreach methods as needed to maximize public notification and engagement.

B. Publication and Public Notice

A public notice was published in the local papers of general circulation on providing for the required 30-day public comment period. Additionally, this Citizen Participation Plan and all future information will be included on the main Guam CDBG-DR website at www.guamcdbgdr.org.

GHURA will make reasonable accommodations for persons with disabilities and non-English speaking residents upon request and in accordance with the Citizen Participation Plan. The aforementioned information was included in the Public Notice for the 30-day comment period.

The Guam Housing Urban Renewal Authority will take reasonable steps to ensure very low-, low-, and moderate-income persons, including persons with disabilities, the elderly, and persons with Limited English Proficiency (LEP) have meaningful access and an equal opportunity to participate in our CDBG-DR services, activities, programs, and other benefits. The policy provides for communication of information contained in vital documents related but not limited to Guam's CDBG-DR program, i.e., action plans, amendments to the action plan, citizen participation plans, etc. All interpreters, translators and other aids needed to comply with this policy shall be provided without cost to the person being *served*, and clients and their families will be informed of the availability of such assistance free of charge. GHURA will incorporate solutions for inclusion and accessibility for all public engagement efforts to address barriers for individuals with disabilities, non-English speakers, and other vulnerable populations. GHURA will hold public hearings in places accessible to persons with restricted mobility, with special attention paid to locations serviced frequently by public transit. For all Public Notices, a portable Phonic Ear system for the deaf will be available with 72 hours' notice. Sign language interpretation will be available if requested at least 5 days in advance. Staff will assist persons with visual impairment by reading material to them on request. Accommodations for populations with Limited English Proficiency (LEP) include on-site translation services for public hearings and public notices or postings of the Citizen Participation Plan, draft Action Plan, substantial amendments, and all other CDBG-DR required documentation in alternate languages.

To ensure accessibility for clients with disabilities, the Guam CDBG-DR website will now be compatible with assistive screen reader technology. GHURA will inform the public through media, paid advertisements, our website, LEP notices, posters, literature, and outreach.

Table A. Limited English Proficiency (LEP) Procedures:

1. Identifying LEP Persons and Their Language	GHURA will promptly identify the language and communication needs of the LEP person. If necessary, staff will use a language identification card (or "I speak cards," available online at www.lep.gov) or posters to determine the language.
2. Obtaining a Qualified Interpreter	To ensure effective language access, GHURA's CDBG-DR Admin Staff will maintain a current directory of bilingual employees, detailing their name, language proficiency, contact information, and working hours; facilitate interpretation by connecting with appropriate and qualified bilingual staff members when their language skills are required; secure external interpretation services if suitable bilingual staff are unavailable or do not speak the necessary language. GHURA understands that LEP individuals may wish to use a family member or friend as an interpreter. This is permissible only if the individual makes a specific request after being informed of, and understanding,

	<p>their right to a free interpreter provided by our facility. This offer and their decision will be documented. When an LEP person opts for a family member or friend, we will evaluate the interpreter's competency, ability to ensure confidentiality and privacy, and potential for conflicts of interest. Should the family member or friend prove unsuitable for any of these reasons, professional interpreting services will be arranged for the LEP person. Children and other clients/residents will not be used to interpret, to ensure confidentiality of information and accurate communication. To ensure confidentiality and accurate communication, children and other clients/residents will not be used as interpreters</p>
3. Providing Written Translations	<p>When vital documents require translation, each unit within the GHURA CDBG-DR program will submit finalized, approved documents with accurate legal information to a pre-determined entity such as: a. An Established Private Translation Company, b. the Judicial Court, c. University of Guam, or d. An Established Community based Non-profit offering such services for translation into frequently-encountered languages. Additionally, facilities will provide translation of other written materials as needed, along with written notice of their free availability to Limited English Proficiency (LEP) individuals. Over time, GHURA will establish benchmarks for translating vital documents into more languages.</p>
4. Providing Notice to LEP Persons	<p>To guarantee LEP individuals are aware of the free language assistance available to them, GHURA will provide written notices that they can easily understand. These notices will be prominently displayed as signs and announcements in all intake areas and points of entry across GHURA's CDBG-DR Office. GHURA will also post them on bulletin boards at government agencies and local businesses. Furthermore, GHURA will spread the word through various channels like outreach materials, local newspapers, radio, and television broadcasts, and partnerships with community-based organizations.</p>
5. Monitoring language Needs and Implementation	<p>On an ongoing basis, GHURA will assess changes in demographics, types of services or other needs that may require reevaluation of this policy and its procedures. In addition, GHURA will regularly assess the efficacy of these procedures, including but not limited to mechanisms for securing interpreter services, equipment used for the delivery of language assistance, complaints filed by LEP persons, feedback from clients and community organizations, etc. GHURA will conduct a regular review of the language access needs of the LEP population, as well as update and monitor the implementation of this policy and these procedures, as necessary.</p>

C. Consideration of Public Comments

GHURA will publish the Action Plan at www.guamcdbgdr.org for public comments on May 1, 2025 – June 2, 2025. The community will be notified through our website, press releases, the Government of Guam Public Notices Portal, and by print, radio, television, and social media. Comments will be collected by e-mail to fixinsix@guamdr.org, public hearings, through our website at www.guamcdbgdr.org, and may delivered to 117 Bien Venida Ave Sinajana, GU 96910. Prior to drafting the Action Plan, GHURA solicited public input by hosting six (6) townhalls at times conducive for public participation. Comments received prior to drafting the Action Plan may be found in Appendix C. These comments will be placed in Appendix C of the Action Plan and found on the Resources tab on the CDBG-DR website www.guamcdbgdr.org.

Comments received during the public comment period (May 1 – June 2) will be categorized and a summary response provided. These comments will be placed in Appendix A.

GHURA will continue to consider all written comments regarding the Action Plan and all subsequent substantial amendments, such comments will be recorded and made available at the Resources tab on the CDBG-DR website www.guamcdbgdr.org.comments.

D. Complaint Process

Table B.

Complaints alleging violation of fair housing laws will be directed to HUD for immediate review.	Phone: 1-800-347-3739 (Region IX) or 1-800-669-9777 (National) E-Mail: complaintsoffice09@hud.gov (Region IX) Online: https://www.hud.gov/contactus/file-complaint
Complaints regarding fraud, waste, or abuse of funds will be forwarded to the HUD OIG Fraud Hotline	Phone: 1-800-347-3735 E-Mail: hotline@hudoig.gov

A written appeal may be filed when an individual is dissatisfied with program policies, eligibility, level of service, or other issues. In programs that serve individual applicants, applicants may appeal their award determinations or denials that are contingent on program policies. However, it should be noted that the GHURA does not have the authority to grant an appeal of a statutory, regulatory, or HUD-specified CDBGDR requirement. GHURA shall provide a written response to every complaint relating to CDBG-DR within fifteen (15) working days of receipt. If additional time is needed, GHURA will document the reason for needing additional time, not to exceed ten (10) working days. GHURA will execute its Appeals Process in response to appeals received. The process will enable appeals and further review from another level. The appeal shall include a statement of facts and circumstances regarding the situation as well as any supporting documentation that substantiates the claim. Materials related to the appeal may be submitted to GHURA via email at fixinsix@guamdr.org. The appropriate program supervisor will review the submitted materials and provide the appellant with a written response, which may be by email. If program supervisor denies the

appeal, the final step in the appeals process is to appeal to the CDBG-DR Grants Manager who will make a final determination within thirty (30) working days

G. Public Website

Guam's Community Development Block Grant Disaster Recovery (CDBG-DR) will have a stand-alone website (www.guamcdbgdr.org) All relevant data is posted on the Guam CDBG-DR website.

H. Waivers

GHURA will seek any waiver needed and/or that may be available or issued by HUD.

Table C. Citizen Participation Plan, Amendment Register

Ref No.	Date	Amendment Ref.	Effective Date	Approval Date
