



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., November 21, 2023
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

- I. ROLL CALL**
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS**
1st Printing – Tuesday, November 14, 2023
2nd Printing – Sunday, November 19, 2023
- III. APPROVAL OF PREVIOUS BOARD MINUTES – October 24, 2023**
- IV. NEW BUSINESS**
- | | PAGE (S) |
|---|-----------------|
| 1. Resolution No. FY2024-001 | 1 - 19 |
| Resolution Approving the Section Eight Management Assessment Program (SEMAP) Certification (Form HUD-52648) for Fiscal Year ending 2023 | |
| 2. Resolution No. FY2024-002 | 20 - 25 |
| Resolution Approving the Fiscal Year 2024 Section 8 Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with Disabilities | |
| 3. Resolution No. FY2024-003 | 26 - 28 |
| Resolution Approving Fiscal Year 2024 Section 8 Housing Choice Voucher Program Payment Standards | |
| 4. Resolution No. FY2024-004 | 29 - 37 |
| Resolution Approving the Write-Off of Tenant Accounts Receivables | |
- V. EXECUTIVE DIRECTOR'S REPORT**
1. Project Updates
 2. Division Updates
 - a. A/E Division
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS**
1. Next proposed scheduled Board Meeting: Tuesday, December 12, 2023
@ 12:00 p.m.
- VII. ADJOURNMENT**



Chamoru Land Trust Commission
(Kumision Inangokkon Tano' CHamoru)



Chamoru Land Trust Commission Regular Board Meeting

Thursday, November 16, 2023 at 1:00PM

Chamoru Land Trust Conference Room, 590 S. Marine Corp Drive ITC Building, Suite 223, 2nd Floor Tamuning, Guam. Public Comments may be made at dltc.admin@dltc.guam.gov to view the meeting virtually, log on to GovGuam Live-YouTube or CLTC's Facebook page or Google Meet joining info Video call link: <https://meet.google.com/ddm-tfoc-ujh?hs=224>

Public Notice: The Guam Daily Post on 11/08/2023 and 11/14/2023; Government of Guam Public Notice Portal, CLTC's Facebook Page, and on CLTC's website at <https://dlm.guam.gov/chamoru-land-trust-commission/>

AGENDA

- I. Call to Order - Certification of a Quorum Present
- II. Certification – Public Notice Requirements
 - a. Guam Daily Post (11/08/2023 and 11/14/2023)
 - b. Guam Public Notice Website (<https://notices.guam.gov>)
- III. Approval of Minutes- September 21, 2023 Regular Board Meeting with 1st Resumption Meeting, September 26, 2023 and 2nd Resumption Meeting October 03, 2023
- IV. Administrative Director's Report
- V. Old Business
 - a. Continuation of Loan Guarantee Request for Board action from October 19,2023.
 - 13. Joseph John Guzman Mendiola
 - 14. Genevieve L. Aldan (fka Genevieve Hernandez Chiguina)
 - 15. Breanna Beth Finona Sablan
 - 16. David Vincent Pangelinan
 - 17. Josie Lynn R. Camacho
 - 18. Nadine Roberto Domingo
 - 19. Carmen Diane Cristostomo
 - 20. Billy P. Cruz
 - 21. Tony Eloy Cruz
 - 22. Jose Navarro Bautista
 - 23. Emailina Chargualaf Mariano
- 24. Vicente J. Cruz
- 25. James Roland Mathis
- 26. Pauline Therese T. Acosta
- VI. New Business
 - a. Appointment of Acting Administrative Director, Mr. John T. Burch
 - b. Designation of Authorized Signatories (Chairperson or Acting Chairperson and Administrative Director or Acting Administrative Director) for Bank of Guam accounts
 - c. Null and Voids (102 leases)
- VII. Constituent Matters
 - a. Johnny Charfauros
- VIII. Public Comment(s)
- IX. Adjournment
- X. Next Meeting- Thursday, December 21, 2023 at 1:00PM CLTC Conference Room, Suite 223, 2nd Floor, Building, Tamuning, Guam

21 GCA Real Property, CH 75 Chamorro Land Trust Commission §75A 102 (c) The commission shall meet regularly on the third Thursday of every month at 1:00pm or more often as determined by the Chairperson of the Commission

In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact Dexter Tan, (671) 300-3296 x204

email; dexter.tan@dltc.guam.gov

This ad is paid for by CLTC funds



Guam Solid Waste Authority Board of Directors Regular Meeting
Tuesday, November 21, 2023 – 1:00 PM (ChST)

Join Zoom Meeting

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhcWFrc1ZYz09>

Meeting ID: 914 040 8814 Passcode: 777546

The Guam Solid Waste Authority Board of Directors will have a board meeting November 21, 2023 at 1:00 PM. The meeting will be conducted via Zoom.

Agenda: I. Call to order II. Roll Call III. Determination of Proof of Publication IV. Approval of Agenda Items V. Approval of Minutes VI. Reports a. Management Reports i. Operational Update ii. Financial Update b. Legal counsel report c. Committee Report VII. Unfinished Business a. Island wide trash collection initiative b. Ordof post closure plan update i. Federal Receivership Updates/ Information c. Layon cells 1 and 2 closure d. Rate case with the Public Utilities Commission VIII. New Business IX. Communications and Correspondences X. Public Forum- Members of the public to contact GSWA to be placed on the agenda if they wish to address the board XI. Next meeting XII. Adjourn

Access live stream of the meeting on GSWA website: <https://www.guamsolidwasteauthority.com/>

For more information, please contact GSWA Admin at admin@gswa.guam.gov or 671-646-3215. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 671-646-3111. This advertisement was paid for by GSWA.



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GHURA

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Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701
Website: www.ghura.org



Joshua F. Tenorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
Tuesday, November 21, 2023 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BOC Meeting, Tuesday, November 21, 2023 @12PM
Time: Nov 21, 2023 12:00 PM Guam, Port Moresby

Join Zoom Meeting:

<https://us06web.zoom.us/j/86421775904?pwd=MaV0oobokEfbZ97yoxl5G06B3bjF9d.1>
Meeting ID: 864 2177 5904 Passcode: 160246

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 - a. A/E Division
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 - 1. Next proposed scheduled Board Meeting – Tuesday, December 12, 2023 @ 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



Guam Board of Accountancy
Suite 101, 335 South Marine Corps Drive, Tamuning, GU 96913
Telephone: 671-647-0813 • Fax: 671-647-0816

Notice of Meeting

The Guam Board of Accountancy will hold its monthly Board meeting on Thursday, November 16, 2023 at 4:00 p.m. This meeting is open to the public via Zoom Video Conference. Anyone desiring to join the virtual meeting may enter the following link in a browser: Meeting URL: Join Zoom Meeting

<https://us06web.zoom.us/j/89196193248?pwd=WzV9N94420mbpRbL7rkr4oKfx74aV.1>

Meeting ID: 891 9619 3248 • Passcode: 81Y&c&Zx0j

Our YouTube livestreaming events link for all Regular Board Meetings is available on the Board's website at: <http://www.guamboa.org/policies/activities.htm>.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – September 21, 2023
- III. OLD BUSINESS
 - A. Guam Accountancy Endowment Fund Update
- IV. NEW BUSINESS
 - A. Requests for Approval
 - 1. Applications for Initial Certification & Licensure
 - 2. NTS/Credit Extensions
- V. GENERAL DISCUSSION/ANNOUNCEMENTS
 - A. NASBA's Proposed Amendments to the Uniform Accountancy Act Model Rules
 - B. NASBA's Candidate Care Quarterly Report Q3 2023
 - C. FY2023 GBOA YTD Financial Summary
- VI. ADJOURNMENT

The names of applicants being considered are available on the Board's website at: <http://www.guamboa.org/policies/activities.htm>, along with other Board meeting materials. Detail materials will be available on the website one day before the meeting. Individuals requiring special accommodations or information may contact Ms. Anna Aflague at the Guam Board of Accountancy at 671-647-0813 FAX: 671-647-0816 or support@guamboa.org for assistance.

JTB Global Foundation Micronesia

(A Not-for-Profit Organization)

Statement of Financial Position
December 31, 2022

ASSETS		
Cash		\$ 73,758
Time certificate of deposit		200,880
Accrued interest receivable		137
Total assets		<u>\$ 274,775</u>
Account Payable		\$ -
LIABILITIES		
NET ASSETS		
Unrestricted net assets		274,775
Total liabilities and net assets		<u>\$ 274,775</u>

Statement of Activities
Year ended December 31, 2022

Changes in unrestricted net assets:		
Revenue - contribution	\$	-
Revenue - interest income		193
Total revenue		<u>193</u>

Program services - educational program		
Supporting services		
Professional fees		1,889
Annual report fee		70
Bank Fee		-
Total expenses		<u>1,959</u>

Increase in unrestricted net assets		(1,766)
Unrestricted net assets at beginning of year		276,541
Unrestricted net assets at end of year		<u>\$ 274,775</u>

Certified to be true and correct

/S/ Takayuki Tanaka

JOB ANNOUNCEMENT

Assistant Professor (Environmental Science); PhD. deg. in Civil Engineering (may be foreign equiv). Develop & conduct collaborative research program including field, laboratory & theoretical components. Develop & teach university graduate students in the environmental science graduate program & thesis research.

Send resume to
University of Guam,
UOG Station, Mangilao, Guam 96923

JOB ANNOUNCEMENT

Associate Professor (Mathematics); PhD. deg. in Mathematics (may be foreign equiv). Teach graduate & undergraduate university students a variety of courses in mathematics at all levels including basic math applications, applied statistics, calculus, advanced math & probability theories. Conduct active research & teach required level courses for math majors.

Send resume to
University of Guam,
UOG Station, Mangilao, Guam 96923

JOB ANNOUNCEMENT

CIVIL ENGINEERS : Bachelor's degree in Civil Engineering (may be foreign equivalent). 36 months of experience as a Civil Engineer. Schedule preparation, pre-planning and resource forecasting for engineering and other technical activities relating to the project. They may also be in charge of performance management of vendors. They assure the accuracy of financial forecasts, which tie-in to project schedules. The employee will utilize his civil engineering skills and knowledge to perform duties such as: helping with the design of construction projects, researching and providing estimates for the construction projects, and preparing engineering documents by developing and following construction specifications.

Send resume to:
PACIFIC RIM CONSTRUCTORS, INC.
Attn: Mary Grace Salomon, HR Administrator
415 Chalan San Antonio Rd Suite 308 Baltej Pavilion Tamuning, GU 96913
Email: hr@pacificrimco.net

JOB OPENING

Opening for Electrical Field Engineer w/Docomo Pacific, Inc. in Tamuning, GU. Min Reqs: Bach deg in Electronic Engineering or Electrical Engineering (may be foreign educational equivalent); one (1) year of experience as an Electrical Field Engineer, Project Electrical Engineer (any job title) or Site Engineer (any job title) and six months of experience using AutoCAD . Prepares detailed drawings for projects using electrical theoretical and practical design knowledge, particularly in building a Data Center Telecommunications Infrastructure Standard for Facility design, considering from data center sizing, power distributions methodologies, HVAC and power scalability. Performs other duties of field electrical engineer for telecommunication company. Uses AutoCAD in performing jog duties. Uses AutoCAD in performing job duties. Travels 1 to 2 times per week to company's cell sites in the MSA of Guam. Send CV by mail to 890 S. Marine Corps Dr., Tamuning, GU 96913 or email to fbpaulino@docomopacific.com. Verif of quals req.

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JOB ANNOUNCEMENT


Associate Professor : PhD. deg. in Spain and the Contemporary World or Contemporary History (may be foreign equiv). Teach undergraduate & graduate university students courses in Spanish colonial history & influence in the Pacific. Conduct research that includes translation, analysis or interpretation of Spanish language documents about the Pacific.

Send resume to University of Guam, UOG Station, Mangilao, Guam 96923

Notice of Temporary Job Opening


- | | |
|------------------------|-----------------------|
| (5) Electricians | (4) Pipefitters |
| (3) Riggers | (3) Insulators |
| (2) Sheetmetal Workers | (2) Scaffolders |
| (5) Shipfitters | (5) Marine Machinists |
| (4) Welders | (5) Painter/Blasters |
| (5) Marine Mechanics | |

Interested Individuals may send resume by:
Fax : (671)648-1666
Mail : Human Resources Office
272 E. Harmon Ind. Park Road, Unit 201
Tamuning, Guam 96913



Loures A. Leon Guerrero
Governor of Guam

GHURA
Guam Housing and Urban Renewal Authority
Aturidat Ginima Yan Rinueban Siudat Guahan
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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., October 24, 2023
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

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 **12:01 P.M., Tuesday, October 24, 2023**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Vice Chairman Sanches. He indicated that **4 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	Zoom: https://us06web.zoom.us/j/81304518234?pwd=bbaISAM1f6PcnOrUSwi4wNgWomJ8ft.1		
	YouTube: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Nate Sanchez, Vice Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Frank Ishizaki, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Anisia Delia, Commissioner	Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/>
	Emilia Rice, Commissioner	Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/>
	Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
GHURA Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/>	
	Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/>	Sonny Perez, AE Manager <input checked="" type="checkbox"/>	
	Audrey Aguon, Special Assistant <input checked="" type="checkbox"/>	Norma San Nicolas <input checked="" type="checkbox"/>	
	Frances Danieli, Controller <input checked="" type="checkbox"/>	Narcissa Ada, AMP1 Manager <input type="checkbox"/>	
	Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/>	Gina Cura, AMP2 Manager <input type="checkbox"/>	
	Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/>	Patrick Bamba, AMP3 Manager	
	Antonio Camacho, Procurement SMA <input checked="" type="checkbox"/>	Philomena San Nicolas, AMP4 Manager <input checked="" type="checkbox"/>	
	Pearly Mendiola, GT Manager <input type="checkbox"/>	Jolyn Terlaje <input checked="" type="checkbox"/>	
	Nicole Alejandro	Miguel Fernandez <input checked="" type="checkbox"/>	
	Michael Ricuyal <input checked="" type="checkbox"/>		
Legal Counsel	Eliseo M. Florig, GHURA's Legal Counsel <input checked="" type="checkbox"/>		
Public	Rizalito Paglingayan (Ernst and Young) Mizpah Wiegand (Ernst and Young)		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, October 17, 2023

2nd Printing – Sunday, October 22, 2023

ACKNOWLEDGED BY CHAIRMAN RIVERA.

III. [158/23] Approval of Previous Board Minutes
Commissioner Ishizaki moved to approve the board meeting minutes of October 24, 2023, subject to corrections. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.

IV. CORRESPONDENCE AND REPORTS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. FY2022 Audit Report</p>	<p>[159/23] Chairman Rivera proposed that Item #6 on the agenda be moved to the next item and presented to the board. There were no objections by the other board members.</p> <p>Executive Director Napoli introduced Mr. Rizalito Paglingayan from the independent auditor’s office, to provide a brief report regarding the completion of the FY2022 audit.</p> <p>Mr. Paglingayan stated the following:</p> <ul style="list-style-type: none"> • Public Accountant from Ernst & Young • Provided a brief summary of the results of GHURA’s audit for the Fiscal year ending in December 2023. • The audit reports issued were related to various basic financial statements for the year ending September 30, 2023. • There were (5) major programs that were identified during the year’s audit. • (2) major programs were identified with a qualified opinion for specific compliance requirements: <ol style="list-style-type: none"> 1. Community Development Black Grant- related to the entitlement grants cluster. 2. Housing Voucher Cluster • In summary, Ernst and Young identified that the amounts reported to the federal agency 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>were not reconciled with the amounts that were reported in GHURA’s various financial reporting systems due to some controls not being implemented.</p> <ul style="list-style-type: none"> • EY recommended that the controls be implemented to ensure that the amounts being reported reconcile with GHURA’s books. • (3) major programs were provided Unmodified opinions: <ol style="list-style-type: none"> 1. Emergency Solutions Grant 2. Home Investment Partnership Program 3. Public and Indian Housing Grant • Government Auditing Standards Report- Identified five findings. (3) of which were related to reporting and special tests and provisions. <ul style="list-style-type: none"> ○ (2) significant deficiencies related to Emergency Solutions Grant, related to the special tests and provision for obligation expenditure payments and requirements. This finding was related to the timeliness of when payments were made. A few exceeded the required 30 days for disbursement. ○ Public Indian Housing- Procurement, suspension, and debarment-there was a procurement that was obtained that should have gone through the competitive bid sealed process but was done through small purchase instead. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • (2) items warranted Management’s attention: <ol style="list-style-type: none"> 1. Allowance for accounts. Certain amounts were in excess. EY recommends that management monitor and see if an allowance should be recorded in accordance with the Government Accounting Standards. 2. Net Position Reconciliation- beginning position did not reconcile with the previous audited financial statements. A proposed adjustment was recommended. • Audit Emphasis-(1) major item related to the 87 leases. A vast majority of GHURA’s rental agreements did not meet the requirements as it was a one year without any option to renew. This did not have a significant impact on GHURA’s financial statements. <p>Chairman Rivera indicated that in previous audits, it has been noted how complex and challenging GHURA’s accounts have been. He asked that Mr. Paglingayan talk about his perspective with GHURA’s audits. Mr. Paglingayan added that there are many reporting requirements. Some findings were related to uniform guidance related to reporting the status of those grants. He stated that one of the things that they continue to work on is the ultimate submission of GHURA’s Financial Statements to the FDS system to fulfill those reporting requirements. It is quite a difficult and time-consuming endeavor.</p> <p>Deputy Director Esteves added that the FDS is a HUD system that GHURA uses to input its financial statements. So the</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>auditor has to not only audit in their standard, but then there's a conversion to FDS, and then the input into FDA. It is at that point that GHURA has met reporting requirements.</p> <p>Director Napoli added that the Office of Public Accountability provided a FY2022 highlights section in the board packet. She indicated that the highlights provided a better picture of how much funding went through and information on the different programs.</p> <p>Chairman Rivera thanked Mr. Paglingayan and his staff for their hard work and for their presentation.</p>	<p>[160/23] There was no action taken.</p>
<p>V. NEW BUSINESS</p>		
<p>1. IFB#GHURA-23-CDBG-GPDESS; GUAM POLICE DIVISION EASTERN SUB STATION DISCUSSION</p>	<p>[161/23] Executive Director Napoli stated the following:</p> <ul style="list-style-type: none"> • At the September 21, 2023 board meeting, GHURA sent notices to the unsuccessful bidders for this project informing them that they were not selected. • A 14-day period to protest was given. • GHURA received a letter of protest from Surface Solutions on the 14th day. • After a comprehensive review of the procurement process, GHURA has determined that there is merit to the protest. • A stay of procurement was issued until a final resolution of the bid protest is made. • Prudent action taken to rescind the award and restart the bid. • In the interest of upholding the integrity of the procurement 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>process, GHURA also reviewed the approved Intent of Award listed as IFB#GHURA-23-16; Renovation and upgrade of Basketball Court, Toto Gardens discussion, and deemed it necessary to also rescind this award.</p> <ul style="list-style-type: none"> • No contract was signed for either award. • GHURA’s decision is driven by its responsibility to assure that all potential bidders can feel confident that GHURA is committed to adhering to the compliance with applicable federal and local procurement regulations so that all contracts are awarded fairly and transparently. • As GHURA’s Executive Director and its Contracting Officer, I take full responsibility for this unnecessary action and humbly apologize for any inconvenience it has caused. • For the Intent of Awards for items number one, two, and three, she indicated that at this time, in an abundance of caution, she will not be requesting approval from the board. • GHURA would like to do its due diligence to scrutinize the procurement policy for each of these awards and will be presenting the Intents of Awards at a later board meeting. <p>Chairman Rivera thanked Director Napoli for making the determinations beforehand. He asked whether rescinding the awards would affect the timeliness of the project’s completion. Director Napoli stated that it would not affect the timeline of the project’s completion.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Commissioner Ishizaki inquired about the basis of the protest. Mr. Eliseo Florig, GHURA’s legal counsel, indicated that as a general matter, the protest was based on information that was indicated to be non-responsive to the bid.</p> <p>Chairman Rivera requested that the board be kept informed with the course of action. Mr. Florig added that Director Napoli will provide all the information regarding the procurement evaluation to the board.</p>	<p>[162/23] Chairman Rivera indicated that all New Business Items on the Agenda for the GHURA BOC meeting on October 24, 2023 is on hold.</p>
<p>V. OLD BUSINESS</p>		
<p>1. Summary of Executive Director, Board Evaluations</p>	<p>[163/23] Dr. Kimberly Bersamin stated the following:</p> <ul style="list-style-type: none"> • At the previous BOC meeting a request was made to table Director Napoli’s Performance Evaluation. • This is one of the statute requirements in 5 GCA section 43 202, that requires boards and committees to evaluate their chief executive officer, in line with that requirement, pursuant to 5 GCA the GHURA board of commissioners decided during their July 8 2019 regularly scheduled board meeting that each board member will evaluate both the executive director and the deputy director and to have their completed ratings forwarded to the HR division for compilation. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • Based on the overall ratings, Director Napoli earned an Outstanding Performance Evaluation rating for the annual period of July 8, 2022 to July 7, 2023. • PE was based on the following factors. There are 13 dimensions: leadership, strategic planning, communicates vision and direction, champions innovation, promotes ethics, builds relationships, decision making, leads, change, inspires and directs actions promotes diversity, accountability, fiscal fiduciary responsibility, business acumen and effective operation and maintenance of the HUD plans and projects. • As a result of those factors, Director Napoli earned an Outstanding Rating. • All Board members voted to retain Director Napoli as the Executive Director of GHURA. • This position was not entitled to a salary increment. <p>Director Napoli thanked the board for their support and stated that she is committed to continuing to work hard in ensuring that GHURA is meeting the goals needed for its mission.</p> <p>Chairman Rivera stated that GHURA has not always had an easy past, but believes that GHURA will have a better future because of its leadership and its team and all their hard work.</p>	<p>[164/23] Commissioner Corpus moved to approve the Outstanding Rating of the Performance Evaluation of Elizabeth F. Napoli and to retain her position as the Executive Director of GHURA. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</p>
<p>2. Change Order #2-</p>		

AGENDA ITEM	DISCUSSION	ACTION
<p>IFB#GHURA-09-26-2019-CDBG; Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam</p>	<p>[165/23] Director Napoli requested to table Old Business Item #2 due to documentations still under review.</p>	<p>[166/23] Chairman Rivera acknowledged Director Napoli's request to table Change Order #2-IFB#GHURA-09-26-2019-CDBG; Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam</p>
<p>VII. Executive Director's Report</p>		
<p>1. Project Updates</p>	<p>1. [167/23] WOMEN'S TREATMENT CENTER UPDATE: Mr. Sonny Perez, AE Manager, presented the following:</p> <ul style="list-style-type: none"> • Gant Chart provided. • 12/12/2023- target substantial completion date • Generator Building- delay in ordering the generator due to a delay in receiving the building permit. The generator will arrive on-site in February 2024. • The building enclosure is complete- interior work may begin. • Rain has delayed exterior painting. • Interior work has been on-going. • Restroom facilities work is on-going. • 90% complete <p>Commissioner Ishizaki asked whether the generator will be a factor in obtaining the occupancy permit. Mr. Perez indicated that it may be, but provisions may be made to have the facility tie into the main building or a temporary generator may be brought in to run critical systems.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	There were no further discussions.	
<p>2. Division Updates</p>	<p>2. Capital Fund Program Updates [168/23] Ms. Philomena San Nicolas, CAP Funds Manager, stated the following:</p> <ul style="list-style-type: none"> • Modernization Division- handles funding that comes from HUD to address the Public Housing needs. • Report shows that there are (4) open grants and is between \$2.4 to \$3 million. • Report outlines the open grants and projects funded by the Capital Fund. • GHURA received (2) grants that are new: the Emergency Safety and the Security Grant for \$250,000 and the other is Housing Related Health Hazards and will be receiving about \$5 million. <p>Chairman Rivera asked that Ms. San Nicolas elaborate more on the Housing Related Health Hazards. Ms. San Nicolas indicated that HUD put out a new grant to all Public Housing Authorities in relation to the Housing Related Hazard lead-based paint grant. The maximum award is \$5 million. She added that the projects being discussed are Radon testing and mold, mildew, and moisture. The \$250,000 grant under the Emergency Safety and Security will be used to update</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>streetlights and install security cameras.</p> <p>There were no further discussions.</p>	<p>[168/23] No action taken.</p>
	<p>3. AE Updates [169/23] Director Napoli requested to table the AE Updates.</p>	<p>[170/23] Chairman Rivera acknowledged Director Napoli's request to table the AE Updates.</p>
<p>VII. General Discussions/ Announcements</p>	<p>[171/23] Next proposed scheduled Board Meeting: TUESDAY, November 14, 2023 @ 12P.M. Chairman Rivera requested that the commissioners mark their calendars.</p>	
<p>VIII. Adjournment</p>		<p>[172/23] Chairman Rivera moved to adjourn the meeting. Commissioner Ishizaki seconded the motion. There were no objections. Motion passed unanimously. Meeting adjourned at 1:17pm.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

November 13, 2023

MEMORANDUM

TO: GHURA Board of Commissioners
VIA: Elizabeth Napoli, Executive Director 
Fernando Esteves, Deputy Director 
FROM: Norma P. San Nicolas, Section 8 Administrator 
SUBJECT: 2023 SEMAP Certification

Please find attached, the Section 8 Management Assessment Program (SEMAP) Resolution and Certification form for your review and approval (see attachments A and B). The certification form affirms GHURA's annual self-assessment of key areas of the Section 8 Housing choice Voucher Program for the fiscal year ending 2023 per the fifteen indicators in accordance with 24 CFR 985. Although the form HUD-52648 reflects 15 indicators that includes an addendum for de-concentration bonus point, indicators 7 and 15 are not applicable to Guam because these indicators are for metropolitan areas only. A summary of each indicator and the self-assessment results is attached (see attachment C).

As you may know, the Section 8 Management Assessment Program is a HUD tool used to evaluate each PHA's operations and performance of the Section 8 tenant-based program. The SEMAP consists of fifteen indicators that are directly tied to the administration of the vouchers, which HUD uses to (1) the confirm each PHA's SEMAP profiles; (2) evaluate the challenges faced by each agency; (3) identify low and high performing agencies; and (4) to ultimately help the housing agency to improve areas of weaknesses. As per regulations, the PHA must self-assess their performance for indicators 1 through 9 and validate its process by electronically submitting form HUD-52648 within 60 days after the end of the PHA's fiscal year and after Board approval. Indicators 10 through 15 are validated by HUD through GHURA's monthly submission of forms HUD-50058. HUD provides the results of the monthly submissions through an ad hoc report from the PIC system. These results are also included with the summary for each indicator in attachment C.

The fiscal year ending 2023 self-assessment results reflect that GHURA's administration and performance of the Section 8 tenant-abased program are within compliance with 24 CFR Parts 5, 982 and 985. Although the self-assessment is required at the end of each fiscal year, GHURA's practice is to perform quality control reviews monthly rather than at the end of the fiscal year. The monthly assessment of each indicators helps detect, identify, resolve, and document deficiencies found in each review. The maximum possible points that GHURA may earn is 140 points. Thus, self-assessments and MTCS reporting are showing that GHURA is performing well by scoring above the 95% in each indicator; therefore, possibly earning an overall score of 140 points.

ATTACHMENT A
SEMAP RESOLUTION

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Aturidat Ginima' Yan Rinueban Suidat Guahan

BOARD OF COMMISSIONERS

RESOLUTION NO. FY2024-001

Moved by:

Seconded by:

RESOLUTION APPROVING THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION (FORM HUD-52648) FOR FISCAL YEAR ENDING 2023

WHEREAS, the Section 8 Management Assessment Program is a management tool developed and designed by the U.S. Department of Housing and Urban Development for the purpose of identifying and assessing the Authority's management capabilities and to assist in the improvement of the Authority's program operations; and

WHEREAS, 24 CFR 985.101(a) of the Code of Federal Regulations requires Public Housing Agencies to submit the Section 8 Management Assessment Program Certification form within 60 days after the end of its fiscal year; and

WHEREAS, 24 CFR 985.101(a) requires PHA's Section 8 Management Assessment Program certification to be approved by the agency's Board of Commissioners; and therefore it be

RESOLVED, that the Guam Housing and Urban Renewal Board of Commissioners approves the Section 8 Management Assessment Program Certification for fiscal year ending 2023.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – NOVEMBER 21, 2023

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

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 November 21, 2023.

(SEAL)

ELIZABETH F. NAPOLI
Secretary/Executive Director

ATTACHMENT B

FORM HUD-52648

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
GUAM HOUSING AND URBAN RENEWAL AUTHORITY	09/02/2023	11/12/2023

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR <u>1093</u>	1-BR FMR <u>1199</u>	2-BR FMR <u>1578</u>	3-BR FMR <u>2243</u>	4-BR FMR <u>2688</u>
PS <u>1,093</u>	PS <u>1,175</u>	PS <u>1,657</u>	PS <u>2,355</u>	PS <u>2,822</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled 98

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA 0

Percent of FSS slots filled (b + c divided by a) 98.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .
 Check here if not applicable

PHA Response Yes No 68

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

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)

Executive Director, signature _____ Chairperson, Board of Commissioners, signature _____

Date (mm/dd/yyyy) _____ Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

FORM HUD-52648
(form in PIC System)



Joycelyn Aguon (MCVR90) PIC Main

Assessment Profile	Reports	Submission
List	Summary	Certification
Profile	Profile	Comments

Field Office: 9CPH HONOLULU HUB Office
 Housing Agency: GQ901 GHURA
 PHA Fiscal Year End: 9/30/2023

SAMPLE

SEMAP

Logoff

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Check here if the PHA expends less than \$300,000 a year in federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))

a. The HA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

b. The PHA's quality control samples of applicants reaching the top of the waiting list and admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

a. The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

b. The PHA's quality control sample of tenant files for which a determination of reasonable rent was required to show that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response **At least 90% of files sampled** **80 to 89% of files sampled**
 Less than 80% of files sampled

4 Utility Allowance Schedule (24 CFR 982.517)

The PHA maintains an up-to-date utility schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response **Yes** **No**

5 HQS Quality Control (24 CFR 982.405(b))

The PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of cross section of inspectors.

PHA Response **Yes** **No**

6 HQS Enforcement (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response **At least 98% of cases sampled** **Less than 98% of cases sampled**

7 Expanding Housing Opportunities.

(24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12))

Applies only to PHAs with jurisdiction in metropolitan FMR areas

Check here if not applicable

a. The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response **Yes** **No**

b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response **Yes** **No**

c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response **Yes** **No**

d. The PHA's information packet for certificate and voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response **Yes** **No**

e. The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response **Yes** **No**

f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is

appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response **Yes** **No**

[Go to Comments](#)



Assessment Profile	Reports	Submission
List	Summary	Certification
Profile	Profile	Comments

Joycelyn Aguon
(MCVR90)
PIC Main

Field Office:	9CPH HONOLULU HUB Office
Housing Agency:	GQ901 GHURA
PHA Fiscal Year End:	9/30/2023

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

FMR Area Name

No records have been entered.

Enter current FMRs and payment standards (PS)

0-BR FMR	1-BR FMR	2-BR FMR	3-BR FMR	4-BR FMR
PS	PS	PS	PS	PS

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response Yes No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response Yes No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response Yes No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response Yes No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response Yes No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. Applies only to PHAs required to administer an FSS program.

Check here if not applicable

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception **(If not applicable, leave blank)**

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) **(This is a nonenterable field. The system will calculate the percent when the user saves the page)**

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable

PHA Response Yes No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is atleast two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No

[Deconcentration Addendum](#)

[Go to Comments](#)

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ATTACHMENT C
SUMMARY OF 15 SEMAP INDICATORS

**2023 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
CERTIFICATION SUMMARY FOR INDICATORS 1 THROUGH 15**

INDICATOR	POINTS	RATING CRITERIA	QC REVIEW SUMMARY	WAS STANDARDS MET? Total Points Earned
Indicator #1: Selection from the waiting list. (self-certification)	15 or 0	(a) PHA has a written policy for waiting list (b) Quality control shows at least 98% of families were correctly selected from the waiting list. Yes or No	(a) Yes , GHURA's has a written Policy in the Administrative Plan (b) (1) 819 were selected from the WL; 28 required sample showed 100% were correctly selected; 340 were sampled and 100% admitted correctly. (2) Selection and admission were made in accordance with policy.	Yes. GHURA's quality control review confirmed that (1) a written policy of how families are to be selected and admitted into the program is in the PHA's Admin Plan (chapter 4); (2) the quality control review showed that selection and admission of families into the Section 8 Program were performed according to policy.
Indicator #2: Reasonable Rent (self-certification)	20 , 15 or 0	(a) PHA has written method and implements rent reasonableness policy. (b) Quality control sample showed that PHA follows its rent reasonableness method as required. 98% =20 points 80-97% =15 Less than 80% =0 (self-certification required)	(a) Yes , PHA has a written method and implementation policy to determine if asking rents are reasonable. (b) More than 98% sampled showed that the rent reasonable method and policy were accurately followed.	Yes. GHURA's quality control review confirmed that a (1) a written policy in the PHA's Admin Plan (chapter 8); and the quality control review reflect that more than 98 percent of approved rent are reasonable in accordance with 24 CFR 982.507 and 24 CFR 985.
Indicator #3: Determination of Adjusted income (self-certification)	20 , 15, or 0	Quality control sample shows that adjusted income is correctly verified and determined. 90% sampled=20 points 80-89% sampled =15 Less than 80% =0	Out of a sample size of 2,610, the required HUD sample size is 46; GHURA sampled 94. 98% of those sampled showed determination of adjusted income were done correctly.	Yes. The quality control review sample showed that 98% of 2,610 files, 96 files were randomly sampled and determined that the adjusted income were performed correctly.
Indicator #4: Utility Allowance Schedule (self-certification)	5 or 0	The PHA maintains an up-to-date utility allowance schedule in accordance with 24 CFR 982.517 Yes or No	Yes , GHURA updated its utility allowance annually.	Yes. The Utility Allowance schedule was updated October 27, 2022 for CY2023(Res. 2023-003).

**2023 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
CERTIFICATION SUMMARY FOR INDICATORS 1 THROUGH 15**

Indicator #5: Housing Quality Standards Quality Control Inspections (self-certification)	5 or 0	A PHA supervisor re-inspected sample units for quality control of HQS in accordance with 24 CFR 982.405 and 24 CFR 985.2 Yes or No	A PHA supervisor sampled 31 of 1,330 inspected units within 3 months of initial re-inspection, and was performed according to policy.	Yes. A Supervisor performed the review of 31 inspections from a sample size of 1,330 inspections in accordance with 24 CFR 982.405(b).
Indicator #6: HQS enforcement (self-certification)	10 or 0	Quality control of failed HQS inspections showed that all deficiencies were corrected in accordance with 24 CFR 982.404 98% sampled=10 Less than 98% =0	100% of 12 failed inspections out of a sample size of 392 showed that all deficiencies were corrected, abated or terminated in accordance with 24 CFR 982.404.	Yes. Quality control review showed that 98 % of failed units were re-inspected and passed, abated or the HAP Contract terminated in accordance with 24 CFR 982.404.
Indicator #7 Expanding Housing Opportunities	5 or 0	Not applicable to Guam (for metro areas only)	Not applicable to Guam	N/A No points
Indicator #8: Payment Standards (Self-certification)	5 or 0	The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction. Payment standards must be set between 90 to 110%. Yes or No	Yes, GHURA has adopted a current payment standard by unit size. The payment standards were set between 90% and 110%	Yes. GHURA's Payment Standards was updated on October 27, 2022 for FY2023; and payment standards were set between 90% and 110 % of the FMR; and 120% for reasonable accommodations
Indicator #9: Annual Re-examination (self-certification)	10, 5 or 0	The PHA completed a reexamination for each participating family at least every 12 months. Yes or No	Yes, GHURA completed 98% of annual reexamination for each participating family at least every 12 months. Fewer than 5% of re-examinations were two months overdue.	Yes. Fewer than 1 percent of annual re-examinations were 2 months overdue.
Indicator #10: Correct Tenant Rent Calculation (PHA PICMTCS reported data)	5 or 0	Two (2) percent or less of tenant rent and tenant share is incorrectly calculated under the rental voucher program. Less than 2 percent calculated incorrectly =5	Monthly PIC Submission showed no rent calculation discrepancy.	Yes. As per HUD MTCS report, there were no rent calculation discrepancies.

**2023 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
CERTIFICATION SUMMARY FOR INDICATORS 1 THROUGH 15**

		More than 2 percent calculated incorrectly=0				
Indicator #11: Pre-contract HQS Inspections (PHA PIC/MTCS reported data)	5 or 0	98% to 100% Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. Yes or No	Monthly PIC submission showed that 99% of pre-contract units passed before the beginning of the date of the assisted lease and HAP contract.	Yes. 100% of inspected unit passed HQS before the beginning of the lease and HAP contract.		
Indicator #12: Continuing HQS Inspections (PHA PIC/MTCS reported data)	10, 5, or 0	The PHA inspects each unit under contract as required. Yes or No	Monthly PIC submission showed that 98% of Annual HQS inspection is 2 months overdue.	Yes. HQS inspections were performed timely.		
Indicator #13: Lease-up (PHA PIC/MTCS data reporting)	20, 15, or 0	The PHA executed assistance contracts on behalf of eligible families for the number of units that has been under budget for at lease one year. FMC monitors utilization through dollars expended. 98% expended =20 points 95% to 97% = 15 points Less than 95% =0 points	No current data is available in the PIC system because lease up rate is measured at the end of the calendar year. The final lease up rate is determined by the percent of allocated budget authority expended during the calendar year.	As of October 2023, GHURA voucher utilization is 97% (baseline); and 100% of funds have been expended.		
Indicator #14: Family Self-sufficiency (FSS) Note: GHURA's mandatory slots (since inception of the program) =167 Graduated=93 Current mandatory slots =74 Number of current enrollments=128 Number with escrow balance=59	10, 8, 5, 3 or 0	The PHA has enrolled families based on percentage of mandatory slots and number of families with escrow accounts. • 80% or more enrolled and 30% or more with escrow balance=10 points • 60% -70% enrolled and 30% or more with escrow balance =8 points • 80% or more enrolled and less than 30% with escrow balance =5 points	Monthly PIC submission shows GHURA's FSS Program with: • 123 mandatory slots • 98 families enrolled (Section 8 only) or 80% • have escrow balances or 68%	Yes. more than 80% enrolled with more 68% with escrow balance.		

(Attachment #3)
**2023 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
 CERTIFICATION SUMMARY FOR INDICATORS 1 THROUGH 15**

(PHA PIC/MTCS reported data)	<ul style="list-style-type: none"> • Less than 60% enrolled and 30% or more with escrow balance =5 points • 60% -70% enrolled and less than 30% with escrow balance=3 points • Less than 60% enrolled and less than 30% with escrow balance=0 points 		
Indicator #15: De-concentration Bonus Indicator (applicable to metropolitan areas only)	Not applicable to Guam	5 or 0	Not applicable to Guam N/A No points
TOTAL POSSIBLE POINTS		140	140 (possible points for Guam)

Note: The PHA must self-certify Indicators 1 through 9 and submit electronically 60 days after the end of the PHA’s fiscal year. For Indicators 10 through 15, HUD uses information based on data submitted by the PHA through the PIC (Public and Indian Housing Information Center) and MTCS (Multifamily Tenant Characteristics System) systems.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

November 13, 2023

MEMORANDUM

TO: Board of Commissioners
VIA: Elizabeth F. Napoli, Executive Director
Fernando Esteves, Deputy Director *FE*
FROM: Norma P. San Nicolas, Section 8 Administrator *NSN*
SUBJECT: 2024 Utility Allowance Schedule

HUD regulation 24 CFR 982.517 requires housing authorities to establish and maintain a utility allowance for all tenant-paid utilities for the Section 8 HCV Program. The allowance schedule must be annually reviewed and adjusted to determine if there is a rate change of 10 percent or more. Attached with this memorandum for your review and approval is form HUD-52667 with allowances per bedroom size for CY2024. The last review and adjustment were made in November 2022 for FY2023. The Utility Allowance for 2024 was established through the collaboration and assistance of the island's utility companies, such as the Guam Power Authority, Guam Waterworks, Pacific LP Gas, and the Guam Solid Waste Authority.

While the rate for basic power remains the same, GPA increased the Fuel Recovery Charge by approximately 22 percent since the last time the Section 8 Utility Allowance Schedule was revised. The fuel recovery rate increased by 6 cents. The fuel recovery cost GPA charges consumers is for purchasing and transporting fuel needed to produce electricity. The utility allowance for Liquid Petroleum (LP) gas decreased slightly from \$118 to \$110 per 50 lbs, and \$228 to 215 per 100 lbs. tanks. Additionally, the water rates also decreased slightly by less than 2 percent, while rates for sewer and trash pick-up service remained unchanged.

In addition to the standard tenant-paid utility allowance schedule, HUD requires PHAs to establish a higher schedule of allowances to accommodate persons with disabilities. The Fair Housing Act defines "reasonable accommodations" as a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including the public and common use of spaces. The Fair Housing Act also states that there must be a reasonable nexus between the individual's disability and the requested accommodation. To ensure persons with disabilities have equal opportunity to enjoy a peaceful dwelling, we have developed and attached an itemized monthly allowance for electricity per medical equipment. The additional cost per equipment will be included in the family's regular monthly utility allowance.

Your review and approval of the Utility Allowance Resolution for CY2024 are essential in ensuring families are adequately assisted under the Section 8 Program. The utility allowance helps families maintain a healthy, sanitary, safe home. Thank you.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-002**

Moved by: _____

Seconded by: _____

RESOLUTION APPROVING THE FISCAL YEAR 2024 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM UTILITY ALLOWANCE SCHEDULE AND ADDITIONAL ALLOWANCES FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

WHEREAS, pursuant to 24 CFR 982.517 the Authority is required to maintain a utility allowance schedule for all tenant-paid utilities under the Section 8 Housing Choice Voucher Program;

WHEREAS, the requisite of the regulation is the Utility Allowance Schedule must be reviewed annually and revised to reflect changes of *ten percent* (10%) or more of any utility rate from the last revised schedule;

WHEREAS, pursuant to 24 CFR 982.517(e) the PHA must also approve a utility allowance, which is higher than the amounts for the standard Utility Allowance to accommodate persons with disabilities;

WHEREAS, the Fair Housing Act defines “reasonable Accommodation” as a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including public and common use of spaces,

WHEREAS, the adoption of additional amounts is necessary to reasonably accommodate disabled participants who utilizes medical equipment such as a ventilator, respiratory machines, powered wheelchairs or motorized mobility devices, chair lifts, CPAP, etc.

WHEREAS, 24 CFR 982.517 (d) requires the Authority to use the appropriate utility allowance for the actual unit size of each dwelling unit leased by the participant family under the Section 8 Housing Choice Voucher Program;

WHEREAS, The Authority’s timely maintenance and implementation of the Utility Allowance Schedule impacts the Authority’s performance under the Section Eight Management Program (SEMAP) as delineated in 24 CFR 985.3 (d);

WHEREAS, the approved Utility Allowance Schedule shall be applied to HAP Contracts effectuated for calendar year 2024; and therefore, be it;

RESOLVED, that the Board of Commissioners reviewed and approved the FY2024 Section 8 Utility Allowance Schedule and additional allowances for higher rent for reasonable accommodation for persons with disabilities.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – NOVEMBER 21, 2023
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

**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
November 21, 2023.**

(S E A L)

**ELIZABETH F. NAPOLI
Secretary / Executive Director**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and

Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA GUAM HOUSING AND URBAN RENEWAL AUTHORITY			Unit Type ALL TYPES OF UNITS				Date (mm/dd/yyyy) November 8, 2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	Natural Gas							
	Bottled Gas							
	Electric							
	Electric – Heat Pump							
	Fuel Oil							
	Other							
Cooking	Natural Gas							
	Bottled Gas	14	22	22	27	35	41	48
	Electric	23	32	33	40	51	58	68
	Other							
Other Electric		73	76	80	94	111	119	136
Air Conditioning		57	60	67	81	96	102	136
Water Heating	Natural Gas							
	Bottled Gas	26	48	48	59	75	85	88
	Electric	42	56	64	73	91	100	107
	Electric – Heat Pump							
	Fuel Oil							
Water		31	36	42	76	105	115	132
Sewer		28	28	28	28	28	28	28
Trash Collection		31	31	31	31	31	31	31
Other – specify	RA Utility Allowance	See attached						
Range/Microwave								
Refrigerator								
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
Number of Bedrooms						Air Conditioning		
						Water Heating		
						Water		
						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDuser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information collected is required to determine the amount of utility allowance necessary to calculate the family's tenant portion. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information collected specifies which utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

ADDITIONAL ALLOWANCE FOR REASONABLE ACCOMMODATION

MEDICAL EQUIPMENT	AVERAGE COST PER DAY	ADDITIONAL ALLOWANCE
Power wheelchair or mobility devices (battery)	\$1.33 per day	\$ 40.00
Home Ventilator Machine	\$2 per day	\$ 60.00
Oxygen Concentrator	.30 cents per day	\$ 9.00
Infusion or intravenous equipment (tube feeding)	.57 cents per day	\$ 17.00
Chair or stair lifts	.05 cents per day	\$ 5.00
Communication devices (TTY device, computer & internet)	\$2 per day	\$ 60.00
Nebulizer	.12 cents per day	\$ 4.00
CPAP and other sleep apnea devices	.12 cents per day	\$ 4.00
Home Dialysis Machines	.47 cents per day	\$ 14.00
Other (additional use of air conditioning unit)	\$1.50 per day	\$ 45.00

***Note:** The Fair Housing Act states that the request for reasonable accommodation must have a reasonable nexus between the individual's disability and the requested accommodations. The applicable amounts listed above will be added to the family's Utility Allowance.*

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

November 13, 2023

MEMORANDUM

TO: Board of Commissioners
VIA: Elizabeth F. Napoli, Executive Director
Fernando Esteves, Deputy Director *FE*
FROM: Norma P. San Nicolas, Section 8 Administrator *NSN*
SUBJECT: **FY2023 Section 8 HCV Payment Standards**

Please find the attached resolution for your review and approval of the FY2023 Section 8 Payment Standards. The Section 8 Program utilizes the Payment Standard schedule internally to determine each family's level of assistance. How the Payment Standard is set directly affects the amount of subsidy a family will receive. HUD regulation 24 CFR 982.503 (a)(1) mandates PHAs to establish and adopt a Payment Standard Schedule that sets voucher payment amounts for each Fair Market area in the PHA's jurisdiction. The schedule must list single payment standards for each unit size, and the amounts must be between 90 percent and 110 percent. Considering Guam's housing needs and budget allocations, the Standard Payment amounts for Guam are set between 100 percent to 104 percent of the published FMR.

Furthermore, 24 CFR 982.503 (b)(v) states that PHA may establish an exception Payment Standards of not more than 120 percent of the published FMR to assist persons with disabilities. Adopting higher rent Payment Standards is necessary to ensure participants with a disability may find a suitable accessible dwelling. Finding a decent home can be a challenge for renters, but it is an even more significant challenge for someone with a disability. The higher rent payment standards aims to help ease some of the rental difficulties for persons with a disability.

Lastly, GHURA is required to update the Payment Standards annually per the Section 8 Management Assessment Program (SEMAP) under 24 CFR 985. Adopting the attached resolution will help ensure GHURA complies with this requirement. Thank you.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-003

Moved by: _____

Seconded by _____

RESOLUTION APPROVING FISCAL YEAR 2024 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS

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

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

WHEREAS, 24 CFR 985.3(i) requires Public Housing Agencies to review and adjust its voucher payment standard amounts to ensure it is within the basic range that is not less than 90 percent and not more than 110 of the area's Fair Market Rent. The FY2024 Payment Standards are based on the FY2024 published Fair Market Rent for Guam as illustrated below:

2024 Fair Market Rent

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,206	\$1,326	\$1,742	2,455	\$2,956	\$3,399	\$3,841

WHEREAS, in consideration of the FY2024 Section 8 Housing Choice Voucher Program budget, the increased fuel charges added to the cost of utilities and the average going rates for rent in the private rental market, the proposed Payment Standards Schedules are set between 100 to 104 percent; and not more than 120 percent for reasonable accommodation for persons with disabilities in accordance with Section 102 (d) of the Housing Opportunity Through Modernization Act of 2016:

2024 Payment Standards for the HCV and (Special Purpose Voucher Programs)

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,206	\$1,353	\$1,794	2,529	3,045	3,501	3,995
100%	102%	103%	103%	103%	103%	104%

2024 Payment Standards for Reasonable Accommodation for persons with disabilities

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
1,447	1,591	2,090	2,946	3,547	4,079	4,610
120%	120%	120%	120%	120%	120%	120%

WHEREAS, the approved Payment Standards Schedule shall be applied to HAP contracts effectuated for calendar year 2024; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Authority Board of Commissioners approve the Payment Standards for fiscal year 2024.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – NOVEMBER 21 2023
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted By the Guam Housing and Urban Renewal Authority Board of Commissioner on November 21, 2023.

(SEAL)

Elizabeth F. Napoli
Secretary / Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudat Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-004

Moved By:

Seconded By:

RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam public housing authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** BOC Resolution No. FY2018-002 Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of October 31, 2023, as indicated below; and

Property Site	Write-Off Amount
AMP 1	\$ 8,971.71
AMP 2	\$15,266.02
AMP 3	\$13,062.21
AMP 4	<u>\$13,867.40</u>

\$51,167.34

- WHEREAS,** GHURA, through the Property Site Managers, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$51,167.34 of GHURA receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected.

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – NOVEMBER 21, 2023

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 **November 21, 2023**.

(S E A L)

ELIZABETH F. NAPOLI
Secretary / Executive Director



GHURA

Guam Housing and Urban Renewal Authority
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Frank T. Ishizaki
Commissioner


Emilia F. Rice
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

November 1, 2023

TO: Frances Danieli, Controller 

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
As of October 31, 2023

I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through October 31, 2023 balances of \$8,881.71 with payment or adjustment applied to include additional DRT fees of \$90.00 totaling \$8,971.71.

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

Thank you,



Narcissa P. Ada
Property Site Manager, AMP 1

Attachments

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 1
 CLOSED OUT October 31, 2023

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit (c)	Payment / Adjustment	A/R Balance (Closed) as of 10/31/23 (a+b-c)	DRT Fees	A/R Balance (Closed) LESS ADJ/PMT + DRT Fees	Comments
1	4/1/2023	Grievance Hearing Result of Termination	4/26/2023	4/10/2023	\$ -	\$ 937.50	\$ 75.00	\$ (162.50)	\$ 700.00	\$ 15.00	\$ 715.00	Negative response to date
2	9/5/2023	30 DAY Voluntarily - Relocation off-island	8/5/2023	9/27/2023	\$ 153.95	\$ 410.00	\$ 150.00	-	\$ 413.95	\$ 15.00	\$ 428.95	Negative response to date
3	5/1/2023	Grievance Hearing Result of Termination		6/19/2023	\$ (52.00)	\$ 1,815.00	\$ 150.00	-	\$ 1,613.00	\$ 15.00	\$ 1,628.00	Negative response to date
4	5/7/2023	Grievance Hearing Result of Termination		7/29/2023	\$ 125.00	\$ 4,521.60	\$ 150.00	-	\$ 4,496.60	\$ 15.00	\$ 4,511.60	Negative response to date
5	2/2/2023	30 DAY Voluntarily - Relocation off-island		2/7/2023	\$ (8.00)	\$ 636.77	\$ 150.00	-	\$ 478.77	\$ 15.00	\$ 493.77	Negative response to date
6	4/3/2023	Grievance Hearing Result of Termination	2/2/2023	4/7/2023	\$ 560.60	\$ 768.79	\$ 150.00	-	\$ 1,179.39	\$ 15.00	\$ 1,194.39	Negative response to date
				TOTAL:	\$ 779.55	\$ 9,089.66	\$ 825.00	\$ (162.50)	\$ 8,881.71	\$ 90.00	\$ 8,971.71	✓



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Commissioner

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Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

October 31, 2023

TO: Frances Danieli, Controller

FROM: Gina M. Cura, Property Site Manager (AMP 2)

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$15,266.02

I have reviewed AMP 2's Tenant Accounts Receivables for the period through October 31, 2023. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through October 31, 2023.

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

<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$15,363.02	\$15,266.02	\$277.00

The reason for the variance is due to other charges were applied to tenants after October 31, 2023.

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

Attachment

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 2
 CLOSED OUT AS OF OCTOBER 31, 2023

Handwritten signature and date: 10/20/23

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement/ Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit/Payment (c)	A/R Balance (Closed) as of 10/31/2023 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	111BATD, INARAJAN 5/1/2023	30 DAY VOLUNTARY	4/1/2023	5/8/2023	\$ (4.00)	\$ 325.00	\$ (150.00)	\$ 171.00	\$ 15.00	\$ 186.00	Negative response to date
2	110AATD, INARAJAN 8/1/2023	30 DAY VOLUNTARY	2/1/2023	8/4/2023	\$ 2,312.32	\$ -	\$ (150.00)	\$ 2,162.32	\$ 15.00	\$ 2,177.32	Negative response to date
3	22 PD, TALOFOFO 12/21/2022	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	11/1/2022	2/9/2023	\$ (129.00)	\$ 4,500.00	\$ (150.00)	\$ 4,221.00	\$ 15.00	\$ 4,236.00	Negative response to date
4	14 JCR, YONA 11/7/2022	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	9/1/2022	12/1/2022	\$ 991.00	\$ -	\$ (150.00)	\$ 841.00	\$ 15.00	\$ 856.00	Negative response to date
5	16 JCR, YONA 11/7/2022	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	7/27/2022	12/1/2022	\$ 1,176.00	\$ -	\$ (150.00)	\$ 1,026.00	\$ 15.00	\$ 1,041.00	Negative response to date
6	15 JTT, YONA 12/1/2022	30 DAY VOLUNTARY	7/25/2022	12/20/2022	\$ 393.00	\$ -	\$ (150.00)	\$ 243.00	\$ 15.00	\$ 258.00	Negative response to date
7	10 JE, YONA 1/9/2023	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	12/1/2022	2/9/2023	\$ (42.00)	\$ 260.00	\$ (150.00)	\$ 68.00	\$ 15.00	\$ 83.00	Negative response to date
8	10 SME, YONA 2/10/2023	30 DAY VOLUNTARY	1/1/2023	2/21/2023	\$ (42.00)	\$ 398.70	\$ (150.00)	\$ 206.70	\$ 15.00	\$ 221.70	Negative response to date
9	19 FBP, YONA 4/10/2023	30 DAY VOLUNTARY	2/27/2023	5/2/2023	\$ 402.00	\$ 100.00	\$ (150.00)	\$ 352.00	\$ 15.00	\$ 367.00	Negative response to date
10	24 JCR, YONA 4/10/2023	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	2/3/2023	5/2/2023	\$ 402.00	\$ 340.00	\$ (150.00)	\$ 592.00	\$ 15.00	\$ 607.00	Negative response to date
11	1 FBS, YONA 5/8/2023	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	1/4/2023	6/15/2023	\$ 5,339.00	\$ -	\$ (150.00)	\$ 5,189.00	\$ 15.00	\$ 5,204.00	Negative response to date
12	12 JTO, YONA 7/14/2023	30 DAY VOLUNTARY	6/5/2023	7/20/2023	\$ 164.00	\$ -	\$ (150.00)	\$ 14.00	\$ 15.00	\$ 29.00	Negative response to date
				TOTAL:	\$ 10,962.32	\$ 5,923.70	\$ (1,800.00)	\$ 15,086.02	\$ 180.00	\$ 15,266.02	



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Executive Director

Fernando B. Esteves
Deputy Director

November 6, 2023

TO: Frances Danieli, Controller *FD*

FROM: Property Site Manager, AMP 3

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
as of October 31, 2023

I have reviewed AMP3's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close thru October 31, 2022 totaling \$13,062.21.

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

Thank you.


Patrick R. Bamba
Property Site Manager, AMP 3

Attachments

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 3 AS OF OCTOBER 31, 2023
 073-1 AGAT

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	DRT FEE	A/R BAL ON ACCOUNT (AS OF 06/03/22)	COMMENTS
1	12MAO	1/31/2022	UNIT ABANDONMENT	11/29/2021	2/8/2022	\$ 181.00	\$ 878.40	\$ (150.00)	\$ 15.00	\$ 924.40	NO RESPONSE
	19MAO	3/2/2022	LEASE TERMINATION - EXCESSIVE UNIT DAMAGES	1/6/2022	3/2/2022	\$ 153.00	\$ 556.21	\$ (150.00)	\$ 15.00	\$ 574.21	NO RESPONSE
2	20MAO	8/13/2022	30 DAY VOLUNTARY: - TENANT RELOCATING	UR	8/17/2022	\$ 119.00	\$ 620.23	\$ (150.00)	\$ 15.00	\$ 604.23	NO RESPONSE
3	22MAO	6/13/2022	NON-COMPLIANT: UTILITY DISCONNECTION	UR	6/28/2022	\$ 66.00	\$ 742.50	\$ (150.00)	\$ 15.00	\$ 673.50	NO RESPONSE
4	31MAO	8/19/2022	NON-COMPLIANT: UTILITY DISCONNECTION & UNIT ABANDONMENT	6/6/2022	8/24/2022	\$ (235.00)	\$ 453.78	\$ (150.00)	\$ 15.00	\$ 83.78	NO RESPONSE
5	75MAO	2/24/2022	30 DAY VOLUNTARY: FINANCIAL HARDSHIP	8/30/2021	3/18/2022	\$ 1,722.00	\$ 265.00	\$ (150.00)	\$ 15.00	\$ 1,852.00	NO RESPONSE
TOTAL \$										4,712.12	

073-2 MERIZO

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	DRT FEE	A/R BAL ON ACCOUNT (AS OF 06/03/22)	COMMENTS
1	114SD	1/31/2022	NON-COMPLIANT: UTILITY DISCONNECTION	7/29/2021	2/8/2022	\$ 4,513.05	\$ 603.12	\$ (150.00)	\$ 15.00	\$ 4,981.17	NO RESPONSE
2	114BSD	6/30/2022	30 DAY VOLUNTARY: TENANT RELOCATING	12/31/2021	7/12/2022	\$ 1,860.00	\$ 587.42	\$ (150.00)	\$ 15.00	\$ 2,312.42	NO RESPONSE
3	136ASD	7/2/2022	NON-COMPLIANT: UTILITY DISCONNECTION	UR	8/5/2022	\$ 118.00	\$ 267.50	\$ (150.00)	\$ 15.00	\$ 250.50	NO RESPONSE
TOTAL \$										7,544.09	

073-2 MERIZO

NO	UNIT NO	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE OUT PROCESSED	(UR) OR RENT BALANCE AFTER MOVE-OUT	CLEANING CHARGES	SECURITY DEPOSIT	DRT FEE	A/R BAL ON ACCOUNT (AS OF 06/03/22)	COMMENTS
1	184JQQ	2/28/2022	30 DAY VOLUNTARY: FINANCIAL HARDSHIP	1/5/2022	3/18/2022	\$911.00	\$30.00	\$(150.00)	\$15.00	\$ 806.00	NO RESPONSE
TOTAL \$										806.00	

GRAND TOTAL \$ 13,062.21



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November 6, 2023

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Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

TO: Frances Danieli *430*

VIA: Fernando B. Esteves, Deputy Director *76*

FROM: Property Site Manager, AMP4

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$13,867.40

I have reviewed AMP4's Tenant Accounts Receivables for the period through October 31, 2023. I am requesting a total of \$13,867.40 to be written off from the GL books.

Attached is a list of accounts to be written off due to non-activity from former residents. Please note that these former tenants have not remit any payments due within the time periods stated in their collection letters. DRT has been collecting a \$15 fee for each account that they have collected; this fee has been applied to these accounts.

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

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

PHILLY SAN NICOLAS

Attachment

UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	Cleaning Charges	Legal, Court Fees	DRT FEES	Security Deposit	A/R BAL ON ACCOUNT	COMMENTS
D27	10/12/2022	UNIT ABANDONMENT	7/27/2022	1/12/2023	2066.34	0	0	15	-150	\$ 1,931.34	NO RESPONSE TO FINAL LETTER
11ADUE	10/17/2022	UNIT ABANDONMENT	7/12/2022	1/28/2023	3887	267.42	0	15	-150	\$ 4,019.42	NO RESPONSE TO FINAL LETTER
16ADAM	10/24/2022	UNIT ABANDONMENT	9/28/2022	1/28/2023	-67	1096.83	0	15	-150	\$ 894.83	NO RESPONSE TO FINAL LETTER
31BDAM	11/22/2022	ABANDONMENT OF UNIT	11/1/2022	1/28/2023	39	538.71	0	15	-150	\$ 442.71	NO RESPONSE TO FINAL LETTER
34ADAM	12/6/2022	UTILITY DISCONNECTION	12/23/2022	1/28/2023	-69	690.41	0	15	-150	\$ 486.41	NO RESPONSE TO FINAL LETTER
9ADUE	12/7/2022	ABANDONMENT OF UNIT	10/1/2022	2/25/2023	870	562.91	0	15	-150	\$ 1,297.91	NO RESPONSE TO FINAL LETTER
2ADAM	12/30/2022	VOLUNTARY - 30-DAY ITV NOTICE GIVEN	12/1/2022	2/25/2023	3	247.55	0	15	-150	\$ 115.55	NO RESPONSE TO FINAL LETTER
11BDAM	12/30/2022	VOLUNTARY - 30-DAY ITV NOTICE GIVEN	10/20/2022	2/25/2023	1099	0	0	15	-150	\$ 964.00	NO RESPONSE TO FINAL LETTER
13CRDA8	2/6/2023	UTILITY DISCONNECTION	11/1/2022	7/6/2023	300	960.31	0	15	-150	\$ 1,125.31	NO RESPONSE TO FINAL LETTER
6RSSA	2/9/2023	UTILITY DISCONNECTION	2/1/2023	2/25/2023	110	1375.79	0	15	-150	\$ 1,350.79	NO RESPONSE TO FINAL LETTER
11RSSA	4/30/2023	VOLUNTARY - 30-DAY ITV NOTICE GIVEN	7/10/2023	6/19/2023	502	0	0	15	-150	\$ 367.00	NO RESPONSE TO FINAL LETTER
16BRDC8	9/1/2023	OFF-ISLAND EMERGENCY	7/29/2023	9/25/2023	783	224.13	0	15	-150	\$ 872.13	NO RESPONSE TO FINAL LETTER
										\$ 13,867.40	

Women's Treatment Center

A/E Update

November 21, 2023



Upper Roof

Front / Lower Roof

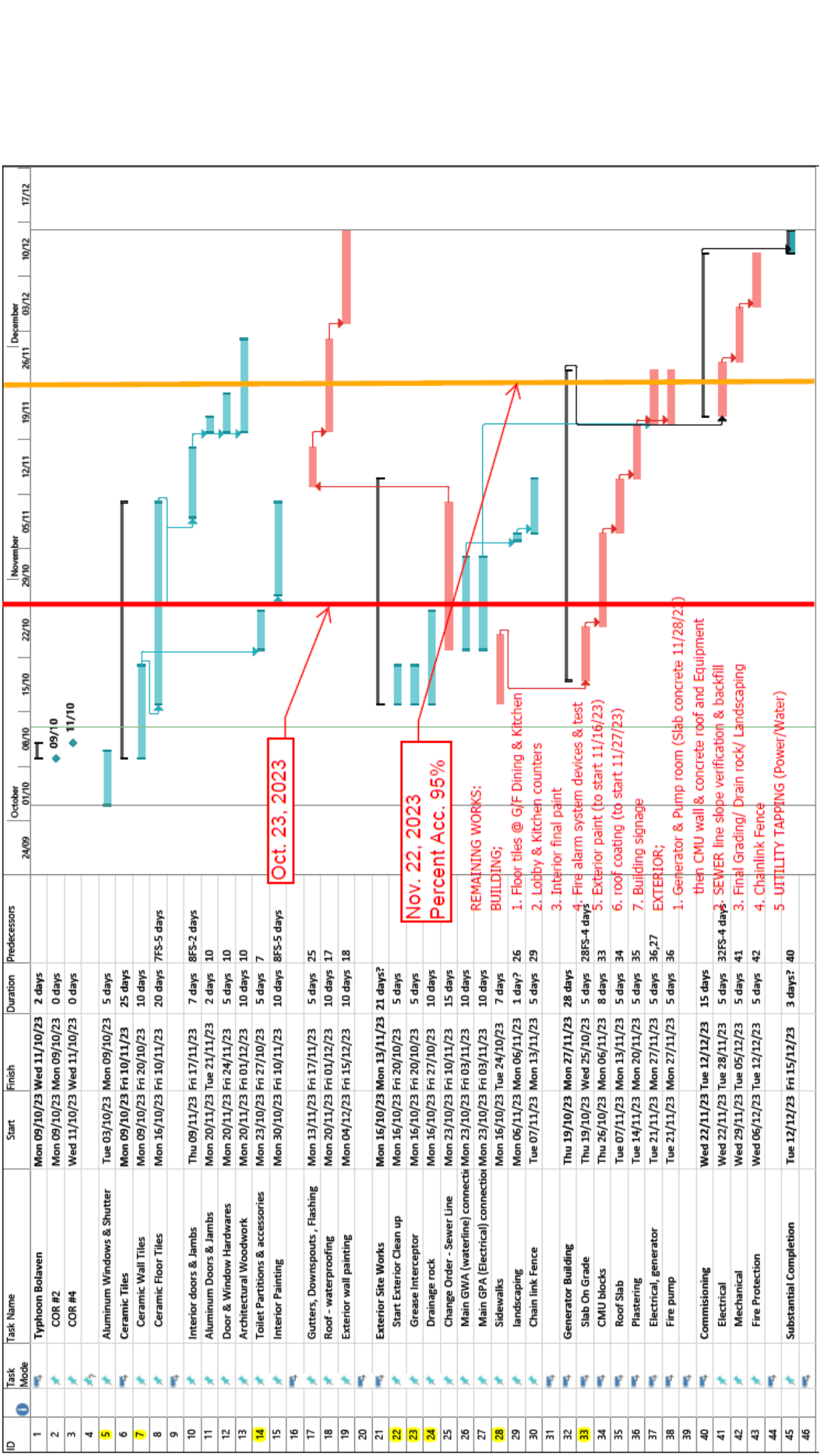
View 

LIGHTHOUSE RECOVERY CENTER FOR WOMEN

GUMA' FAMALAO'AN

TIYAN, GUAM

View 



Oct. 23, 2023

Nov. 22, 2023
Percent Acc. 95%

- REMAINING WORKS:**
- BUILDING;**
 - 1. Floor tiles @ G/F Dining & Kitchen
 - 2. Lobby & Kitchen counters
 - 3. Interior final paint
 - 4. Fire alarm system devices & test
 - 5. Exterior paint (to start 11/16/23)
 - 6. roof coating (to start 11/27/23)
 - 7. Building signage
- EXTERIOR;**
- 1. Generator & Pump room (Slab concrete 11/28/23) then CMU wall & concrete roof and Equipment
 - 2. SEWER line slope verification & backfill
 - 3. Final Grading/ Drain rock/ Landscaping
 - 4. Chainlink Fence
 - 5. UTILITY TAPPING (Power/Water)

Project: GHURA - Women's Treatment Center
Date: Fri 13/10/23

Task
 Inactive Task: [Grey bar]
 Inactive Milestone: [Grey diamond]
 Inactive Summary: [Grey bar]

Split
 Milestone: [Red bar]
 Summary: [Blue bar]

Milestone
 Start-only: [Red bar]
 Finish-only: [Blue bar]

Manual Task
 Manual Summary Rollup: [Red bar]
 Manual Summary: [Blue bar]

Project Summary
 Project Summary: [Red bar]
 Duration-only: [Blue bar]

External Milestone
 External Milestone: [Red diamond]
 Deadline: [Red bar]
 Critical: [Red bar]
 Critical Split: [Red bar]
 Progress: [Blue bar]

Manual Progress
 Manual Progress: [Blue bar]



November 20, 2023: 95% Complete



November 20, 2023: 95% Complete

Women's Treatment Center



November 20, 2023: 95% Complete