



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 14, 2020
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA

- I. ROLL CALL**

- II. BOARD MEETING PUBLIC ANNOUNCEMENTS**
1st Printing – Friday, February 07, 2020
2nd Printing – Wednesday, February 12, 2020

- III. APPROVAL OF PREVIOUS BOARD MINUTES – January 24, 2020**

- IV. NEW BUSINESS** **Page(s)**
 - 1. Resolution No. FY2020-015 1 - 2
Resolution to transfer back Section 8 Administrative Fee reserve excess
Funds from Public Housing to Section 8

- V. OLD BUSINESS**
 - 1. Guam Housing Study and Needs Assessment Report

- VI. CORRESPONDENCE AND REPORTS**
 - 1. A/E Manager's Update
 - 2. Executive Management Report 3 - 12
(Repositioning Public Housing & Operations)

- VII. GENERAL DISCUSSION / ANNOUNCEMENTS**
 - 1. Next proposed scheduled Board Meeting: Friday, February 28th @ 12:00 p.m.

- VIII. ADJOURNMENT**

Allegations of inhumane jail conditions detailed

By Nick Delgado
nick@postguam.com

Federal Public Defender John Gorman is asking District Court of Guam Chief Judge Frances Tydingco-Gatewood to take appropriate action against the Department of Corrections.

His office filed a declaration with the court late Thursday afternoon on behalf of eight federal inmates and detainees that details a number of concerns with the Hagåtña Detention Facility. The group is being held in the federal side of the facility.

"These unsafe, unsanitary, inhumane and unconstitutional prison conditions are a shocking indict-

ment of the DOC and U.S. Marshals (Service) mismanagement. These conditions are DOC's and the U.S. marshals' responsibility. We reject any attempt to shift the blame to the detainees/inmates or their defense counsel," Gorman stated in court documents.

Gorman contends basic human and constitutional rights are being violated because of the decrepit Hagåtña facility. Among alleged violations mentioned in court documents Gorman filed:

- four of the 16 cells lack a working toilet;
- 11 cells lack a working faucet or sink, forcing detainees to use toilet water to

- wash themselves after lockdown;
 - the entire facility is plagued by poor ventilation and mold;
 - the prison is "woefully" understaffed;
 - there is a rat infestation;
 - there are large cockroaches, centipedes and silverfish in cells and common areas, and there has even been a panglao, or land crab, in the common area; and
 - DOC provides no cleaning or hygiene supplies, and detainees/inmates are forced to rely on family or friends to provide them with supplies.
- Gorman also noted medical and mental health deficiencies, saying conditions are unsafe for special-needs

inmates and there is no emergency or call system for inmates to contact officers. He also contends the prison has standard and nonexistent medical care, and that their remedy requests have been ignored or not responded to in a timely manner.

Additionally, he noted, inmates and detainees are not receiving essential mental health medication or treatment.

The defendants involved in the case are Darrell Jake Guerrero, Richard Gapasin Jr., Charles Kenneth Smith, Kenneth Leroy McClain, Jessie J.C. Reyes, Joseph Eclavea Leon Guerrero, Gavin Reyes Duenas and Joey Tanaka Teriong.

Territorial veterinarian on new virus: 'We overreacted'

By Kevin Tano
kevint@postguam.com

Although it's still too early to say, Guam's territorial veterinarian said he believes the 2019 novel coronavirus is not as devastating as other virus outbreaks in the past. He said in comparison to other viruses, this new virus has a relatively low death rate.

Veterinarian Dr. Thomas Poole shared his view of the new virus with members of the Rotary Club of Guam on Thursday.

Poole explained that more than 50% of common colds are coronaviruses. The new coronavirus, or 2019-

nCoV, is described as a zoonotic disease, which jumps from animals to humans, similar to the severe acute respiratory syndrome, or SARS, virus in the 2000s, and Middle East respiratory syndrome, or MERS, virus which was spread from fruit bats, according to Poole.

Although there will be a large number of those infected by 2019-nCoV because it's highly transmissible, the death rate is lower compared to MERS and SARS, according to Poole. He said MERS had a 35% death rate, and SARs had a 10% death rate. In comparison, 2019-nCoV currently has a 2% death rate.

"I sort of feel like we overreacted on this (virus) a little bit, because the death loss is so low," he said.

Poole added that the coronavirus does not compare to the number of those who die from influenza each year in the United States.

World Health Organization officials have said the global effort to eradicate the virus is necessary to contain this new virus and slow the rate at which it spreads.

Hundreds have died from the novel coronavirus, which first appeared in the Chinese city of Wuhan in December 2019. More than 20,000 cases have been confirmed in China.

Suit: Victim treated as 'sexual object'

By Mindy Aguon
mindy@postguam.com

A former student at Father Duenas Memorial School alleges he was raped and molested by two Catholic priests while he was attending the school between 1972 and 1974.

A lawsuit filed on behalf of O.O.O., a pseudonym to protect his identity, was filed in the District Court of Guam on Thursday against F.D. Memorial School, the Capuchin Franciscans and the Marist Brothers. The complaint seeks \$5 million in damages.

Two priests who have since died are named in the complaint: George Maddock and Louis Brouillard.

When O.O.O. was in the ninth grade, his parents asked Maddock take the boy under his control because their son was using marijuana and was beyond control, the lawsuit states.

The day he took control, Maddock allegedly "viciously" beat the boy on his bare buttocks with his hands while loudly admonishing him that "when the rod is spared the child gets spoiled."

The lawsuit alleges Maddock then raped the boy and continued to do so two to three times a week and forced him to perform sexual acts. This allegedly lasted until the teen was in the 10th grade.

On at least three occasions while showering alone, the plaintiff alleges, Brouillard entered the shower and sexually abused the boy.

O.O.O. resented being treated as a "cheap sexual object for pedophilic priests," attorney David Lujan wrote in the complaint.

'REMORSEFUL' continued from page 1

released from prison. The court also recommended he undergo an assessment for drug and alcohol treatment.

In December 2019, Stephanus admitted to stabbing Tomei on Jan. 25, 2019.

He pleaded guilty to manslaughter, a less severe crime than murder.

According to court documents, Stephanus told police, "I'm the one who did it."

He told authorities that he and Tomei had been drinking earlier that day and were arguing over plates of food.

Rapadas said the victim's family is seeking restitution, which will be set at a later date.

CANCELLATIONS continued from page 1

4,606, which included flight bookings from January to April.

Japanese cancellations totaled 481, which included bookings from travel agents that covered flights and hotel packages from January to March.

China, with 27 cancellations, included flight and hotel packages for the month of February.

Lastly, Taiwan recorded 14 cancellations, which included flight and hotel packages for February.

According to GVB, the cancellation numbers are still preliminary, and the agency is expecting a clearer picture later

this month.

The number of confirmed cases in China rose to 24,324, with more than 3,000 in critical condition, The Washington Post reported Thursday. China has reported 490 deaths, and two others have succumbed from the illness - one in Hong Kong and one in the Philippines.



CROSSING: Tourists cross one of the busiest intersections in the tourist district of Tumon along Pale San Vitores. Guam has seen more than 5,000 tourists cancel their Guam trips over novel coronavirus fears. David Castro/The Guam Daily Post

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
12:00 P.M., Friday, February 14, 2020
GHURA Main Office, 1st Floor Conference Room
117 Bien Venida Avenue, Sinajana
(Agenda will be available on GHURA's website @ www.ghura.org)

CIVIL SERVICE COMMISSION

Notice of Meeting
Kumision I Setbision Sibit
At 5:45 p.m., Tuesday, February 11, 2020, Bell Tower, 710 W. Marine Corps Dr., Hagåtña, Guam. For special accommodations, call Eric Miller/ADA Coordinator at 647-1855. Calendar at csc.guam.gov. /s/ Daniel

CSC orders former historic officer's reinstatement

By John O'Connor
john@postguam.com

The Civil Service Commission on Tuesday night officially signed the judgment reinstating Lynda Aguon to her job as Guam's historic preservation officer. The judgment also ruled that Aguon be awarded back pay.

Aguon was terminated in June 2019, accused of retaliating against or belittling staff and using a government vehicle without authorization, among other charges.

After an extended hearing late last year, CSC Administrative Law Judge Eric Miller recommended that the termination be sustained based on

cases of insubordination. Some other allegations may have warranted suspension, but none, other than the insubordination, would be cause for termination, he added.

However, when it came time for the commission to decide on the recommendation, the members could not gain enough votes to accept or modify Miller's conclusion.

As a result, the CSC decision was that Aguon prevailed.

Aguon's office falls under the Department of Parks and Recreation, and management could still appeal the matter at the courts. However, the judgment calls for Aguon to be rein-



Lynda Aguon

stated immediately, until the CSC decision is overturned by the courts.

Public Law 34-145, which modified aspects of CSC law, required that the prevailing employee be reinstated based on the terms of the CSC decision, pending judicial review.

The decision in Aguon's case reverberated enough throughout her office that archaeologist John Mark Joseph wrote a letter to Gov. Lou Leon Guerrero, stating concerns that Aguon's return would again create a hostile work environment.

Joseph's letter to the governor noted that the staff members felt so strongly

about Aguon's return that there's been talk of seeking transfers or simply resigning if Aguon returns to the office.

They're asking the governor to reinstate Aguon "away from our office for the good of Guam's historic resources and (Guam Historic Resources Division) staff."

Aguon's attorney, John Bell, has said Joseph was parroting management talking points and that he doubted Joseph wrote the letter himself.

"In any event, the employees don't trump the will of the CSC, and retaliation in both directions is already prohibited. ... Lynda specifically assured the CSC during her testimony she would not retaliate against anyone if she returned," Bell has stated.

Patrick Lujan, initially from the Department of Public Health and Social Services, was selected to act as the state historic preservation officer in Aguon's absence.

The administration hasn't publicly confirmed what Lujan's new role would be.

DEFENSE continued from page 1

in 2020.

The proposed military construction projects on Guam include, under the Navy:

- a Joint Region Marianas bachelor enlisted quarters, \$80 million;
- base warehouse, \$55.4 million;
- central fuel station, \$35.9 million;
- combined explosive ordnance facility, \$37.6 million;
- defense access road bridge improvements, \$40.2 million;
- defense access road strengthening, \$70.7 million;
- distribution warehouse, \$77.9 million;
- combat skills training facility, \$17.4 million; and
- joint communication upgrades, \$166 million.

For Andersen Air Force Base:

- an ordnance operations administration facility, \$21.2 million; and
- a weapons complex, \$56 million.

The Trump administration's proposed overall defense spending of \$705 billion reflects a 0.1% increase from the prior fiscal year, but more spending is allocated toward new priorities, according to the Defense Department's budget overview.

"Given this flattened funding level, the department made numerous hard choices to ensure that resources are



NAVAL BASE GUAM: Naval Base Guam is shown from Santa Rita on Tuesday. Most of the \$723 million in proposed military construction projects for Guam in the Trump administration's defense spending proposal for 2021 will be under the Navy. David Castro/The Guam Daily Post

directed toward the department's highest priorities," according to the Pentagon's budget statement, which added later that this shift allowed the department "to more effectively resource higher national defense strategy priorities."

The budget proposal includes the following investments:

- \$28.9 billion for nuclear modernization;
- \$20 billion for missile defense;
- \$18 billion in "space domain" investments, including a \$2.5 billion space-based overhead persistent infrared system;
- \$9.8 billion for cyberspace investments, including cybersecurity and artificial intelligence;
- \$57 billion in "air domain," including 79 new F-35 fighter jets;
- \$32 billion in "maritime domain," including two submarines and an aircraft carrier;

- \$13 billion in land vehicles, including \$1.5 billion worth of tanks and another \$1.4 billion in light tactical vehicles; and
- \$21 billion in weapons, including \$1.2 billion in rockets.

Pay raise, housing allowance

In addition to a 3% military pay raise, the troops and their families could get, under the proposal:

- funding for the statutory increases in military basic allowance for housing and basic allowance for subsistence;
- continuation of family support programs with an investment of more than \$8 billion for professional development and education opportunities for service members and military spouses;
- child care for more than 160,000 children; and
- youth programs serving more than 1 million family members.

JAIL continued from page 1

Topacio had pleaded guilty to official misconduct as a misdemeanor.

The other charges in the indictment that were dismissed, as part of her plea deal, included unauthorized use of benefits under the Supplemental Nutrition Assistance Program, fraudulent use of public assistance and impersonation.

She will serve two years of probation and perform 200 hours of community service.

In January, her co-defendant, Yolanda Digoman, pleaded guilty to official misconduct as a misdemeanor and also received a one-year suspended prison sentence.

The defendants "knowingly used, transferred, acquired or possessed food stamp coupons or authorization-to-participate cards" in violation of the Federal Food Stamp Act of 1977, according to the indictment.

The fraud occurred in August 2015.

Both women remain employed with the Department of Public Health and Social Services as nutrition assistants.

Public Health Director Linda Unpingco DeNorcey told The Guam Daily Post that once DPHSS receives the written judgement of conviction, the 90-day rule for adverse actions will apply. Public Health will notify the public after it completes the due-process requirements, DeNorcey said.

PUBLICATION NOTICE

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

LEE, JONG JIN
dba: **BTS Lounge**

has applied for a Class: **Four (4) On-Sale "Beer" / On Sale "Wine"** Alcoholic Beverage License said premises being marked as Lot: 5108-1 East-West

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
12:00 P.M., Friday, February 14, 2020
GHURA Main Office, 1st Floor Conference Room
117 Bien Venida Avenue, Sinajana
(Agenda will be available on GHURA's website @ www.ghura.org)



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 14, 2020
GHURA's Main Office
1st floor, Conference Room, Sinajana
Board Meeting Minutes

I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam, and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at 12:05 P.M., Friday, February 14, 2020 in the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He stated that 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

PRESENT: (QUORUM)

Sabino Flores, Chairman
Monica Guzman, Vice Chairwoman
George Pereda, Commissioner
Joseph Leon Guerrero, Resident
Commissioner
Frank Ishizaki, Commissioner

ABSENT:

Carl Dominguez, Commissioner

LEGAL COUNSEL:

Anthony Perez, Esq.

MANAGEMENT & STAFF:

Ray Topasna, Executive Director
Elizabeth Napoli, Deputy Director
Audrey Aguon, Special Assistant
Sonny Perez, A&E Manager
Katherine Taitano, CPD Manager
Lucele Leon Guerrero, Controller
Norma San Nicolas, Section 8 Administrator
Kimberly Bersamin, HR Administrator
Gina Cura, AMP2 Manager

PUBLIC:

SMS Housing Study Research Group
John O'Connor

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, February 07, 2020
2nd Printing – Wednesday, February 12, 2020
ACKNOWLEDGED

III. APPROVAL OF PREVIOUS BOARD MINUTES – January 24, 2020

[024/20] With no further discussions on the previous board minutes, Commissioner Pereda made a motion to approve the meeting minutes of January 24, 2020, as corrected. The motion was seconded by Chairman Flores. With no objections to this motion by the other board members, the motion was approved.

**Chairman Flores requested to change up the Agenda by starting with the Old Business.*

IV. OLD BUSINESS

1. Guam Housing Study and Needs Assessment Report

(Reported by the SMS Research Group of Hawaii, Presenters were Jim Dan Miller and Faith Rex)

Mr. Miller focused on the highlights of their research on Guam. He began with the objectives of their research, which were to better understand the local housing market and to create policies that would fit the needs of the island.

He added that the research included the study of existing conditions on the island: the economy, demographics, housing stock, housing prices, housing production, and military. The data was collected through official records and surveys conducted. With the data, the group was able to compile specific types of information. He focused the boards attention on the area of Housing Units Needed and explained the implications of the data collected in that specific area. Tables 25, 31, and 32, which were handouts to the board explained the estimated numbers of people and their specific housing needs on Guam. According to Mr. Miller, the estimated number of housing units needed on Guam were too many to build. Mr. Miller explained that their research was designed to assist in creating policies that outline a plan to address housing needs. He discussed issues the island faced, such as availability of jobs, rising costs of development, infrastructure, military presence, homelessness and special needs housing, tourism, regulations, housing plans, housing data, and affordable housing funding.

Mrs. Faith Rex, described recommendations for housing more of the island's population moving forward. She listed two action plan goals; Short term and Long term.

In her Immediate/short term actions, she recommended:

- Focused funding on PH. This means using CDBG funds to rehabilitate homes.
- Minimize fees and assessments. This means minimizing power or water hook up fees or other fees to get tenants into units faster.
- Section 8 assistance- Most landlords do not want to rent to Section 8 tenants. Recommendation is to work with landlords to let them know that GHURA is there to assist them with working with tenants.

In her Long-term action recommendations:

- There is a need for a Comprehensive Affordable Housing Plan
- Having reliable data base programs that are continually updated
- Dedicated source of funding- allocate a portion of property taxes towards affordable homes
- Coordination with other agencies i.e. GRTA for public transportation
- Minimize infrastructure costs
- Housing for special needs
- Future- consideration of new materials and location of public housing.

Vice Chairwoman Guzman asked how many people were surveyed. Mr. Miller replied that around 400 people were surveyed. She asked whether that number was a fair number to access the data for the study. He said 360-400 was a standard number.

Mr. Topasna informed the board that there was a second component to the SMS Study, which was the Fair Market Rent assessment. Mr. Miller added that the FMR assessment involved details that make the assessment a difficult one. The FMR study tries to hone in on the kinds of units Section 8 needs. He explained that SMS does not do the FMR analysis. The data is sent to D.C. where all the information is used to formulate the average monthly rent and utility allowance. HUD comes up with the Fair Market Rent. Analysis on the FMR is ongoing and will be published in the public register.

Mr. Topasna added that Section 8 came up with a Success Payment Standard until the FMR study is completed. Mrs. Norma San Nicolas indicated that in the past, clients were letting their vouchers lapse because of the inability to locate a unit to rent, claiming that the GHURA offers are too low for landlords to accept. Since the implementation of the Success Payment Standards, there has been an increase in the vouchers being accepted. Lease up is now at 96%.

It was suggested that the studies be updated in a timely manner.

V. NEW BUSINESS

1. [025/20] Resolution No. FY2020-015

Resolution to transfer back Section 8 Administrative Fee reserve excess funds from Public Housing to Section 8

Mrs. Lucele Leon Guerrero, indicated that the Resolution of FY2004-11 was the resolution approving the transfer of monies from Section 8 to Public Housing. The audit report of 2004, showed the amount transferred was \$1,700,940.

Mrs. Leon Guerrero added that even with the transfer of the monies back to Section 8, the Public Housing Reserves will remain intact with about \$6 million. Each PH AMP has excess reserves which can be used for operational costs and other Housing related projects. Mr. Topasna added that Mr. Sonny Perez has been working closely with the PSMs to identify projects in the AMPS which reserves money can be spent on.

Mr. Topasna also stated that he had discussed this transfer with HUD officials and was basically given the approval to do so. He then instructed Mrs. Leon Guerrero to prepare the transfer back to Section 8 upon approval from the board.

Vice Chairwoman Guzman referred to Mr. Anthony Perez for input. Mr. Perez had no objections on returning the funds to Section 8.

[026/20] Vice Chairwoman Guzman made a motion to approve the Resolution No. FY2020-015 to transfer back Section 8 Administrative Fee reserve excess Funds from Public Housing to Section 8. The motion was seconded by Commissioner Leon Guerrero. There were no objections to the motion. Motion was approved.

VI. CORRESPONDENCE AND REPORTS

1. [027/20] A/E Manager's Update

Mr. Sonny Perez stated that his report was based on the spreadsheet provided:

- Residential Women's Treatment Center- reviewing design and working w/ CDBG to reprogram funds from the Sinajana Fire Station to complete the treatment center.
- Sinajana Central Arts Hall- building permit at DPW. Preparing for Ground Breaking.
- Rehab. Of the Umatac Baseball field- site power & water. Sinajana-failed lights were replaced w/ Umatac inventory. Sinajana report was sent to the contractor. Awaiting to hear back. Infratech has ordered replacement lights for the Umatac site.
- Sinajana Central Precinct Command- Mr. Choi will complete punch list inspection w/ Mr. Perez on Monday. 20 remaining items need to be closed out. GPD has turned their storage space into office space. Ms. Taitano added that the storage is not equipped for office space. Chairman Flores expressed concerns with ramifications of the storage room being changed to office space due to possible violations of the fire code.
- iLearn Academy-discussions continue
- Isla Apartments- complete, pending full occupancy

- Mosquito Lab- Inspection was done. Experts were invited to complete a thorough assessment. Issues from workmanship and inoperable equipment to AC units not working properly were listed. Report is forthcoming.
- Reno. of 5 staff housing in Talofofa- structural and housing inspectors were asked to assess the units. Reports are forthcoming.
- AMP projects have been proposed.
- GHURA 2030 Integrated Properties and Resources Plan- aging workforce and aging facilities

2. [028/20] Executive Management Report (Repositioning Public Housing & Operations)

Mr. Topasna presented the Repositioning Public Housing & Operations Draft report. He explained that before presenting the idea to HUD officials regarding this matter, he wanted the board to have a thorough understanding of GHURA's current position.

His report included why GHURA should REPOSITION-

- Poor physical conditions of the units-\$74 million to maintain
- Unsustainable scattered-site units- requires more personnel to maintain
- Many small developments site- below 50 units
- Unsuitable locations- making it difficult to lease-up
- Construction of new Central Office Building- too crowded and currently w/out fire suppression system

HUD has various repositioning strategies, but is in full support of the **RAD** program, which is the Rental Assistance Demonstration. This program will allow PHAs to convert from public Housing to long-term project-based Section 8 assistance. RAD statute requires converting properties to be owned or controlled by a public or non-profit entity. He explained the advantages and disadvantages to this program.

The Section 18 Demolition/Disposition authorizes GHURA to demolish and/or dispose of PH with HUD approval. GHURA has the local discretion to structure the Disposition to sell units off as affordable housing. GHURA may also transfer units to an Affordable Housing Trust Fund and would still maintain ownership and control of assets.

GHURA may explore a combination of RAD and Section 18 Demo/ Disposition. **The Section 22 Streamlined Voluntary Conversion** allows GHURA the ability to voluntarily decide to remove PH units from the Annual Contribution Contract.

GHURA must demonstrate that it is more effective to issue tenant-based assistance than to continue operating the units as public housing

Mr. Topasna added that the Board must consider that Repositioning is inevitable for GHURA.

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

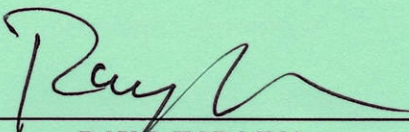
1. [029/20] Next proposed scheduled Board Meeting: Friday, February 28th @ 12:00 p.m.

Chairman Flores announced that the next scheduled board meeting will proceed.

VIII. ADJOURNMENT

[030/20] With nothing further to discuss, Chairman Flores made a motion to adjourn. The motion was seconded by Commissioner Pereda. There were no objections to the motion. Meeting was adjourned at 1:35P.M.





RAYS. TOPASNA
Board Secretary / Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
Resolution No. FY2020-015

Moved by: MONICA O. GUZMAN Seconded by: JOSEPH M. LEON GUERRERO

RESOLUTION TO TRANSFER BACK SECTION 8 ADMINISTRATIVE FEE RESERVES EXCESS FUNDS FROM PUBLIC HOUSING TO SECTION 8.

WHEREAS, the Authority earns fees and receives subsidies to administer the Housing Choice Voucher Program and the Public Housing Asset Management Projects, respectively; and

WHEREAS, operations may produce a surplus in excess of a threshold amount estimated by the U.S. Department of Housing and Urban Development; and

WHEREAS, BOC Resolution No. FY 04-011 authorized the transfer of Section 8 Administrative Fee Reserves Excess Funds to Public Housing; and

WHEREAS, these funds may be used to supplement the administration of the Housing Choice Voucher Program and other housing related expenses; and

WHEREAS, Public Housing has been reflecting excess cash since its inception as Asset Management Projects in 2007;

WHEREAS, the Authority desires to transfer back the funds from Public Housing to Section 8; and now, therefore, be it

RESOLVED, that the Board of Commissioners authorizes the Executive Director to transfer back the excess funds to the Section 8 account for program administration and other housing related expenses.

**IN REGULAR BOARD MEETING AT SINAJANA, GUAM – February 14, 2020
PASSED BY THE FOLLOWING VOTES:**

AYES: **Sabino P. Flores, Monica O. Guzman, George F. Pereda,
Frank T. Ishizaki, Joseph M. Leon Guerrero**

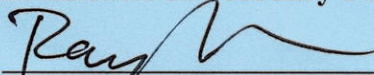
NAYES: **NONE**

ABSENT: **Carl V. Dominguez**

ABSTAINED: **NONE**

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **February 14, 2020.**

(SEAL)



RAY S. TOPASNA
Secretary/Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS

RESOLUTION NO. FY 04-011

Moved by: Benny Pinaula

Seconded by: Annie Paulino

**RESOLUTION TO TRANSFER SECTION 8 ADMINISTRATIVE FEE
RESERVES EXCESS FUNDS TO PUBLIC HOUSING**

- WHEREAS,** the Authority earns fees for administering the Housing Choice Voucher Program; and
- WHEREAS,** operations may produced a surplus in excess of a threshold amount estimation by the U. S. Department of Housing and Urban Development; and
- WHEREAS,** these funds may be used to supplement other housing initiatives of the Commission either through development or acquisition; and
- WHEREAS,** the Authority desires to retain any excess funds above the HUD existing maximum for these housing activities; and now, therefore, be it
- RESOLVED,** that the Board of Commissioners authorize the Executive Director to transfer the excess funds to Pulbic Housing account, and to reserve the funds for the building of a new GHURA facility.

IN REGULAR BOARD MEETING, SINAJANA, GUAM -- November 28, 2003

PASSED BY THE FOLLOWING VOTES:

AYES: Rufó Taitano, Ricardo A. Calvo, Annie L. Paulino, Benny A. Pinaula,
Ed Bernal


NAYS: None

ABSENT: MaryAnn Reyes, Soledad A. Lujan

ABSTAINED: None

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on November 28, 2003.

(SEAL)



RONALD S. De GUZMAN
Secretary / Executive Director

Guam Housing Study and Needs Assessment
HIGHLIGHTS
February 14, 2020

OBJECTIVES

- To better understand the local housing market.
- To make good policy choices the island needs.

EXISTING CONDITIONS

Economic conditions, demographic, housing stock, housing prices, housing production, military

HOUSING UNITS NEEDED

Handout

ISSUES

Availability of Labor, Rising Cost of Development, Infrastructure, Military Presence, Homelessness and Special Needs Housing, Tourism and Housing, Regulations, Housing Plans, Housing Data, Affordable Housing Funding (Federal, Guam, Allies),

PLAN RECOMMENDATIONS

Short to Medium Term Actions

- Focused funding on Public Housing
- Increase available units through rehabilitation, regulation
- Minimize fees and assessments
- Section 8 assistance

Longer Term – Comprehensive Affordable Housing Plan

- Reliable, continually updated data base
- Dedicated, sustainable, sufficient funding
- Coordination with other Guam Government Agencies
- Minimize infrastructure costs
- Housing for Special Needs
- Future – consideration of new materials, placement of public housing.

February 14, 2020

Table 25: Determining Needed Units, Guam, 2020-2025

Element	Number	Comment
Total Households, 2019	45,645	Total occupied housing units/households
Will Move	24,738	Desire to move at some time in future
Final Demand (10 year)	19,479	Probably move in the next 10 years
Effective Demand (10 year)	9,658	Plan to move and stay on Guam 2020-2030
Effective Demand (5 year)	9,336	Plan to move and stay on Guam 2020-2025
Needed Units (5 year) pent up demand	6,650	Not well qualified to buy or rent, 2020-2025

Source. Guam Housing Demand Survey, 2019

Table 31: Determining Needed Units, Guam, 2020-2025

Element	Description	Need	Total
Pent-up Demand	Housing units needed to address pent-up demand or potential demand, 2020 through 2025.	6,650	6,650
Population Demand	Housing units needed to accommodate household growth between 2020 and 2025.	2,768	9,418
Homeless Demand	Housing units needed to accommodate homeless households re-entering the housing market, 2020-25.	490	9,908

Source. Guam Housing Demand Survey, 2019; SMS Population estimates; source on the homeless numbers.

Table 32: Total Units Needed by HUD Income Classifications

	Total Units Needed, 2020 through 2025									
	HUD Income Classification									Total
	LT 30	30 to 50	50 to 60	60 to 80	80 to 100	100 to 120	120 to 140	140 to 180	180+	
Guam	3,401	679	935	1,027	1,359	603	223	790	891	9,908
Ownership Units	1,240	325	467	622	635	403	80	375	755	4,903
Single-Family	1,141	325	467	413	520	403	80	375	628	4,352
Multi-Family	99	0	0	209	115	0	0	0	128	551
Rental Units	2,162	354	468	405	723	200	142	415	136	5,005
Single-Family	1,072	354	160	183	0	160	142	415	0	2,486
Multi-Family	1,090	0	308	222	723	40	0	0	136	2,519

Source. Guam Housing Demand Survey, 2019.

Friday, February 14, 2020													
Item No.	Project	Contractor	Contract (\$)	Budget (\$)	Expend Deadline	Gate	Comment	Project Status			Project Ratios		
								R	A	G	Paid (\$)	% Remaining	
	CDBG												
1	Resident Treatment Women's Center	Inland Builders	2,350,000			Contract Award	Phase 1 - \$1.16M	G					
2	Sinjana Central Arts Hall	Mega United	892,655			Permit		G					
3	Rehabilitation of Umatac Baseball Field/Sinjana Field	InfraTech	1,056,979			Mob-Site	Site power and water	G			893,141	15.50%	
4	Inarajan Basketball Court	JJ Global	369,742			A/E Plan		A					
5	Sinjana Central Precinct Command	Rex International	3,064,794			Punch List	punchlist inspection 2/17/2020	G			2,969,261	3.12%	
6	I-Learn Academy / Charter School			\$22M/\$12M	10/2020	A/E Plan		R					
7	Rehab and New Construction MTM Community Center			\$ 464,567		A/E Plan		A					
8	Sinjana Fire Station			\$ 1,663,490		A/E Plan		A					
	HOMES												
8	Isla Apartments	Triple Tech	747,220			Occupancy	Back-taxes matter	G			742,220	0.67%	
9	Panao Home Rehab				04/1/20	Quote -2/24/20		A					
10	Agat Residential Four-Bedroom - New Construction				8/1/20	DB-Specs		A					
11	Panao Residential Four Bedroom - New Construction				8/1/20	DB-Specs		A					
12	Construction of Six Residential Units - Dededo					DB-Specs		A					
	Capital Funds												
13	Drainage correction Abas & Atis in Sinajana (design build)	Genesis Tech	238,500			Mob-Site	Awarded - Ordering Materials	G					
14	AMP 2,3,4 - Scope 1	Genesis Tech	135,200			Mob-Site		G			93,146	31.1%	
15	AMP 2,3,4 Scope 2	Asia Pacific	219,655			Mob-Site	Completion 3/15, no invoice received	G					
16	Renovation 5 Units at AMPs 1,2,4					Re-Bid / over budget		G					
17	Renovate 3 Vacant GHURA Units at AMP 3	Genesis Tech	98,300			Mob-Site	Awarded - Ordering Materials	G					
18	AMP4 GH-82 Dededo - New Walkway lights and water valve replacement					Preparing Scope - bid release in 2-3 weeks		G					
19	5-Year CIP Action Plan AMPs (CFP)			\$2M	12/31/20	Preparing Scope - bid release in 2-3 weeks		A					
	Section 8												
	Office Expansion	Genesis Tech	93,000			Punch List		G					
	Unfunded - Revisit, Research, and Discussion												
21	DPHSS Mosquito Lab	Rex International	2,598,888			Exec. Disc.	Site Visit - report forthcoming	A			2,510,019	3.42%	
22	Renovation of Five Staff Housing in Talofoto - CDBG					Exec. Disc.	Site Visit - report forthcoming	R					
23	AMP 4 - Basketball Court Canopy					Disc/Research		G					
24	AMP 4 - Drain Swale Conversion to Underground					Disc/Research		G					
25	AMP 1 - MongMong Community Center					Disc/Research		G					
26	AMP 3 - Multi-Purpose Community Center and Office					Disc/Research		G					
27	GHURA 2030 Integrated Properties and Resources Plan					A/E & CDBG	ED Presentation	G					



DRAFT

REPOSITIONING & PUBLIC HOUSING & OPERATIONS

Presented by Executive Director Ray S. Topasna





REPOSITIONING PUBLIC HOUSING & OPERATIONS

Why should GHURA Reposition?



- Poor physical condition of our public housing units
 - Buildings are 40 years or older
 - Building materials obsolete, maintenance costs are above industry norms (roofing, plumbing, yard maintenance, etc.)
 - Most recent physical needs assessment identified \$74M to bring all units up to HUD standards
 - \$2M annually - capital fund budget

Unsustainable scattered-site units

- 4 AMPs / 19 separate sites
 - Requires more personnel to perform the work
 - Requires more vehicles – plus maintenance/fuel
- Many small number of developments sites
 - 19 separate sites, most under 50 units





REPOSITIONING PUBLIC HOUSING & OPERATIONS



Why should GHURA Reposition? – *Cont'd*

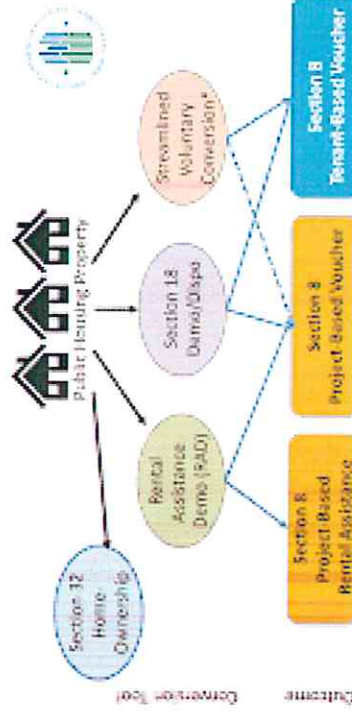
- Unsuitable Locations
 - Health & Safety risks are elevated even more so each year due to lack of capital funding
 - Developments in south (Agat, Umatac, Merizo, Yona, Inarajan & Talafofo) are difficult to lease-up
 - Inadequate public transit system
- Construction of new Central Office building
 - Will be more cost effective if included in overall construction effort
 - GHURA has outlived the use of Sinajana Central Office
 - Events at St. Jude Church & Mayor's Office make parking a challenge for GHURA clients
 - Central Office houses Executive mgmt., Central Office Cost Center, Section 8 , A/E, CPD, ROSS & FSS
 - Sinajana building
 - becomes revenue generation
 - No fire suppression (DPHSS nearly lost everything)



REPOSITIONING PUBLIC HOUSING & OPERATIONS

HUD has various repositioning strategies available to GHURA in order to provide our families with better-maintained units while creating opportunities to leverage public and private resources, easing administration, and preserving affordable housing. These strategies include but may not be limited to the following:

Public Housing Repositioning Options



* Streamlined Conversion and demolition projects will be subject to inclusion and tenant-based vouchers but may be subject based on tenant-based.

- Rental Assistance Demonstration
- Demolition and Disposition (Section 18)
- Streamlined Voluntary Conversion (Section 22)



REPOSITIONING PUBLIC HOUSING & OPERATIONS

- **Rental Assistance Demonstration (RAD)**
 - Was created to allow PHAs to convert from public housing to long-term project-based Section 8 assistance
 - Allows for the conversion of 455,000 public housing units
 - To date, 120,000 have converted
 - Over \$7B in construction activity
 - **Better Able to Leverage Debt & Equity**
 - Section 8 is a much more reliable tool for leveraging private capital
 - **Long-term Public/Non-Profit Ownership or Control and Affordability Restrictions**
 - RAD statute requires converting properties to be owned or controlled by a public or non-profit entity



REPOSITIONING PUBLIC HOUSING & OPERATIONS

- Rental Assistance Demonstration (RAD) – *Cont'd*
- Strong Resident Rights & Protections
 - All residents have a right to return
 - Temporary relocation is covered by the Uniform Relocation Act
 - After conversion to RAD, residents pay 30% of their income
- More Stable Platform
 - Section 8 is more stable for the long-term preservation of low-income housing
- More Rational Regulatory Environment under Section 8
 - Public Housing has a more complicated regulatory environment
- Utilization of Public Housing Funds
 - RAD is the only repositioning tool that allows GHURA's funds to be broadly utilized for conversion-related expenses
 - Pre-development costs, construction & establishing a project reserve



REPOSITIONING PUBLIC HOUSING & OPERATIONS

- Section 18 Demolition/Disposition
 - US Housing Act of 1937
 - Authorizes GHURA to demolish and/or dispose of public housing with HUD approval
 - GHURA may choose to exercise this option
 - Poor physical condition of units
 - Unsuitable location
 - Unsustainable scattered-sites
 - Very small number of units
 - Combine Section 18 with RAD





REPOSITIONING PUBLIC HOUSING & OPERATIONS

- Section 18 Demolition/Disposition – *Cont'd*
 - May be used
 - As a preservation tool to put units on a more sustainable funding platform
 - As a tool to acquire more or better hard units
 - GHURA has local discretion to structure the Disposition
 - Sell units off as affordable housing
 - Could be sold below fair market value
 - 30-year use restriction
 - Transfer units to an Affordable Housing Trust Fund
 - Trust would manage/operate the rental units
 - HUD regulations would no longer apply
 - GHURA would still maintain ownership and control of assets
- GHURA may explore a combination of RAD and Section 18 Demo/Disposition



REPOSITIONING PUBLIC HOUSING & OPERATIONS

- Streamlined Voluntary Conversion (Section 22)
 - GHURA has the ability to voluntarily decide to remove public housing units from the Annual Contributions Contract
 - Families residing in these units receive tenant-based Section 8 vouchers
 - GHURA must demonstrate that it is more effective to issue tenant-based assistance than to continue operating the units as public housing
 - GHURA may want to consider using Section 22 for units that have high real estate value
 - i.e. Units in Sinajana with oceanview



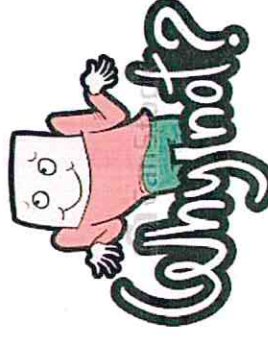


REPOSITIONING PUBLIC HOUSING & OPERATIONS

Possible Options for Repositioning Public Housing

- Demolition and Disposition (Section 18) – Executive Management’s Preferred Option
- Rental Assistance Demonstration – HUD’s preferred option
- Streamlined Voluntary Conversion (Section 22) – May be used for highest and best use of high value assets
- Combination of all of the above

- GHURA’s Central Office Building & Operations



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