



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., July 08, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Monday, June 30, 2025

2nd Printing – Sunday, July 08, 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – May 27, 2025

	PAGE (S)
IV. NEW BUSINESS	
1. Equitable Adjustment #1	1 - 3
GHURA-24-11; Rehabilitation of Agana Height Fourplex	
2. Change Order #1	4 - 5
GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen	
3. Resolution No. FY2025-025	6 - 22
Resolution approving the Write Off Tenant Accounts Receivable	
4. Resolution No. FY2025-026	23 - 65
Resolution approving the Public Housing Agency (PHA) Annual Plans (CY2025/FY2026) for the Public Housing and the Section 8 Housing Choice Voucher Programs and approving the Capital Fund Program (CFP) Five-Year Action Plan (2025-2029)	
5. Resolution No. FY2025-024(A)	66 - 76
Amendment to the “2025 Community Development Block Grant Disaster Recovery Citizen Participation Plan (CDBG-DR CPP)” making non-substantial grammatical revisions	
6. Resolution No. FY2025-017(A)	77 - 78
Amendment increasing that number of new temporary full-time Equivalents for the Community Development Block Grant Disaster Recovery program from forty (40) to fifty (50)	

V. OLD BUSINESS

1. Intent of Award

IFB GHURA-25-004; Security Guard and Roving Services

2. Intent of Award	79 - 83
IFB GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4	

VI. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. HR Item: Executive Management's Performance Evaluations for:

- Executive Director, Elizabeth F. Napoli
(Rating Period: July 8, 2024 – July 7, 2025)
- Deputy Director, Fernando B. Esteves
(Rating Period: August 22, 2024 – August 21, 2025)

**2. Next proposed scheduled Board Meeting: Tuesday, July 22, 2025
@ 12:00 p.m.**

VIII. ADJOURNMENT

Proposed Issuance of Underground Injection Control System Operating Permits for Premier Hotels & Resorts (Guam)

Public Review and Comment Period: July 3, 2025- August 1, 2025

The Guam Environmental Protection Agency (Guam EPA) runs the Underground Injection Control (UIC) Program, as mandated by the Safe Drinking Water Act, and approved by U.S. EPA.

The Agency regulates all applicable activities as set forth in the Guam's UIC Regulations. The UIC Program requires operating permits for all existing injection wells/systems. This includes wells built prior to the approval of the regulations are still in operation, and wells/ systems constructed after the effective date of the regulations.

Guam EPA has received renewal applications from Premier Hotels & Resorts (Guam) for three injection systems located at Rihga Royal Laguna Guam Resort in Tamuning. The hotel has retail stores, restaurants, offices, and subsurface drainage systems at parking area.

On the basis of a preliminary UIC requirement review, the Administrator has proposed issuing UIC permits to allow discharges of stormwater runoff into the injection systems.

The discharges contain stormwater runoff only. No industrial discharges or any discharges are allowed into the systems.

The permits for these applications will require:

- 1- Only stormwater runoff to be discharged into the injection systems
- 2- Semi-annual monitoring of water quality for MBAS, Oil and Grease, NO3-N, Endrin, Lindane, Toxaphene, 2, 4-D, 2, 4, 5-TP Silvex, Heptachlor, Methoxychlor, Lead, Benzene, Ethylbenzene, Xylene, Toluene, MTBE, Boron, COD, and pH;
- 3- Assurance regarding repairs, replacement, or abandonment of the wells/systems in the event of failure;
- 4- A laboratory analysis report of runoff water taken from the designated sampling point of the systems; and
- 5- Compliance with other UIC requirements.

A copy of the Draft Permits and Permit Applications for the above applicant and all other supporting documents are available for public inspection from 8 a.m. until 5 p.m. Monday through Friday at the Water Resources Management Program Section of the Water Division, Guam Environmental Protection Agency, located at 17-3304 Mariner Ave., Tiyan, Barrigada 96913.

For more information, contact Ms. Susan Marquez, at (671) 588-4778 or (671) 588-4751.

Written comments on the draft permits may be hand delivered or mailed to the address below. Comments must be received by Guam EPA no later than 5 p.m., Friday, August 1, 2025. No fax submittals will be accepted.

Administrator
Guam Environmental Protection Agency
17-3304 Mariner Avenue
Tiyan, Barrigada, Guam 96913

If there are no appeals, the Draft Permits become final. Operation of the injection wells/systems identified by the applicant may proceed subject to the conditions of the permits and other applicable legal requirements.

The final decision to set conditions and issue the final permits or deny application for the permits will be decided after all comments have been considered. If no comments are received within the 30-day waiting period, the final permits shall be issued immediately after the commenting period closes.

Please bring this information to the attention of all persons who may be interested in this matter.



/s/ MICHELLE C. R. LASTIMOZA- Administrator



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Office of the Attorney General
Douglas B. Moylan
Attorney General of Guam
Family Section, General Crimes Division
590 S. Marine Corps Drive, ITC Bldg., Ste. 706
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
familydivision@postguam.org
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM

IN THE INTEREST OF:
G.C. (DOB: 01/23/2016), and
J.C. (DOB: 08/24/2020)

Minors.

JUVENILE CASE NO. JP0180-22

Summons

To: UNKNOWN FATHER,
Natural Father of G.C. (DOB: 01/23/2016)
Home Address-Unknown
Tel: Unknown

You are hereby summoned to appear (via zoom), before the **HONORABLE LINDA L. INGLES**, at the Judiciary of Guam, Superior Court of Guam, 120 West O' Brien Drive, Hagåtña, Guam, for a court hearing on:

MONDAY, JULY 7, 2025 at 11:45 A.M.

Zoom meeting ID: 716-711-9213 / Password: 76504

"YOUR PARENTAL AND CUSTODIAL DUTIES AND RIGHTS CONCERNING THE CHILD WHO IS THE SUBJECT OF THE ABOVE MAY BE TERMINATED BY AWARD OF PERMANENT CUSTODY IF YOU FAIL TO APPEAR ON THE DATE THAT IS SET FORTH IN THIS SUMMONS."

YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: MAY 27, 2025.

CLERK, SUPERIOR COURT OF GUAM

By: /s/ Sheila K. Castro
Deputy Clerk

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POST

LUJAN & WOLFF LLP
Attorneys at Law
Suite 300, DNA Building
238 Archbishop Flores Street
Hagåtña, Guam 96910
Telephone (671) 477-8064/5
Facsimile (671) 477-5297

Attorneys for Administratrix With the Will Annexed
Mildred Sgambelluri Artero

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF
ERWIN THOMAS VILLAGOMEZ, also
known as ERWIN T. VILLAGOMEZ,
Deceased.

PROBATE CASE NO. PR0167-22

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, MILDRED SGAMBELLURI ARTERO, Administratrix With the Will Annexed of the Estate of ERWIN THOMAS VILLAGOMEZ, also known as ERWIN T. VILLAGOMEZ, Decedent, to the creditors of Decedent and all persons having claims against Decedent, that within sixty (60) calendar days after the first publication of this notice, they must file their claims, with the necessary vouchers, in the office of the Clerk of the Superior Court of Guam, or present their claims, with the necessary vouchers, to Administrator With the Will Annexed at the Law Office of Lujan & Wolff LLP, Suite 300, DNA Building, 238 Archbishop Flores Street, Hagåtña, Guam 96910.

Dated: 12/16/2024

/s/ MILDRED SGAMBELLURI ARTERO
Administratrix

little type

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Guam Housing and Urban Renewal Authority
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Website: www.ghura.org

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Board of Commissioners Meeting • Tuesday, July 08, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, July 8, 2025 @12:00 PM.

Time: Jul 8, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting <https://us06web.zoom.us/j/86193600007?pwd=4nBQJlZgbP1a0eGdlvDXFpGmW4tPw.1>

Meeting ID: 861 9360 0007 Password: 401286

Watch YouTube Live Stream <https://www.youtube.com/channel/UCGqKWUokOmTOfOLYN48Ulag>

AGENDA:

- ROLL CALL
- BOARD MEETING PUBLIC ANNOUNCEMENTS
- APPROVAL OF PREVIOUS BOARD MINUTES - May 27, 2025
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 - Project Updates
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 - Next proposed scheduled Board Meeting - Tuesday, July 22, 2025 @ 12:00 p.m.

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

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

This advertisement was paid for by GHURA.



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First Notice: GHURA Board of Commissioners Meeting - 07/08/2025, 12:00pm ChST

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First Notice: GHURA Board of Commissioners Meeting - 07/08/2025, 12:00pm ChST



ANNOUNCEMENT

 **Posted on:** 06/30/2025 02:43 PM

 **Posted by:** Julie Lujan

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

 **Division(s):**

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

 **Types of Notice:** [ANNOUNCEMENT](#)

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

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GHURA Board of Commissioners Meeting will be held on July 08, 2025 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20July%2008%2C%202025%20BOC%20Mtg.%20Announcement%286%29.pdf>

VANESSA L. WILLIAMS, ESQ.
LAW OFFICE OF VANESSA L. WILLIAMS, P.C.
 414 WEST SOLEDAD AVENUE, GCIC BLDG., SUITE 500
 HAGATNA, GUAM 96910
 TELEPHONE: 671-922-5689/888-477-5657
 EMAIL: SERVICE@VWILLIAMS.LAW.COM

Attorney for Petitioner Noli O. Villaverde

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE
 OF
 LAARNI ACOVERA MANREAL,
 Deceased.**

PROBATE CASE NO. PR0035-24

**NOTICE OF HEARING ON REPORT OF SALE
 AND PETITION FOR ORDER CONFIRMING
 SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that Petitioner, Noli O. Villaverde, has filed herein a Petition seeking court authorization to confirm the sale of real and personal property of the estate for the above-named decedents, reference to which is made for further particulars, and that the time and place of hearing the same has been set for **JUL 16 2025 at 9:00A.M.**, in the courtroom of the Superior Court of Guam, located at 120 West O'Brien Drive, Hagatna, Guam.

Dated this 23rd day of May, 2025.

LAW OFFICE OF VANESSA L. WILLIAMS, P.C.
 Attorney for Petitioner
 /s/VANESSA L. WILLIAMS, ESQ.

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

VANESSA L. WILLIAMS, ESQ.
LAW OFFICE OF VANESSA L. WILLIAMS, P.C.
 414 WEST SOLEDAD AVENUE, GCIC BLDG., SUITE 500
 HAGATNA, GUAM 96910
 TELEPHONE: 671-922-5689/888-477-5657
 EMAIL: SERVICE@VWILLIAMS.LAW.COM

Attorney for Petitioner Joseph P. Burgos

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE OF
 DICK ARANTE BURGOS, AND
 TOMASA ROSALIA ATOIGUE BURGOS,
 Husband and Wife, Deceased,
 BY JOSEPH P. BURGOS, Petitioner.**

PROBATE CASE NO. PR0101-25

**NOTICE OF HEARING ON PETITION FOR
 LETTERS OF ADMINISTRATION**

**TO THE HONORABLE JUDGE, SUPERIOR
 COURT OF GUAM:**

NOTICE IS HEREBY GIVEN that JOSEPH P. BURGOS ("Petitioner") has filed herein a Petition for Letters of Administration for the above-named decedents and for issuance of Letters of Administration thereon to Petitioner, reference to which is made for further particulars, and that the time and place of hearing the same has been set for **JUL 16 2025 at 9:00A.M.**, in the courtroom of the Superior Court of Guam, located at 120 West O'Brien Drive, Hagatna, Guam.

Dated this 24th day of June, 2025.

JANICE M. CAMACHO-PEREZ
 Clerk of Court, Superior Court of Guam
 By: /s/Pauline I. Untalan
 Chamber/Courtroom Clerk

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

LUJAN & WOLFF LLP
 Attorneys at Law
 Suite 300, DNA Building
 238 Archbishop Flores Street
 Hagatna, Guam 96910
 Telephone (671) 477-8064/5
 Facsimile (671) 477-5297

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE
 OF
 JOSE ATOIGUE AFLAGUE,
 Deceased.**

PROBATE CASE NO. PR0107-23

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, CARLYN TORRES, Administratrix of the Estate of JOSE ATOIGUE AFLAGUE, Decedent, to the creditors of Decedent and all persons having claims against Decedent, that within **sixty (60) calendar days** after the first publication of this notice, they must file their claims, with the necessary vouchers, in the office of the Clerk of the Superior Court of Guam, or present their claims, with the necessary vouchers, to Administratrix at the Law Office of Lujan & Wolff LLP, Suite 300, DNA Building, 238 Archbishop Flores Street, Hagatna, Guam 96910.

Dated this 5th day of December, 2024.

/s/ CARLYN TORRES
 Administratrix

CAMACHO CALVO LAW GROUP LLC

VINCENT C. CAMACHO
vcamacho@camachocalvo.law
 356 E. Marine Corps Drive, Suite 201
 Hagatna, Guam 96910
 Telephone No. 671.472.6813
 Facsimile No. 671.477.4375

Attorneys for Administratrix
 PORTIA DAWNE CRUZ

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATES OF
 ALFREDO MENDIOLA BORLAS
 and
 VICTORIA RIOS BORLAS,
 Deceased.**

**PROBATE CASE NO. PR0047-25
 NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN by PORTIA DAWNE CRUZ, Administratrix of the Estates of ALFREDO MENDIOLA BORLAS and VICTORIA RIOS BORLAS, deceased, to the creditors of, and all persons having claims against said Estates or against said Decedents, that within **sixty (60) calendar days** after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administratrix or her attorneys of record, Camacho Calvo Law Group LLC, 356 E. Marine Corps Drive, Suite 201, Hagatna, Guam 96910, the same being the place for the transaction of the business of said Estates.

DATED: Hagatna, GU, June 17, 2025.

CAMACHO CALVO LAW GROUP LLC
 /s/ VINCENT C. CAMACHO
 Attorneys for Administratrix
 PORTIA DAWNE CRUZ

**OFFICE OF MICHAEL J. GATEWOOD LLC
 MICHAEL J. GATEWOOD**

michael@gatewoodlegal.com
 330 Hernan Cortez Avenue, Suite 300
 Hagatna, GU 96910
 Tel No. 671.473.6285

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE
 OF
 NATIVIDAD B. GUZMAN,
 Decedent.**

PROBATE CASE NO. PR0088-25

NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Petitioner Michael J. Gatewood has filed a Petition for Letters of Administration.
2. A hearing on the petition will be heard on **Wednesday, July 16, 2025, at 10:50 a.m.** before Hon. Judge Elyze M. Iriarte.
3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jannette Samson at (671) 475-0141 or email jsamson@guamcourts.gov.

DATED: 23 MAY, 2025.

JANICE M CAMACHO-PEREZ
 Clerk of Court, Superior Court of Guam
 /s/ Alice B. Mendoza
 Courtroom/Chamber Clerk

**OFFICE OF MICHAEL J. GATEWOOD LLC
 MICHAEL J. GATEWOOD**

michael@gatewoodlegal.com
 330 Hernan Cortez Avenue, Suite 300
 Hagatna, GU 96910
 Tel No. 671.473.6285

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE
 OF
 TERESITA CRUZ PAYNE,
 Decedent.**

PROBATE CASE NO. PR0086-25

NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Petitioner Michael J. Gatewood has filed a Petition for Probate of Will and Letters Testamentary.
2. A hearing on the petition will be heard on **Wednesday, July 16, 2025, at 10:40 a.m.** before Hon. Judge Elyze M. Iriarte.
3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jannette Samson at (671) 475-0141 or email jsamson@guamcourts.gov.

DATED: 23 MAY, 2025.

JANICE M CAMACHO-PEREZ
 Clerk of Court, Superior Court of Guam
 /s/ Alice B. Mendoza
 Courtroom/Chamber Clerk

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 Website: www.ghura.org



J. J. Rios, Chairman
 Lieutenant Governor of Guam

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 Board of Commissioners Meeting • Tuesday, July 08, 2025 at 12:00 PM.
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Join Zoom Meeting <https://us06web.zoom.us/j/86193600007?pwd=4nBQJlZjZpPiTaOeGdlVDFpGpW4tPw.1>
 Meeting ID: 861 9360 0007 Passcode: 401286
 Watch YouTube Live Stream <https://www.youtube.com/channel/UCGgKWU0kOmTOFOLYN48Ulag>

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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.

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Notices Posted Today

Second Notice: GHURA Board of Commissioners Meeting - 07/08/2025 @ 12:00pm ChST

ANNOUNCEMENT

Posted on: 07/03/2025 02:38 PM

Posted by: Julie Lujan

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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

I. CALL TO ORDER

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:03P.M., Tuesday, May 27, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Vice Chairman Sanchez indicated that **4 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/87675238195?pwd=IFucST01B8u85g6gO0lhmbp84zdtjQ.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner <i>*No Requests to attend meeting virtually were submitted via email</i>	Virtual ☐ Virtual ☐ Virtual ☐ Virtual ☐ Virtual ☐ Virtual ☐	In-Person ☐ In-Person ☒ In-Person ☒ In-Person ☒ In-Person ☒ In-Person ☐
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director ☒ Fernando B. Esteves, Deputy Director ☒ Audrey Aguon, Special Assistant ☒ Narcissa Ada, AMP1 Manager ☐ Gina Cura, AMP2 Manager ☐ Patrick Bamba, AMP3 Manager ☐ Philomena San Nicolas, AMP4 Manager ☐ Jolyn Terlaje ☐ Miguel Fernandez ☐ Michael Ricuyal ☐ Maria Cherry Canete ☐	Julie Lujan, MIS Administrator ☐ Sonny Perez, AE Manager ☐ Frances Danieli, Controller ☐ Katherine Taitano, RP&E Chief Planner ☐ Dr. Kimberly Bersamin, HR Administrator ☐ Antonio Camacho, Procurement ☒ Pearly Mendiola, GT Manager ☐ Nicole Alejandro ☐ Section 8 Staff and Fiscal Staff ☐ Ervin Santiago ☒ Patrick Lucas ☐	Carlo Ongklungel ☐ Tyler Mortera ☐
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA ☒		
Public			

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing - Tuesday, May 19, 2025

2nd Printing - Sunday, May 25, 2025

ACKNOWLEDGED BY Vice Chairman Sanchez

III. APPROVAL OF PREVIOUS BOARD MINUTES: [450/25] Commissioner Delia moved to approve the board meeting minutes of April 22, 2025. Commissioner Rice seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
1. Intent of Award-IFB GHURA-25-004; Security Guard and Roving Services	[451/25] Due to the ongoing evaluation of this bid, Executive Director Napoli requested to table item number 1, Intent of Award- IFB GHURA-25-004 in the GHURA Board of Commissioners (BoC) May 27, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org .	[452/25] Vice Chairman Sanchez approved the request to table item number 1, Intent of Award-IFB-GHURA-25-004; Security Guard and Roving Services until the completion of the evaluation process.

AGENDA ITEM	DISCUSSION	ACTION
2. Intent of Award IFB GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4	[453/25] Executive Director Napoli requested to table item number two, Intent of Award IFB GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4 in the GHURA Board of Commissioners (BoC) May 27, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org.	[454/25] Vice Chairman Sanchez approved the request to table item number two, Intent of Award IFB GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4 to a later meeting date.

AGENDA ITEM	DISCUSSION	ACTION
3. Intent of Award IFB GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3.	[454/25] Executive Director Napoli read the Intent of Award IFB GHURA-25-007 Renovation of 8 Public Housing Units at AMP2 and AMP3 on pages 1-4 of the GHURA Board of Commissioners (BoC) May 27, 2025 meeting packet, also found on the GHURA website, www.ghura.org. Commissioner Torres asked whether the units scheduled for renovations would be compliant for persons with disabilities. Mr. Antonio Camacho, Housing Procurement Administrator, confirmed this. There were no further discussions.	[455/25] Commissioner Rice moved to approve the Intent of Award IFB GHURA-25-007; Renovation of eight (8) Public Housing Units at AMP2 and AMP3 to OH Construction for Base bid 1, not to exceed the amount of \$216,200 and Base bid 2 in the amount of \$243,500. Total project amount is \$459,700. Commissioner Torres seconded the motion. There were no objections. Motion was approved.

AGENDA ITEM	DISCUSSION	ACTION
4. Resolution No. FY2025-024-Resolution approving the Community Development Block Grant Disaster Recovery Citizen Participation Plan	[456/25] Executive Director Napoli read on pgs. 5-15 in the GHURA Board of Commissioners (BoC), May 27, 2025 meeting packet, also found on the GHURA website, www.ghura.org. Vice Chairman Sanchez requested that Deputy Director Esteves share a summary of the CDBG Disaster Recovery Citizen Participation. Deputy Director Esteves stated the following: • The CDBG-DR Citizen Participation Plan provides processes and procedures for transparency. • GHURA had been consistent with what is required and is now at formalizing the policy which will carry DR throughout the grant. • GHURA is now working on specific requirements such as how to include public engagement, persons with disabilities, and persons with limited English proficiency. • Difference between a substantial amendment and a non-substantial amendment is that a substantial amendment would require a thirty-day public comment period and approval by HUD. • GHURA would like to set the threshold at something reasonable to still allow the grant to continue moving forward with the public's input. There were no further discussions.	[457/25] Commissioner Torres moved to approve Resolution No. FY2025-024-Resolution approving the Community Development Block Grant Disaster Recovery Citizen Participation Plan. Commissioner Rice seconded the motion. There were no objections. Motion passed.

VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITAM	DISCUSSION	ACTION
1. Project Updates	[458/25]- Executive Director Napoli turned the floor over to Deputy Director Esteves for a status update on the CDBG-DR. Deputy Director Esteves stated the following: • CDBG-DR is still in Phase I • Action Plan was published on May 1, 2025 • Public Comment Period ends June 2, 2025 • Comments will be collated and a summary response will be prepared and published in the final Action Plan • GHURA will be ready to submit the Action Plan before the June deadline. • Procurement Division is moving forward with locating a space to house staff. • HR to be begin onboarding of new hires, but active interviews are ongoing. • Community Programming may require more staff to assist with applications and outreaches. • DR will be pacing out the hiring of positions based on the need Commissioner Delia indicated that due to the size of the CDBG-DR budget that it may require a larger accounting staff. Deputy Director Esteves stated that five accounting positions paired with a grant management software that GHURA is pursuing, should help to simplify the accounting processes. Once HUD approved the Action Plan, CDBG-DR goes into Phase II. • In Phase II, HUD evaluates CDBG-DR's ability to manage the grant by looking at the financial capacity, structure, organization, and policy.	No action taken

	• August 2025 timeline for Phase II There were no other discussions.	
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VI. GENERAL DISCUSSIONS/ANNOUNCEMENTS

AGENDA ITEM	DISCUSSION	ACTION
1. Next proposed scheduled board meeting: Tuesday, July 8, 2025	[459/25] Vice Chairman Sanchez indicated that commissioners mark their calendars for the next meeting date.	No action taken

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		[460/25] Commissioner Torres moved to adjourn the May 27, 2025 GHURA BoC meeting. Commissioner Rice seconded the motion. The motion passed. The meeting was adjourned at 12:33P.M.

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



July 2, 2025

To: Elizabeth F. Napoli
Executive Director, GHURA

From: Sonny Perez
A/E Manager, GHURA

**Subject: Equitable Adjustment to GHURA 24 -11
Rehabilitation of Hagatna Heights Four-Plex Project**

Dear Director Napoli:

Buenas Yan Hafa Adai! This is a request for an equitable adjustment for the Rehabilitation of the Hagatna Heights Four-Plex project. The project details, timeline, financial impacts, and recommendation are shown below:

1. Executive Summary:

- GHURA's Community Development Block Grant (CDBG) division purchased a two-story apartment building for rehabilitation in December 18, 2023.
- The facility's rehabilitation Scope of Work successfully underwent a public bid, GHURA 24-11, that closed on July 2024. The lowest and best qualified bidder was Guam Evergreen Construction Corporation awarded in the amount of \$289,900. GHURA issued the Notice to Proceed (NTP) to Evergreen on October 21, 2024.
- During the contractor's permit application, the Department of Land Management (DLM) discovered that the parcel was zoned commercial rather than residential.
- Permit processing was suspended until zoning could be reconciled. The issue is now fully resolved, but the contractor incurred stand-by costs and schedule impacts while waiting.
- The proposed equitable adjustment compensates the contractor for documented, uncontrollable delays, and allows the project to proceed without jeopardizing federal funding or affordable-housing goals.

2. Background and Timeline

Date	Milestone	Outcome
Month 0	CDBG acquires property; construction contract awarded through competitive bid.	



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Month 1	Contractor submits permit sent to DLM.	Permit hold due to zoning conflict discovered.
Month 6	DLM, CDBG, and A&E Division coordinate zoning map amendment / variance.	Zoning will stay as commercial and the two units will be rehabilitated as office and the top floor will be residential rentals.
Month 6	Permit processing resumes; contractor submits updated schedule & standby cost log.	Verified by GHURA A&E staff.
Current	Equitable adjustment package compiled for Board approval.	

3. Cause of Delay (Unforeseeable Conditions)

1. Latent Zoning Discrepancy – Public land-use maps mislabeled the parcel; neither GHURA nor bidders could reasonably identify the error during solicitation.
2. Regulatory Suspension – DLM halted all activity until zoning aligned with intended residential use, outside the contractor's control.
3. HUD Funding Constraints – Project cancellation was not a viable option as it affected existing commitments to the HTF and HOME grant funding agreements

4. Financial Impact (Schedule of Values)

Description of Item	Original Value (\$)	Proposed Equitable Adjustment (\$)	Percent Increase / Decrease (% +/-)
Professional Service and Management Fees/Design, Permit, and Others	20,000	25,000	25% (+)
Civil Works	120,000	140,500	17.1% (+)
Building Exterior Works	50,000	50,000	0%
Electrical Works / Upgrade System	17,000	17,000	0%
Structural Repair Works	2,900	2,000	31% (-)
Renovation of Four Units Interior Work	80,000	90,000	12.5% (+)
Total Values	\$289,900	\$324,500	11.9% (+)

The government estimate for the project is \$397,027.94. The revised contract sum remains below GHURA's government estimate prepared at bid solicitation.



GHURA

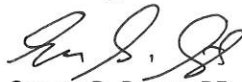
Guam Housing and Urban Renewal Authority
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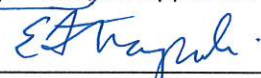
Recommendation

GHURA's A&E Division recommends Board approval of the Equitable Adjustment request from the original contract amount of \$USD289,900 to increase by \$34,600, to the final amount of \$324,500. This action is cost-effective, legally sound, fair, and programmatically beneficial path forward, safeguarding federal funds and advancing GHURA's mission to provide quality, affordable housing.

Sincerely,

 FOR
Sonny P. Perez, PE
GHURA A/E Manager

Approved / Disapproved


Elizabeth F. Napoli
Executive Director, GHURA

07/03/2025
Date

Change Order No. 1
Rehabilitation of Hagatna Soup Kitchen

June 30, 2025

Mr. Young Kim
General Manager
Genesis-Tech Corporation
P.O. Box 23059
Barrigada, Guam 96921

SUBJECT: Change Order No. 1 - IFB#GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen

Dear Mr. Kim:

In connection with your Contract dated March 27, 2025 for the Rehabilitation of Hagatna Soup Kitchen. The following change order in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Rehabilitation of Hagatna Soup Kitchen such as:

	Material and Labor description	Amount
1.	Purchase and Installation of two additional Air Conditioner units (12,000 BTU)	\$5000.00
2.	Four Tree Cutting	\$4,880.00
3.	Debri and Disposal	\$2,500.00
4.	Chain link Fence Repair	\$3765.00
		Total: \$16,145.00

- A. The aforementioned change and work affected thereby are subject to all contract stipulations and covenants.
- B. The rights of GHURA are not prejudiced.
- C. All claims against GHURA which are incidental to as a consequence of the aforementioned change are satisfied.

Original Contract:	\$107,000.00	Contract NTP Date:	June 09, 2025
Changes Approved:	-0-	Contract Duration:	60 Calendar Days
Adjusted Contract Amount:	N/A	Contract Completion Date:	August 07, 2025
This Change Order:	\$16,145.00	Extention This Change Order:	Original completion date
Adjusted Contract Amount:	\$123,145.00	New Completion Date:	Original completion date

Genesis-Tech Corporation

Mr. Young Kim
General Manager

Date:_____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

Elizabeth F. Napoli
Executive Director

Date:_____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-025**

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 and Section 8 Administrator submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of June 30, 2025, as indicated below; and

<u>Property Site</u>	<u>Write-Off Amount</u>
AMP 2	\$ 1,186.00
AMP 3	\$ 25,894.66
AMP 4	\$ 744.92
GT	\$ 265.00
S8 Receivables	\$277,563.14
S8 Tenant Fraud	\$241,719.16
S8 HAP Receivables	<u>\$272,916.49</u>
	<u>\$820,289.37</u>

- WHEREAS,** GHURA, through the Property Site Managers and Section 8 Administrator, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$820,289.37 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 – JULY 08, 2025

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **July 08, 2025**.

(S E A L)

Elizabeth F. Napoli
Board Secretary / Executive Director



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Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

June 23, 2025

TO: Frances Danieli, Controller

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

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$1,186.00

I have reviewed AMP 2's Tenant Accounts Receivables for the period through June 30, 2025. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through June 30, 2025.

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>
\$6,533.43	\$1,186.00	\$5,347.43

The reason for the variance is due to other charges were applied to tenants after June 30, 2025.

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 JUNE 30, 2025

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit/Payment (c)	A/R Balance (Closed) as of 09/30/2024 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	111 PUT, INA	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	12/4/2024	3/21/2025	\$ 794.00	\$ 65.00	\$ (150.00)	\$ 709.00	\$ 15.00	\$ 724.00	Negative response to date
2	4 JTO, YONA	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	12/1/2024	3/4/2025	\$ 597.00	\$ -	\$ (150.00)	\$ 447.00	\$ 15.00	\$ 462.00	Negative response to date
				TOTAL:	\$ 1,391.00	\$ 65.00	\$ (300.00)	\$ 1,156.00	\$ 30.00	\$ 1,186.00	

June 30, 2025

TO: Frances Denieli, Controller

FROM: Patrick Bamba, Propetry Site Manager AMP3

Subject: Recommend to Write-Off Tenant Accounts Receivables
as of June 30, 2025.

I have reviewed AMP3's Tenant Accounts Receivable and attached is a list of accounts recommended for write-off due to non-responsiveness from former residents. These accounts, which have been closed through June 30, 2025, total \$25,894.66.

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

Thank you.


Patrick R. Bamba
Propetry Site Manager AMP3

NO.	UNIT #	TENANT NAME	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	LATE FEES	WORK ORDERS	Cleaning Charges	Legal, Court Fees	Security Deposit	DRT FEES	A/R BAL ON ACCOUNT	COMMENTS
AMP3 FISCAL YEAR - (2025)															
TO BE WRITTEN OFF															
1	50KAL	MILNE, TERINA	7/5/2024	NON-COMPLIANT - 30 DAYS NOTICE	2/28/2024	12/5/2024	\$ 6,207.00			\$ 604.26		\$ (150.00)	\$ 15.00	\$ 6,676.26	RTS / UNCLAIMED MAIL, NO RESPONSE
2	42MAO	LEON GUERRERO, CASEY	7/31/2024	LEASE VIOLATIONS - UNIT ABANDONMENT		8/20/2024				\$ 1,326.66		\$ (150.00)	\$ 15.00	\$ 1,191.66	RTS / UNCLAIMED MAIL, NO RESPONSE
3	35MAO	FLORES, JULIA LEIALOHA	10/28/2024	NON-COMPLIANT - UTILITIES DISCONNECTIONS		1/4/2025	\$ 11.00			\$ 1,280.89		\$ (150.00)	\$ 15.00	\$ 1,156.89	MAIL CERTIFIED RECEIVED, NO RESPONSE
4	114SD	RUPAK, JUSTLEEN	12/30/2024	NON-COMPLIANT - 30 DAYS NOTICE		1/6/2025	\$ 122.00			\$ 642.37		\$ (150.00)	\$ 15.00	\$ 629.37	RTS / UNCLAIMED MAIL, NO RESPONSE
5	71MAO	THOMAS, INERU	12/23/2024	LEASE VIOLATIONS - 30 DAYS NOTICE		1/25/2025	\$ 53.00		\$ 544.72	\$ 628.88		\$ (150.00)	\$ 15.00	\$ 1,091.60	RTS / UNCLAIMED MAIL, NO RESPONSE
6	A23	WELLS, EARL	2/28/2025	CRIMINAL ACTIVITY - VIOLENT - 30 DAYS NOTICE	6/3/2025	3/11/2025	\$ 49.00			\$ 145.00		\$ (150.00)	\$ 15.00	\$ 59.00	RTS / UNCLAIMED MAIL, TENANT MADE PAYMENT \$100.00
7	46KAL	COMMOR, DALLACE	2/10/2025	LEASE VIOLATIONS - 30 DAYS NOTICE	12/26/2024	3/11/2025	\$ 5,977.80			\$ 397.50		\$ (150.00)	\$ 15.00	\$ 6,240.30	MAIL CERTIFIED RECEIVED, NO RESPONSE
8	30MAO	PAULUS, NORIAN	3/7/2025	NON-COMPLIANT - 30 DAYS NOTICE	1/7/2025	3/13/2025	\$ 159.00		\$ 52.50	\$ 218.29		\$ (150.00)	\$ 15.00	\$ 294.79	RTS / UNCLAIMED MAIL, NO RESPONSE
9	1771QQ	AWES, RANCHER	5/16/2025	NON-COMPLIANT - 30 DAYS NOTICE	5/14/2025	6/18/2025	\$ 1,724.00			\$ 344.54		\$ (150.00)	\$ 15.00	\$ 1,933.54	OUTSTANDING BALANCE SENT VIA CERTIFIED MAIL - PENDING
10	88MAO	MASTERS, REBECCA	5/30/2025	VOLUNTARY - 30 DAYS NOTICE	6/8/2025	6/18/2025	\$ 336.73			\$ 129.52		\$ (150.00)	\$ 15.00	\$ 331.25	OUTSTANDING BALANCE SENT VIA CERTIFIED MAIL - PENDING
11	5MAO	AMBROS, IASINTA	5/9/2025	NON-PAYMENT OF RENT - 30 DAYS NOTICE	6/24/2024	6/18/2025	\$ 5,179.78			\$ 1,245.22		\$ (150.00)	\$ 15.00	\$ 6,290.00	OUTSTANDING BALANCE SENT VIA CERTIFIED MAIL - PENDING
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															
TOTAL =														\$ 25,894.66	



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June 30, 2025

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
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John J. Rivera
Chairman

Nathanael P. Sanchez
Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

TO: Frances Danieli, Controller

FROM: Property Site Manager, AMP4

SUBJECT: Recommend Writing Off Tenant Accounts Receivable
Quarter Ending: June 30, 2025 Total: \$744.92

I have reviewed AMP4's Tenant Accounts Receivable for the period through June 30, 2025. I request a total of \$744.92 to be written off from the GL books.

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

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

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

PHILOMENA 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
FY 2024 - FY 2025											
TO BE WRITTEN OFF FOR QUARTER ENDING MARCH 2025											
15JPM	9/5/2024	30-DAY VOLUNTARY NOTICE GIVEN	7/1/2024	10/9/2024	397	0	0	15	-150	\$ 262.00	NO RESPONSE TO FOLLOW-UP LETTERS.
13BRDA8	9/30/2024	30-DAY VOLUNTARY NOTICE GIVEN	9/1/2024	11/14/2024	0	481.03		15	-150	\$ 346.03	NO RESPONSE TO FOLLOW-UP LETTERS.
3RDA8	6/27/2024	30-DAY VOLUNTARY NOTICE GIVEN	6/1/2024	10/7/2024	10	261.89	0	15	-150	\$ 136.89	NO RESPONSE TO FOLLOW-UP LETTERS.
										\$ 744.92	



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MEMORANDUM

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Governor of Guam

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Vice Chairman

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Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

DATE: June 30, 2025
TO: Frances Danieli, Controller
FROM: Property Site Manager, Guma Trankilidat
SUBJECT: Recommend to Write-Off of Tenant Accounts Receivables
Total: \$265.00

I have reviewed Guma Trankilidat's Tenant Accounts Receivables and attached a list of accounts to be written off due to no activity from former residents. The accounts were closed through June 30, 2025 totaling \$265.00.

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 \$15.00 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 it is recommended that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Respectfully,


Pearly Jean Mendiola
Property Site Manager

Attachment

GUAM ELDERLY HOUSING (GUMA TRANKILIDAT)
WRITE-OFF REPORT
FY2025

FY2025

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Date Closed-Out Processed	(Utility Reimbursement)/Rent After	Late Fees (b)	Work Orders (c)	Cleaning Charges (b)	Legal, Court Fees	Security Deposit/Payment (c)	DRT Fees	A/R Balance (Closed) as of 03/31/2022 (a+b-c)	Comments
D-3	2/14/2025	SOLE TENANT DECEASED	2/5/2025	02/28/25	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ (50.00)	\$ 15.00	\$ 265.00	No response to final letter/pending approval for write-off to collection loss
					\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ (50.00)	\$ 15.00	\$ 265.00	



GHURA

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Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
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June 30, 2025

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Nathanael P. Sanchez
Vice Chairman

Anisia S. Della
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

TO: Frances Danieli, Controller
VIA: Fernando B. Esteves, Deputy Director
FROM: Nicole R. Alejandro, Section 8 Administrator
SUBJECT: Recommend to Write-Off Tenant / Landlord Accounts Receivables
Total: \$792,198.79

I am writing to recommend the write-off of specific accounts receivable within the Section 8 program. This recommendation is based on a review of the Section 8 Account Receivables listing, which identified amounts related to tenant fraud and the overpayment of Housing Assistance Payment (HAP) to landlords. These cumulative amounts represent collections since the program's inception up to June 30, 2025. The breakdown of these receivables is as follows:

Section 8 Old Receivables (prior to FY2000):	\$277,563.14
Section 8 Tenant Fraud Receivables (FY2000-present):	\$241,719.16
Section 8 HAP Receivables (FY2000-present):	\$272,916.49
Total:	\$792,198.79*

The accounts proposed for write-off totalling **\$792,198.79** are due to fraudulent activity by tenants, such as unreported income, or landlords' failure to repay HAP amounts they were not entitled to receive. Please note that these former clients have not made any payments within the timeframes specified in their collection or promissory note letters.

These inactive accounts are negatively impacting the Authority's financial performance. Therefore, I recommend that these accounts be written off and forwarded to the Department of Revenue and Taxation (DRT) for collection.

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

Sincerely,

Nicole Alejandro
Section 8 Administrator

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

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE - OFF BALANCES FOR HOUSING VOUCHERS
DEVELOPMENT 102
AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
100	102 - Section 8 Receivables	42.00
11745	102 - Section 8 Receivables	1,108.00
11867	102 - Section 8 Receivables	87.00
12187	102 - Section 8 Receivables	2,261.00
12238	102 - Section 8 Receivables	444.86
12277	102 - Section 8 Receivables	63.00
1460	102 - Section 8 Receivables	765.00
154	102 - Section 8 Receivables	172.00
4433	102 - Section 8 Receivables	581.27
4434	102 - Section 8 Receivables	12,090.73
4436	102 - Section 8 Receivables	4,833.00
4437	102 - Section 8 Receivables	8,892.00
4498	102 - Section 8 Receivables	1,694.00
4528	102 - Section 8 Receivables	2,404.51
4619	102 - Section 8 Receivables	307.00
4621	102 - Section 8 Receivables	504.00
4625	102 - Section 8 Receivables	324.00
4628	102 - Section 8 Receivables	2,413.00
4629	102 - Section 8 Receivables	320.68
4632	102 - Section 8 Receivables	345.00
4633	102 - Section 8 Receivables	2,078.00
4634	102 - Section 8 Receivables	742.00
4635	102 - Section 8 Receivables	488.00
4637	102 - Section 8 Receivables	1,590.00
4639	102 - Section 8 Receivables	1,152.34
4641	102 - Section 8 Receivables	1,324.25
4643	102 - Section 8 Receivables	680.00
4646	102 - Section 8 Receivables	531.00
4647	102 - Section 8 Receivables	660.00
4650	102 - Section 8 Receivables	129.00
4652	102 - Section 8 Receivables	557.00
4653	102 - Section 8 Receivables	279.00
4654	102 - Section 8 Receivables	67.00
4656	102 - Section 8 Receivables	191.00
4657	102 - Section 8 Receivables	776.00
4658	102 - Section 8 Receivables	1,780.00
4661	102 - Section 8 Receivables	963.00
4662	102 - Section 8 Receivables	1,573.00
4663	102 - Section 8 Receivables	1,268.00
4665	102 - Section 8 Receivables	1,440.00
4668	102 - Section 8 Receivables	576.00
4669	102 - Section 8 Receivables	260.36
4674	102 - Section 8 Receivables	2,072.00
4676	102 - Section 8 Receivables	569.00
4677	102 - Section 8 Receivables	1,755.00
4679	102 - Section 8 Receivables	700.00
4681	102 - Section 8 Receivables	300.00
4684	102 - Section 8 Receivables	306.00
4685	102 - Section 8 Receivables	849.00
4686	102 - Section 8 Receivables	248.00
4687	102 - Section 8 Receivables	251.00
4689	102 - Section 8 Receivables	527.00
4690	102 - Section 8 Receivables	147.00
4691	102 - Section 8 Receivables	1,896.00
4693	102 - Section 8 Receivables	807.00
4695	102 - Section 8 Receivables	565.00
4698	102 - Section 8 Receivables	1,128.00
4700	102 - Section 8 Receivables	2,976.00
4701	102 - Section 8 Receivables	1,159.04
4702	102 - Section 8 Receivables	904.00
4703	102 - Section 8 Receivables	621.00
4704	102 - Section 8 Receivables	557.00
4705	102 - Section 8 Receivables	806.00
4706	102 - Section 8 Receivables	1,324.00
4707	102 - Section 8 Receivables	1,729.00

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE - OFF BALANCES FOR HOUSING VOUCHERS
DEVELOPMENT 102
AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
4708	102 - Section 8 Receivables	851.00
4709	102 - Section 8 Receivables	1,323.00
4711	102 - Section 8 Receivables	929.00
4713	102 - Section 8 Receivables	488.00
4715	102 - Section 8 Receivables	1,076.00
4717	102 - Section 8 Receivables	1,695.00
4718	102 - Section 8 Receivables	148.23
4719	102 - Section 8 Receivables	81.68
4721	102 - Section 8 Receivables	274.00
4722	102 - Section 8 Receivables	1,032.00
4723	102 - Section 8 Receivables	5,484.00
4724	102 - Section 8 Receivables	1,378.00
4725	102 - Section 8 Receivables	1,378.00
4727	102 - Section 8 Receivables	1,029.00
4729	102 - Section 8 Receivables	835.00
4730	102 - Section 8 Receivables	744.00
4731	102 - Section 8 Receivables	996.16
4733	102 - Section 8 Receivables	716.00
4734	102 - Section 8 Receivables	1,022.00
4737	102 - Section 8 Receivables	2,183.00
4739	102 - Section 8 Receivables	555.00
4740	102 - Section 8 Receivables	881.00
4741	102 - Section 8 Receivables	218.00
4742	102 - Section 8 Receivables	7,093.00
4743	102 - Section 8 Receivables	620.00
4744	102 - Section 8 Receivables	289.00
4745	102 - Section 8 Receivables	628.00
4746	102 - Section 8 Receivables	570.00
4748	102 - Section 8 Receivables	116.00
4750	102 - Section 8 Receivables	280.00
4753	102 - Section 8 Receivables	304.00
4758	102 - Section 8 Receivables	574.00
4759	102 - Section 8 Receivables	1,298.00
4760	102 - Section 8 Receivables	840.00
4761	102 - Section 8 Receivables	427.00
4762	102 - Section 8 Receivables	2,059.00
4763	102 - Section 8 Receivables	1,749.00
4765	102 - Section 8 Receivables	492.00
4766	102 - Section 8 Receivables	959.11
4767	102 - Section 8 Receivables	1,536.00
4768	102 - Section 8 Receivables	1,179.00
4770	102 - Section 8 Receivables	4,637.00
4771	102 - Section 8 Receivables	493.78
4772	102 - Section 8 Receivables	1,157.23
4774	102 - Section 8 Receivables	1,244.00
4775	102 - Section 8 Receivables	160.00
4777	102 - Section 8 Receivables	1,031.00
4778	102 - Section 8 Receivables	667.00
4779	102 - Section 8 Receivables	97.00
4781	102 - Section 8 Receivables	1,884.00
4783	102 - Section 8 Receivables	175.00
4785	102 - Section 8 Receivables	33.00
4786	102 - Section 8 Receivables	1,072.00
4787	102 - Section 8 Receivables	2,089.00
4788	102 - Section 8 Receivables	410.00
4790	102 - Section 8 Receivables	736.00
4791	102 - Section 8 Receivables	971.00
4793	102 - Section 8 Receivables	971.00
4794	102 - Section 8 Receivables	328.00
4795	102 - Section 8 Receivables	2,300.00
4796	102 - Section 8 Receivables	1,090.00
4798	102 - Section 8 Receivables	810.00
4799	102 - Section 8 Receivables	810.00
4800	102 - Section 8 Receivables	1,044.00
4802	102 - Section 8 Receivables	397.00

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE - OFF BALANCES FOR HOUSING VOUCHERS
DEVELOPMENT 102
AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
4803	102 - Section 8 Receivables	541.00
4804	102 - Section 8 Receivables	1,102.00
4805	102 - Section 8 Receivables	1,932.00
4807	102 - Section 8 Receivables	2,203.00
4809	102 - Section 8 Receivables	96.00
4811	102 - Section 8 Receivables	589.00
4813	102 - Section 8 Receivables	1,035.00
4816	102 - Section 8 Receivables	2,176.00
4820	102 - Section 8 Receivables	527.00
4821	102 - Section 8 Receivables	158.00
4823	102 - Section 8 Receivables	679.00
4825	102 - Section 8 Receivables	834.00
4827	102 - Section 8 Receivables	47.00
4828	102 - Section 8 Receivables	214.00
4830	102 - Section 8 Receivables	607.00
4832	102 - Section 8 Receivables	614.00
4833	102 - Section 8 Receivables	871.00
4834	102 - Section 8 Receivables	2,217.66
4836	102 - Section 8 Receivables	708.50
4842	102 - Section 8 Receivables	248.00
4847	102 - Section 8 Receivables	390.00
4849	102 - Section 8 Receivables	732.00
4850	102 - Section 8 Receivables	1,490.00
4851	102 - Section 8 Receivables	672.00
4853	102 - Section 8 Receivables	2,782.00
4854	102 - Section 8 Receivables	723.00
4857	102 - Section 8 Receivables	1,257.00
4858	102 - Section 8 Receivables	949.00
4859	102 - Section 8 Receivables	1,797.00
4860	102 - Section 8 Receivables	1,345.00
4861	102 - Section 8 Receivables	615.00
4867	102 - Section 8 Receivables	1,213.00
4868	102 - Section 8 Receivables	1,074.00
4869	102 - Section 8 Receivables	645.00
4872	102 - Section 8 Receivables	918.00
4873	102 - Section 8 Receivables	1,508.00
4875	102 - Section 8 Receivables	2,013.00
4876	102 - Section 8 Receivables	311.00
4878	102 - Section 8 Receivables	1,502.00
4879	102 - Section 8 Receivables	703.07
4880	102 - Section 8 Receivables	553.00
4881	102 - Section 8 Receivables	640.00
4882	102 - Section 8 Receivables	19,165.27
4883	102 - Section 8 Receivables	497.00
4884	102 - Section 8 Receivables	1,197.00
4885	102 - Section 8 Receivables	181.39
4886	102 - Section 8 Receivables	1,596.00
4887	102 - Section 8 Receivables	1,382.00
4888	102 - Section 8 Receivables	828.00
4889	102 - Section 8 Receivables	2,002.00
4890	102 - Section 8 Receivables	727.00
4892	102 - Section 8 Receivables	928.00
4894	102 - Section 8 Receivables	150.00
4895	102 - Section 8 Receivables	739.00
4897	102 - Section 8 Receivables	609.00
4898	102 - Section 8 Receivables	2,605.00
4900	102 - Section 8 Receivables	270.00
4901	102 - Section 8 Receivables	682.00
4903	102 - Section 8 Receivables	922.00
4904	102 - Section 8 Receivables	479.63
4906	102 - Section 8 Receivables	65.00
4907	102 - Section 8 Receivables	255.00
4911	102 - Section 8 Receivables	1,363.00
4912	102 - Section 8 Receivables	1,062.00
4914	102 - Section 8 Receivables	1,554.00

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE - OFF BALANCES FOR HOUSING VOUCHERS
DEVELOPMENT 102
AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
4915	102 - Section 8 Receivables	1,360.00
4916	102 - Section 8 Receivables	375.00
4917	102 - Section 8 Receivables	1,322.00
4918	102 - Section 8 Receivables	1,561.00
4920	102 - Section 8 Receivables	950.00
4921	102 - Section 8 Receivables	943.00
4922	102 - Section 8 Receivables	49.00
4930	102 - Section 8 Receivables	177.00
4931	102 - Section 8 Receivables	819.00
4932	102 - Section 8 Receivables	798.00
4934	102 - Section 8 Receivables	208.00
4935	102 - Section 8 Receivables	344.00
4937	102 - Section 8 Receivables	933.00
4939	102 - Section 8 Receivables	691.42
4940	102 - Section 8 Receivables	1,360.00
4942	102 - Section 8 Receivables	540.00
4943	102 - Section 8 Receivables	1,383.00
4944	102 - Section 8 Receivables	2,730.00
4945	102 - Section 8 Receivables	1,828.00
4946	102 - Section 8 Receivables	737.00
4947	102 - Section 8 Receivables	495.85
4953	102 - Section 8 Receivables	492.00
4954	102 - Section 8 Receivables	1,528.00
4956	102 - Section 8 Receivables	1,773.00
4960	102 - Section 8 Receivables	1,355.00
4961	102 - Section 8 Receivables	558.00
4962	102 - Section 8 Receivables	1,377.00
4963	102 - Section 8 Receivables	281.00
4964	102 - Section 8 Receivables	562.12
4965	102 - Section 8 Receivables	704.00
4968	102 - Section 8 Receivables	734.00
4972	102 - Section 8 Receivables	368.00
4992	102 - Section 8 Receivables	687.00
4997	102 - Section 8 Receivables	1,287.00
4999	102 - Section 8 Receivables	3,272.00
5134	102 - Section 8 Receivables	664.00
5276	102 - Section 8 Receivables	3,731.00
5333	102 - Section 8 Receivables	97.00
5334	102 - Section 8 Receivables	1,089.00
5366	102 - Section 8 Receivables	153.00
5532	102 - Section 8 Receivables	1,652.00
5534	102 - Section 8 Receivables	192.00
5537	102 - Section 8 Receivables	294.00
5567	102 - Section 8 Receivables	785.00
5574	102 - Section 8 Receivables	178.00
816	102 - Section 8 Receivables	313.00
899	102 - Section 8 Receivables	305.00
977	102 - Section 8 Receivables	1,147.00
TOTAL		277,563.14

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

WRITE - OFF BALANCES FOR HOUSING VOUCHERS

DEVELOPMENT 104

AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
11320	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	107.00
11329	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	350.00
11719	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,226.05
11823	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	414.00
11937	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	379.00
11965	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	834.00
12231	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,506.00
12256	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	96.00
12306	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,220.00
12338	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	948.00
12442	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,565.00
12443	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	103.00
12447	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	7,588.00
12500	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,778.00
12516	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	138.00
12654	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,661.11
12732	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	5,470.00
12955	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,734.00
12968	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	442.00
13115	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	5,444.00
13181	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,462.00
13375	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	9,425.00
13381	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	354.00
13432	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,259.14
13460	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	90.43
13481	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	675.00
13569	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	740.00
13593	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,000.00
13598	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	402.00
13601	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	946.00
13636	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	980.78
13652	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	382.00
13660	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,940.00
13667	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	37.00
13768	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,362.00
13879	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	610.00
14127	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,915.00
14220	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,634.00
14224	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,038.00
14266	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	86.00
14401	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	322.00
14414	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	92.00
14428	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,250.00
14433	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,888.00
14487	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,684.00
14495	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	10,188.00
14718	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	305.00
14787	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,132.00
14853	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,393.00
17071	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	5,496.00
17217	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	9,373.00
19327	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,904.00
20409	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	314.00
20607	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	372.00
21591	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	4,719.00
21739	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,136.00
22453	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,524.00
22537	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,886.00
23881	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	294.00
25541	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,375.00
27021	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,576.00
28584	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	900.00
28769	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,935.74
41104	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,537.00
41323	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	464.00
41771	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	868.00
42068	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	865.00
42128	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,124.00

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

WRITE - OFF BALANCES FOR HOUSING VOUCHERS

DEVELOPMENT 104

AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
42523	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,728.00
43349	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,463.00
43383	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	4,540.00
43495	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,208.00
43550	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,036.00
43594	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	454.65
43598	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	818.00
43608	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	730.00
43865	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	514.00
44270	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,075.00
44412	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,732.00
44425	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,358.00
44959	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,264.00
45095	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	5,252.00
45191	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,215.00
45264	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	241.00
45479	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	130.00
45626	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	848.00
45797	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	4,888.00
45957	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	809.00
46057	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,894.00
46073	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	894.00
46080	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	190.00
46143	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,232.00
46152	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	469.00
46485	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,156.00
47170	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	76.00
4736	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	303.93
4926	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,776.30
4995	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	5,813.00
5386	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	5,456.00
5571	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,489.74
5603	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,100.00
5665	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,418.00
5747	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,761.00
5781	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	624.68
5805	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,514.70
5823	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	540.00
5863	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,237.00
6144	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	144.00
6210	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	504.00
6223	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,666.50
6559	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	2,744.00
6621	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	654.00
6763	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	420.00
6813	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	4,800.00
7029	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	133.00
7053	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	714.00
7312	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	240.00
7330	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	600.00
7389	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	810.00
7405	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	594.00
7484	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,684.00
7510	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	4,053.00
7548	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	368.00
7556	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	3,489.41
7613	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,950.00
8442	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	598.00
8549	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	1,465.00
8643	104 - SECTION 8 TENANT FRAUD (UNREPORTED INCOME) RECEIVABLES	581.00
TOTAL		241,719.16

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

WRITE - OFF BALANCES FOR HOUSING VOUCHERS

DEVELOPMENT 105

AS OF JUNE 30 2025

CUSTOMER ID	DEVELOPMENT	AMOUNT
11898	105 - SECTION 8 HAP RECEIVABLES	106,553.30
12177	105 - SECTION 8 HAP RECEIVABLES	17,696.42
12331	105 - SECTION 8 HAP RECEIVABLES	450.00
12332	105 - SECTION 8 HAP RECEIVABLES	3,987.00
12333	105 - SECTION 8 HAP RECEIVABLES	110.00
12334	105 - SECTION 8 HAP RECEIVABLES	1,200.00
12348	105 - SECTION 8 HAP RECEIVABLES	427.00
12490	105 - SECTION 8 HAP RECEIVABLES	2,086.00
12585	105 - SECTION 8 HAP RECEIVABLES	498.00
12628	105 - SECTION 8 HAP RECEIVABLES	2,745.00
12680	105 - SECTION 8 HAP RECEIVABLES	187.00
12921	105 - SECTION 8 HAP RECEIVABLES	1,073.00
12923	105 - SECTION 8 HAP RECEIVABLES	399.00
12928	105 - SECTION 8 HAP RECEIVABLES	1,544.00
13265	105 - SECTION 8 HAP RECEIVABLES	273.00
13454	105 - SECTION 8 HAP RECEIVABLES	240.00
13569	105 - SECTION 8 HAP RECEIVABLES	420.00
13635	105 - SECTION 8 HAP RECEIVABLES	100.00
13670	105 - SECTION 8 HAP RECEIVABLES	1,142.00
13703	105 - SECTION 8 HAP RECEIVABLES	4,245.00
13705	105 - SECTION 8 HAP RECEIVABLES	4,718.00
13727	105 - SECTION 8 HAP RECEIVABLES	2,133.29
13747	105 - SECTION 8 HAP RECEIVABLES	1,862.00
13758	105 - SECTION 8 HAP RECEIVABLES	286.00
13823	105 - SECTION 8 HAP RECEIVABLES	317.00
13838	105 - SECTION 8 HAP RECEIVABLES	280.00
13840	105 - SECTION 8 HAP RECEIVABLES	3,250.00
13966	105 - SECTION 8 HAP RECEIVABLES	294.00
14127	105 - SECTION 8 HAP RECEIVABLES	9,205.00
14128	105 - SECTION 8 HAP RECEIVABLES	1,908.00
14165	105 - SECTION 8 HAP RECEIVABLES	236.00
14166	105 - SECTION 8 HAP RECEIVABLES	5,249.00
14251	105 - SECTION 8 HAP RECEIVABLES	1,971.00
14320	105 - SECTION 8 HAP RECEIVABLES	528.00
14429	105 - SECTION 8 HAP RECEIVABLES	214.00
14437	105 - SECTION 8 HAP RECEIVABLES	824.00
14468	105 - SECTION 8 HAP RECEIVABLES	2,412.00
14610	105 - SECTION 8 HAP RECEIVABLES	1,039.00
14616	105 - SECTION 8 HAP RECEIVABLES	860.00
14676	105 - SECTION 8 HAP RECEIVABLES	248.00
14698	105 - SECTION 8 HAP RECEIVABLES	404.00
14857	105 - SECTION 8 HAP RECEIVABLES	1,491.00
14891	105 - SECTION 8 HAP RECEIVABLES	221.00
29073	105 - SECTION 8 HAP RECEIVABLES	555.00
29621	105 - SECTION 8 HAP RECEIVABLES	2,398.00
31018	105 - SECTION 8 HAP RECEIVABLES	366.00
35391	105 - SECTION 8 HAP RECEIVABLES	728.00
405	105 - SECTION 8 HAP RECEIVABLES	23,110.48
42240	105 - SECTION 8 HAP RECEIVABLES	1,958.00
4840	105 - SECTION 8 HAP RECEIVABLES	207.00
5533	105 - SECTION 8 HAP RECEIVABLES	210.00
6538	105 - SECTION 8 HAP RECEIVABLES	56,840.00
7054	105 - SECTION 8 HAP RECEIVABLES	1,218.00
TOTAL		272,916.49

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-026**

Moved By:

Seconded By:

Resolution Approving the Public Housing Agency (PHA) Annual Plans (CY2025/FY2026) for the Public Housing and the Section 8 Housing Choice Voucher Programs and Approving the Capital Fund Program (CFP) Five-Year Action Plan (2025-2029)

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 mandates the Guam Housing and Urban Renewal Authority to develop and submit a Public Housing Agency (PHA) Annual Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, Section 9 of the U.S. Housing Act of 1937 is the statutory basis for the Public Housing Capital Fund Program (CFP) as created as part of the Quality Housing and Work Responsibility Act (QHWRA) of 1998; and

WHEREAS, the PHA Annual Plans for the Public Housing and the Section 8 Housing Choice Voucher Programs are comprehensive guides to the Authority's policies, programs, operations, and strategies and progress for meeting the local housing needs and goals for implementation for the upcoming fiscal year; and

WHEREAS, the CFP Five-Year Action Plan outlines the capital improvement projects to be undertaken within the five years. The capital improvements are necessary activities to ensure the long-term physical and social viability of the Authority's public housing developments; and

WHEREAS, the goals and objectives of the PHA Annual Plans (CY2025/FY2026) and the CFP Five-Year Action Plan are consistent with Guam's Five-Year Consolidated Plan, which identifies and prioritizes the housing and community development needs of Guam; and

WHEREAS, the PHA Annual Plans were prepared with the PHA Plan requirements 24 CFR Part 903; and the CFP Five-Year Plan was prepared with the Capital Fund Program requirements 24 CFR Part 905; now, therefore, be it

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority hereby approves the Public Housing Agency (PHA) Annual Plans (CY2025/FY2026) for the Public Housing and the Section 8 Housing Choice Voucher Programs and the Capital Fund Program (CFP) Five-Year Action Plan (2025-2029).

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JULY 08, 2025
PASSED BY THE FOLLOWING VOTES:
AYES:
NAYES:
ABSENT:
ABSTAINED:

(S E A L)

I 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 **July 08, 2025**.

ELIZABETH F. NAPOLI
Board Secretary / Executive Director



**GUAM'S
ANNUAL PHA PLAN
(CY2025/FY2026)
FOR THE PUBLIC HOUSING
AND THE
SECTION 8 HOUSING CHOICE
VOUCHER PROGRAMS**

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Guam Housing & Urban Renewal Authority</u> PHA Code: <u>G0901</u> PHA Type: ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>2651</u> Total Combined <u>2651</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans How the public can access this PHA Plan: The Annual PHA Plan (CY2025) FY2026 for the Public Housing and Section 8 Housing Choice Voucher Programs were made available to the public for review and comment via (1) electronically on GHURA's website at www.ghura.org, and (2) hard copies located at GHURA's main office lobby, the AMP Site Base offices, and the Guma Trankilidat office. Inquiries were sent to Ms. Philly San Nicolas, Property Site Manager, via her email address, phillysn@ghura.org, or contacted via phone at (671) 475-1394. Residents were requested to contact their respective Site-Based Office for an appointment to review the Annual PHA Plans (CY2025) FY2026 for both the Public Housing and Section 8 HCV Programs and the CFP Action Plan. The contact information is as follows: • GHURA Main Office: (671) 475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910 • AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910 • AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915 • AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915 • AMP4: (671) 475-1395, 27 Doni Lane, Toto Gardens, Toto, Guam 96910 • Guma Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913 • Section 8 FSS Coordinators: (671) 475-1333 or (671) 475-1339 ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th data-bbox="248 1822 524 1892" rowspan="2">Participating PHAs</th> <th data-bbox="524 1822 646 1892" rowspan="2">PHA Code</th> <th data-bbox="646 1822 922 1892" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="922 1822 1218 1892" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1218 1822 1336 1892">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1218 1864 1336 1892">PH</th> <th data-bbox="1336 1864 1463 1892">HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												

B.	Plan Elements.
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions ☒ ☐ Financial Resources. ☒ ☐ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☒ ☐ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Financial Resources. (1) January 21, 2025: GQ901 was awarded 24 Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) vouchers and funding under Notice PIH 2024-18. These vouchers are to be administered in partnership with the Department of Veterans Affairs (VA) Medical Center to serve veterans in Guam. Effective Date of these vouchers are July 1, 2025. (2) April 16, 2024: GQ901 was awarded \$24,263 in additional Administrative Fees for the HUD-VASH program [PIH 2024-10 (HA)]. This administrative fee funding must be used exclusively to support the HUD-VASH program for two purposes: (a) costs incurred by a PHA in carrying out administrative responsibilities under the program and (b) other eligible expenses in administering the program which are described in Section 3 of Notice PIH 2022-18. Use of Housing Choice Voucher (HCV) and Mainstream Voucher Administrative Fees for Other Expenses to Assist Families to Lease Units. GHURA will utilize this administrative fees for the 24 VASH vouchers that were recently awarded to assist veterans secure permanent housing in the private market. This additional administrative funding cannot be used for the repayment of debts, or any amounts owed to HUD or program participants including, but not limited to, Office of Inspector General (OIG), Quality Assurance Division (QAD) or other monitoring review findings. (3) GHURA was notified of receiving additional service fee funds for the Emergency Housing Voucher (EHV) program in a total of \$128,898.67. This service fee funding must be used exclusively to support the EHV program and GHURA will apply these additional funds for (a) security deposits, (b) utility deposits, (c) utility arrears to facilitate leasing, and (d) rental arrear assistance to the a private landlord but only if the rental arrear is a barrier to leasing the EHV unit. GHURA may not use the EHV services fee for debts owed by the family to the PHA, another PHA, or a closely-associated entity affiliated with the PHA, or any other financial assistance for rental/utility arrears. Rent Determination. FY2025 Payment Standard Resolution is attached. Substantial Deviation. See attachment for Section 8 HCV Administrative Plan approval and summary of revisions. The plan can be viewed at www.ghura.org. DEFINITION OF SIGNIFICANT AMENDMENT OR MODIFICATION AND SUBSTANTIAL DEVIATION PUBLIC HOUSING AGENCY (PHA) PLAN The Guam Housing and Urban Renewal Authority (GHURA) considers a Significant Amendment or Modification and Substantial Deviation to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or modification or substantial deviation will require the Authority to submit a revised PHA Plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as: ➤ Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives. ➤ A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events. ➤ A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program. ➤ A substantial deviation does not include any changes in the U.S. Department of Housing and Urban Development (HUD) rules and regulations, which require or prohibit changes to activities listed in the PHA. ➤ A Significant Amendment or Modification or Substantial Deviation to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan. (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See attachment.

	PHA Information.
	PHA Name: <u>GUAM HOUSING AND URBAN RENEWAL AUTHORITY</u> PHA Code: <u>G0901</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning (MM/YYYY): <u>10/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs): <u>2,753</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission
B.3	* B.3 Progress Report. Progress Report is based off of the goals and objectives from GHURA's 5year PHA Plan that pertains only to the Section 8 (HCV) Division. Goal 1: Maximize the current resources for housing programs Objective 2: Continue to maintain occupancy at no less than 100% each fiscal year for Section 8 program. Housing Choice Voucher (HCV) Program Guam has 2,128 Housing Choice Vouchers with 2,078 leased. The program provides rental assistance to very low-income families in the private rental market. At the end of 2024, Section 8 exhausted the waiting list that was compiled in 2022. In efforts to establish the next Section 8 two-year waiting list, the Section 8 HCV Program Waiting List Lottery opened for one week only from January 06-13, 2025. Applicants applied online and the Electronic Lottery System randomly selected 1,800 applicants out of 3,748 applications that were received during that one-week period. Currently 98% leased. Project-Based Voucher (PBV) Program – Elderly Population Guam has 112 Project-based Elderly Program vouchers with 109 leased. The Section 8 Project-Based Voucher Program is a rental housing assistance program for elderly families. Unlike the Section 8 tenant-based program, the Project-Based subsidy is attached to specific units, the assistance does not move with the family. Under this program, there are 112 units that are subsidized at the Summer Town Estates in Dededo. Currently 99% leased. HUD-Veterans Affairs Supportive Housing Program (VASH) Guam has 76 HUD-VASH vouchers with 58 leased. In Guam's efforts to help our homeless veterans and their families afford decent, safe, and sanitary housing, GHURA has applied for additional VASH vouchers and was recently awarded 25 HUD-VASH vouchers, allowing the Section 8 Division a total of 101 HUD-VASH vouchers. GHURA also was recently awarded \$24,263 in HUD-VASH Administrative Fees. The additional administrative fees will be available for veterans entering the HUD-VASH program to assist in leasing activities in accordance to Notice PIH 2024-10 (HA). Newly awarded vouchers will take into effect on July 1, 2025. GHURA continues to support this population and works diligently with our Veterans Affairs partners to ensure our veterans are given the opportunity to receive housing rental assistance in Guam's private market communities. Currently 76% leased. Mainstream (MS) Vouchers Guam was awarded 11 Mainstream Housing Program vouchers in 2018, an additional 4 in August 2020, and an additional 15 in January 2023, totaling 30 vouchers with 26 leased. These vouchers assist non-elderly persons between the ages of 18-61 with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. Currently 87% leased. Non-Elderly Disabled (NED) Program Guam currently has 175 NED vouchers with 167 leased. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled. Currently 95% leased. Family Unification Program (FUP) Guam has 130 FUP vouchers with 116 leased. FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement (1) of the family's child or children, in out-of-home care, and (2) of the delay in discharge of child or children, to the family from out-of-home care. This program also includes an 18-month voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Currently 89% leased. Emergency Housing Voucher (EHV) Program In July 2021, GHURA implemented its first Emergency Housing Vouchers Program. GHURA was awarded 87 vouchers to assist homeless families with 79 active vouchers. The EHV Program was funded through the American Rescue Plan Act of 2021 (P.L. 117-2) and the purpose of the program was to assist individuals and families who were experiencing homelessness, at risk of experiencing homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability (Notice PIH 2021-15 (HA)). In accordance with Notice PIH 2023-14 (HA), the EHV Program details the statutory restriction of prohibiting the reissuance of turnover EHV's after September 30, 2023. The termination of vouchers upon turnover provision does not impact an individual or family's ability to continue receiving EHV assistance. Funds appropriated for the EHV program are available for obligation by HUD until September 30, 2030, per 31 U.S.C. 1552. Currently 94% leased. Goal 3: Maintain High Performer status under Section 8 Management Assessment Program (SEMAP). Objective 1: Continue to maintain High Performer status under SEMAP. In November 2024, the Section 8 Division completed the Section 8 Management Assessment Program (SEMAP) certification for the Guam Housing and Urban Renewal Authority. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs. GHURA Section 8's final SEMAP score for the fiscal year ending on 9/30/24 was 140, overall performance rating is High. Below is a table scoring each indicator. Indicators 7 and 15 are not applicable to Guam.

The Guam Housing and Urban Renewal Authority final SEMAP score for the fiscal year ended 9/30/2024 is 140. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	NA
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	10
Indicator	15	Deconcentration Bonus	0

Your overall performance rating is High.

Goal 4: Improve the Quality of Assisted Housing

Objective 1: Annually assess and update the policies regarding the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative (Admin) Plan to implement any new statutory or regulatory requirements.

The Section 8 Administrative (Admin) Plan are the Authority's written statements of policies used to carry out the housing programs in accordance with federal law and regulations, and HUD requirements. The Section 8 Admin Plan was updated in October 2024. Request for Public Comment was advertised eight times during the time frame of June 20 – August 15, 2024 through newspaper media outlets with Public Comments accepted from July 8, 2024 through August 22, 2024. A Public Hearing was scheduled on August 27, 2024 for general public to question or comment on the revisions.

The Section 8 Administrative Plan establishes local policies for the administration of the Section 8 Housing Choice Voucher Program in accordance with requirements prescribed HUD and 24 CFR 982.54(a) the passage of the Housing Opportunity Through Modernization Act (HOTMA) of 2016 (P.L. 114-201). Policy modifications to the Housing Act are relevant to asset and income calculations; deductions and expenses; applicable Fair Housing and Civil Rights requirements; household composition; income (types and sources); income exclusions; inflationary adjustments; interim adjustments; and verifications. The revisions to the administrative plan policies consist of both mandatory and discretionary policies that are necessary to ensure access to fair and equal housing for all. GHURA's Board of Commissioners approved and adopted GHURA's revised Section 8 HCV Administrative Plan on November 12, 2024. GHURA's Section 8 Admin Plan can be viewed at GHURA's website, www.ghura.org

Objective 3: Evaluate internal procedures to minimize fraud within the Housing Authority programs.

The Section 8 Division continues the following activities to minimize fraud:

- 1 Interview families
- 2 Quality Control processes
- 3 Third-party verifications
- 4 SEMAP indicator review processes

Goal 6: Encourage Self-Sufficiency

Objective 1: Establish and maintain relationships with community partners for educational, child care, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.

GHURA's Family Self-Sufficiency (FSS) Program Coordinators champion for participating families by delivering a variety of supportive services to include education, employment, financial literacy, homeownership, health and childcare, and other opportunities to promote self-sufficiency. They remain resolute in exploring new and expanded ways to enhance the services they provide. FSS Program Coordinators continue to pursue and implement innovative approaches to ensure continuity of critical services to FSS participants.

During the past year, FSS Coordinators supported 182 program participants and their families, and currently serves 140 active members. Of those members, 61% of HCV families and 76% of Public Housing families hold escrow savings

FSS Coordinators consistently implement best practices for remote services when needed, to better accommodate participants' work schedules. By utilizing platforms such as virtual enrollments, one-to-one meetings, workshops, group discussions, email, and phone outreach, Coordinators maintain consistent communication and sustained interest, ensuring participants remain engaged and motivated as they work toward achieving their goals.

To further sustain interest and maintain motivation, FSS regularly issues personalized emails and quarterly e-newsletters, covering a wide range of valuable information. These updates highlight escrow earnings and statistics, upcoming events, employment and training opportunities, pathways for further education, tips for maintaining a healthy home and good tenancy, and guidance on preparing for inspections, among other relevant topics. Additionally, the success stories section continues to serve as a source of inspiration, showcasing real-life achievements that motivate participants to strive for progress and reach their goals.

As a HUD approved housing counselling agency, the FSS department continues to expand and improve upon the services it provides to increase financial awareness and help families improve financial literacy. FSS families are connected to free, self-paced, on-demand financial education resources aimed at supplementing both one-to-one and remote coaching. These financial education resources provide hands-on, easy to understand information utilizing engaging videos, articles, and other resources intended to provide practical money management information on budgeting, saving, and (re)building credit.

Objective 5: Continue marketing efforts to develop the Family Self Sufficiency programs.

FSS Coordinators continue to journey onward, ever mindful of providing FSS families with interesting and innovative resources and services essential to their advancement. They remain committed to supporting the delivery of a wide variety of information, assistance, and opportunity to active, previous, and potential FSS families, and continue to pursue new approaches and methods of expanding the services they provide.

Goal 7: Increase assisted housing choices:

Objective 1: Conduct proactive outreach and build relationships with other governmental agencies, landlords, non-profits, and other businesses to partner to increase options for low-income residents.

The Section 8 Division has revived the Landlord Briefing Seminar in February 2024 and is available to all landlords and property managers within GHURA's jurisdiction. The seminar has informational topics to include an overview of the Section 8 Voucher Program, benefits of partnering with Section 8, and landlord responsibilities and requirements to meet standards for a decent, safe, and sanitary unit. This seminar is also utilized to present any updates to the program that will affect the landlords (i.e. NSPIRE module). The seminar is conducted at least once a year and emphasizes on forging partnerships between the landlord, GHURA, and the housing program participants.

Objective 2: Provide information on the feasibility of homeownership, and other affordable housing options to increase the housing choices for public housing residents.

The Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. While the HCV homeownership regulations contemplate a downpayment grant option (where the PHA offers a single downpayment assistance grant to the family instead of a monthly homeownership subsidy), funding has not been appropriated for this purpose and this regulatory provision has never been implemented.

Objective 3: Train and implement Limited English Proficiency (LEP) training with all staff and to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.

Employed a fluent Chuukese staff member to work with clients as an interpreter for major Section 8 program events (i.e. mass screenings) and allow Section 8 participants, where Chuukese is their first language and who are not fluent in English, access to this individual daily to understand the program regulations and family obligations as needed.

Goal 9: Increase customer satisfaction

Objective 1: Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, portals and interactive voice response systems.

The Section 8 (S8) Division will be implementing an online payment system for S8 Landlords to make easy payments as they request for third and fourth inspections, should it be needed. This process will expedite the payments along with allowing S8 Inspectors to respond quicker to schedule re-inspections for these types of requests.

Goal 10: Improve the delivery of housing through cost effective office management and operational efficiency:

Objective 2: Continue to upgrade the computer network infrastructure with faster, more reliable, and redundant connections to increase overall productivity.

Research found that using two screens can improve productivity by an average of 42% across various job types. Constantly switching between documents on a single screen is inefficient. Dual monitors allow employees to view multiple documents or applications simultaneously, providing a comprehensive view of their work without the need to switch back and forth. As a result, the Section 8 (S8) Division implemented a second monitor to staff members in the division to increase productivity as they work through their daily activities.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved Not applicable to Section 8 HCV programs.		
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe: As per GHURA Controller, the Independent Public Audit Report will not available until further notice. This audit is subject to cover fiscal year 2024.		
C.	Other Document and/or Certification Requirements.		
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.		
C.2	Certification by State or Local Officials. <u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.		
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <u>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.		
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ If yes, include Challenged Elements.		
D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1" style="width: 100%;"> <tr> <td> Fair Housing Goal: Provide equal access to assisted housing. <u>Describe fair housing strategies and actions to achieve the goal</u> Undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability. Conduct Education and Testing to Reduce the incidence of Housing Discrimination: GHURA is providing training to landlords, local units of government, property managers, GHURA staff, the general public, and other housing partners in fair housing law and practice to reduce the incidence of housing discrimination in Guam. Disseminate fair housing rights materials including information related to sexual harassment to all households receiving assistance through GHURA's Public Housing and Housing Choice Voucher Programs. Additionally, distribute fair housing materials to landlords participating in the HCV Program. Conduct activities to affirmatively further fair housing. </td> </tr> <tr> <td> Fair Housing Goal: Provide Limited English Proficiency (LEP) training and service. <u>Describe fair housing strategies and actions to achieve the goal</u> Train and implement Limited English Proficiency (LEP) training with all staff and to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws. </td> </tr> </table>	Fair Housing Goal: Provide equal access to assisted housing. <u>Describe fair housing strategies and actions to achieve the goal</u> Undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability. Conduct Education and Testing to Reduce the incidence of Housing Discrimination: GHURA is providing training to landlords, local units of government, property managers, GHURA staff, the general public, and other housing partners in fair housing law and practice to reduce the incidence of housing discrimination in Guam. Disseminate fair housing rights materials including information related to sexual harassment to all households receiving assistance through GHURA's Public Housing and Housing Choice Voucher Programs. Additionally, distribute fair housing materials to landlords participating in the HCV Program. Conduct activities to affirmatively further fair housing.	Fair Housing Goal: Provide Limited English Proficiency (LEP) training and service. <u>Describe fair housing strategies and actions to achieve the goal</u> Train and implement Limited English Proficiency (LEP) training with all staff and to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
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Form identification: GQ901-Guam Housing & Urban Renewal Authority Form HUD-50075-HP (Form ID - 3853) printed by Nicole Alejandro in HUD Secure Systems/Public Housing Portal at 04/06/2025 06:15PM EST

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-007(A)**

Moved by: EMILIA F. RICE

Seconded by: KARL E. CORPUS

RESOLUTION APPROVING FISCAL YEAR 2025 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS (UPDATED)

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); and

WHEREAS, 24 CFR 982.505 requires GHURA to utilize the Payment Standards Schedule to calculate the maximum monthly housing assistance payment for the participant family under the Section 8 HCV Program. *When utilizing the Payment Standard for the family, it 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; and*

WHEREAS, with exceptions to HUD-approved waivers and reasonable accommodations for persons with disabilities, 24 CFR 985.3(i) requires Public Housing Agencies to review and adjust its voucher payment standard amounts annually, 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 2025 FMR for each unit size below has increased as much as 4 percent. The FY2025 Payment Standards are based on the published Fair Market Rent for Guam as illustrated below:

Table 1: Fair Market Rents for 2025 and 2024

FMR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
CY2025	\$1,222	\$1,345	\$1,765	\$2,473	\$2,964	\$3,408	\$3,853
CY2024	\$1206	\$1326	\$1742	\$2455	\$2956	\$3399	\$3841
Difference	\$16	\$19	\$23	\$18	\$8	\$9	\$12

WHEREAS, when establishing the Section 8 payment standards, GHURA considers important factors that normally impact the successful leasing of vouchers.

These factors include:

- The prevailing rental rates in the private rental market
- The cost of basic utilities, such as power, water, sewer, and trash pickup services
- How long it takes families to find a suitable unit
- The number of lapsed vouchers
- The number of failed units
- Shelter burden for the families
- The FY2025 Section 8 Housing Choice Voucher Program budget, and
- The impact of other renters in the private market

For CY2025 the proposed Payment Standards Schedules for each unit size are set at 110 percent, but not more than 120 percent for reasonable accommodation for persons with

disabilities, and VASH participants in accordance with Section 102 (d) of the Housing Opportunity Through Modernization Act of 2016:

Table 2: Proposed 2025 Payment Standards for the regular HCV and Special Purpose Voucher Programs

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,344	\$1,479	\$1,941	\$2,720	\$3,260	\$3,748	\$4,238
110% of FMR	110% of FMR	110% of FMR	110% of FMR	110% of FMR	110% of FMR	110% of FMR

WHEREAS, 24 CFR 982.503(d)(5) permits housing authorities to establish without HUD approval or notification, an exceptional payment standard for participants with a disability and for veterans under the Veteran Affairs Supportive Housing Program. The exceptional payment standards are to provide disabled and VASH participants a fair chance to access and enjoy housing opportunities. The exception payment standard amount for an individual family shall not exceed 120 percent of the applicable FMR.

Table 3: Proposed 2025 Exception Payment Standards for Reasonable Accommodation for persons with disabilities and participants of the Veteran Affairs Supportive Housing Programs

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,466	\$1,614	\$2,118	\$2,967	\$3,556	\$4,089	\$4,623
120% of FMR	120% of FMR	120% of FMR	120% of FMR	120% of FMR	120% of FMR	120% of FMR

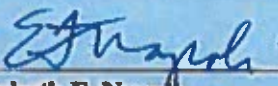
WHEREAS, the approved Payment Standards Schedule shall be applied to HAP contracts effectuated for calendar year 2025; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Authority Board of Commissioners approve the updated Payment Standards for fiscal year 2025.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – DECEMBER 10, 2024
PASSED BY THE FOLLOWING VOTES:**

AYES: John Rivera, Anisia Della, Emilia Rice, Karl Corpus
NAYS: NONE
ABSENT: Nathanael Sanchez, Victor Torres
ABSTAINED: NONE

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 December 10, 2024.


Elizabeth F. Napod
Board Secretary / Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

November 27, 2024

MEMORANDUM

TO: Board of Commissioners
VIA: Elizabeth F. Napoli, Executive Director 
Fernando Esteves, Deputy Director 
FROM: Norma P. San Nicolas, Section 8 Administrator 
SUBJECT: FY2025 Section 8 HCV Payment Standards Amendment

Hafa adai! Please find the attached amended resolution for your review and approval of the updated Section 8 Payment Standards schedule for CY 2025. The payment standards schedule is an internal tool to determine the maximum assistance for eligible families under the Housing Choice Voucher Program. The housing assistance consists of the monthly rental payment to landlords on behalf of the Section 8 participant and the utility allowance necessary to maintain a safe, decent and sanitary condition of the unit. 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**, except for the payment standards established for persons with disabilities and VASH participants per 24 CFR 982.503(d)(5). The Exception Payment Standards schedule **is set at not more than 120 percent of the published FMR**. Adopting higher rent payment standards aims to help ease some of the rental difficulties for persons with disabilities.

Upon approving RESOLUTION NO. FY2025-007, we discovered a rounding issue on multiple payment standard amounts which exceeded 110 percent. In accordance with 24 CFR 982.503, GHURA must not exceed 110 percent of the Fair Market Rent (FMR) in the PHA's jurisdiction, and not exceed 120 percent for the Exception Payment Standard, which is why it is a necessity to update the payment standard to be in compliance with this regulation. The following tables outline the updates to the (1) Regular Payment Standard and to the (2) Exception Payment Standard schedules for CY2025.

2025 Payment Standards for the regular HCV and Special Purpose Voucher Programs

The payment standard schedule has been updated to comply with 24 CFR 982.503 where the amount must be between 90 percent and 110 percent. Updates can be found in blue in the table below. For 1-bedroom, 2-bedroom, 5-bedroom, and 6-bedroom units, each payment standard amount has decreased by one dollar from the amount that was published in RESOLUTION NO. FY2025-007.

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,344	\$1,479	\$1,941	\$2,720	\$3,260	\$3,748	\$4,238
110%	110%	110%	110%	110%	110%	110%

2025 Exception Payment Standards for Reasonable Accommodation for persons with disabilities and participants of the Veteran Affairs Supportive Housing Programs

The payment standard schedule has been updated to comply with 24 CFR 982.503(d)(5) where the amount must not exceed 120 percent. Updates can be found in blue in the table below. For 3-bedroom, 4-bedroom, 5-bedroom, and 6-bedroom units, each payment standard amount has decreased by one dollar from the amount that was published in RESOLUTION NO. FY2025-007.

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,466	\$1,614	\$2,118	\$2,967	\$3,556	\$4,089	\$4,623
120%	120%	120%	120%	120%	120%	120%

The attached amended Resolution requires your review, approval, and adoption of the 2025 Payment Standards. Adopting the amended Resolution with the updated payment standards will ensure GHURA's compliance with 24 CFR 982.503 and 24 CFR 985.3. Should you have any questions regarding the payment standards, please do not hesitate to consult me. Thank you for your continued support of the Section 8 Housing Choice Voucher Program.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-005**

Moved by: VICTOR R. TORRES

Seconded by: EMILIA F. RICE

**RESOLUTION TO ADOPT THE REVISED HOUSING CHOICE VOUCHER PROGRAM
ADMINISTRATIVE PLAN THAT INCLUDES CHANGES MANDATED BY THE HOUSING
OPPORTUNITIES THROUGH MODERNIZATION ACT (HOTMA) OF 2016**

WHEREAS, 24 CFR Part 982.54(a) requires Public Housing Agencies with a Section 8 Program to adopt a written Administrative Plan that establishes local policies for the administration of the Section 8 Housing Choice Voucher Program in accordance with requirements prescribed by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, 24 CFR 982.54(a) further states that the Administrative Plan and any revisions of the plan must be formally adopted by the PHA's Board of Commissioners; and 24 CFR 982.54 (c) mandates all housing Authorities to administer the Section 8 Housing Choice Voucher Program in accordance with the Administrative Plan; and

WHEREAS, the passage of the Housing Opportunity Through Modernization Act of 2016 (P.L.114-201), included requirements that made significant changes to the United States Housing Act of 1937, and HUD promulgating mandates for PHAs to revise their HCV Administrative Plan and implement new regulatory changes in accordance with sections 102 and 104 of the law; and

WHEREAS, policy modifications to the Housing Act are relevant to asset and income calculations; deductions and expenses; applicable Fair Housing and Civil Rights requirements; household composition; income (types and sources); income exclusions, inflationary adjustments, interim adjustments, and verifications.

WHEREAS, the revisions to the administrative plan policies for adoption here within, consist of both mandatory and discretionary policies that are necessary to ensure access to fair and equal housing for all; and therefore, be it

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) hereby approves and adopts the revised Section 8 Administrative Plan.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM - NOVEMBER 12, 2024
PASSED BY THE FOLLOWING VOTES:**

AYES:	Nathanael Sanchez, Emilia Rice, Victor Torres, Karl Corpus
NAYES:	NONE
ABSENT:	John Rivera, Anisia Della
ABSTAINED:	NONE

(SEAL)

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board Of Commissioners on November 12, 2024.



ELIZABETH F. NAPOLI
Board Secretary / Executive Director

November 4, 2024

MEMORANDUM

TO: GHURA Board of Commissioners
VIA: Elizabeth F. Napoli, Deputy Director 
Fernando Esteves, Deputy Director
FROM: Norma San Nicolas, Section 8 Administrator 
SUBJECT: Request for Approval and Adoption of GHURA's Revised Section 8
HCV Administrative Plan

Hafa adai! I have attached GHURA's Housing Choice Voucher Program (HCV) Administrative Plan with this memorandum for your review and approval. The Administrative Plan has been updated to comply with sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) of 2016. The 2016 public law made significant changes to the United States Housing Act of 1937, with HUD promulgating and releasing mandates to public housing agencies to adopt and implement the changes on or before January 1, 2025. The updated plan has gone through the required 45-day public comment period and public hearing. As such, GHURA did not receive any public input.

Some of the significant changes to the plan involved

- how assets and income must be calculated and verified,
- the types of income inclusions and exclusions that must be considered,
- types of deductions and expenses to be taken into account during determining adjustments,
- implementing applicable Fair Housing and Civil Rights requirements,
- how to handle changes involving the family's household composition,
- applying inflationary adjustments as necessary,
- changes to interim re-examination process, and
- HUD has also updated certain forms that families must complete before admission and during the re-examination period. (Please see the list of examples of modifications summarized for your review.)

The Section 8 team is working diligently to ensure accurate and timely services for our families. We believe upholding program integrity and maintaining compliance with HUD requirements is key to meeting this goal. Therefore, your review and favorable approval of the Administrative Plan is very important. Should you have any questions, please feel free to consult me. Thank you.

**NEW HOTMA REQUIREMENTS
EXAMPLES OF SIGNIFICANT CHANGES**

CHANGE	SUMMARY
Asset Limitation	• The family is considered out of compliance if their asset exceeds \$100,000. • GHURA may accept a self-certification if the family's net assets do not exceed \$50,000 (after adjusting for inflation). • Assets disposed of for less than 2 years preceding the date of the HCV application for admission or reexamination shall be treated as such, where the difference in value between the sold price and the fair market value must be included as part of the family's net assets. • If the family has real property in which they have a legal interest and can occupy, they are considered out of compliance. Exemptions to this requirement include having no legal interest in the property, having no legal rights to reside or occupy the property, or having no legal rights to sell it.
Calculating Income	• GHURA must anticipate the family's Income for the next 12 months, using the pre-HOTMA process to calculate Income. • Annual reexamination: GHURA may use "safe harbor" income verification from another federal means-tested program. • GHURA must review the EIV income report within 120 days of the effective date.
Deductions and Expenses	• GHURA must consider mandatory deductions when determining the family's annual Income. • Effective January 1, 2024, the dependent deduction of \$480 will increase annually to the next multiple of \$25. • The elderly and disabled adjustment has changed from \$400 to \$525 and will increase annually by a multiple of \$25. • Unreimbursed health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses deductions that exceed 10% of the family's annual Income can be deducted from yearly Income instead of the 3 % threshold. • Childcare expenses deduction may be deducted from the family's annual Income if necessary to enable a family member to be employed.
Fair Housing and Civil Rights	• HOTMA did not revise existing Fair Housing or Civil Rights requirements, but PHAs are reminded to follow all applicable nondiscrimination and equal opportunity requirements.
Household Composition	• The definition of family was revised to include "single" person as (1) an eligible youth who has attained 18 years of age and not more than 24 years of age; (2) or one who has left foster care within 90 days per section 475(5)(H) of the Social Security Act; (3) is homeless or at risk of being homeless at age 16 or older. • A foster child or foster adult is defined as a member of a household and shall be considered when determining the subsidy level. • The Foster adults and children (ren) shall be considered household members.
Annual Income	• Annual Income must include all amounts "received" from all sources by each member. • Earned Income is now defined as wages, tips, salaries, other employee compensation, and net Income from self-employment. It does not include any pension or annuity, transfer payments, welfare assistance, or other governmental subsidies. • HUD will publish new passbook rates annually.
Income Exclusions	• The nonrecurring income exclusion replaces the former exclusion for temporary, nonrecurring, and sporadic Income. The definition of excluded

	Income is narrowed. For example, Income from an independent contractor, day laborer, or seasonal worker is no longer excluded.
Inflationary Adjustment	• HUD will publish the eight inflation-adjusted items annually by September 1. The eight items include eligibility restrictions on net assets, a threshold above inputted Income, a threshold above the total value of non-necessary personal property, the amount of net assets, a mandatory deduction for dependents, older people, and people with disabilities, an income exclusion for earned Income of dependent full-time students, and adoption assistance.
Interim Reexamination	• GHURA may decline to process an interim adjustment if the family's Income decrease is less than 10 percent. • GHURA may not consider any increases in earned Income when estimating whether the family's adjusted Income has increased unless the family has previously received an interim reduction during the same reexamination cycle.
Verification	• All applicants must sign the consent form at admission, and participants must sign it (9886-A) by their next interim or regularly scheduled income reexamination. After that, they do not need to sign subsequent consent forms at the next reexamination, except when any person turns 18 or becomes a household member, or as required by HUD or the PHA. • The executed consent forms shall remain effective until the family is denied assistance, the assistance is terminated, or the family provides a written notification to revoke the consent; however, revoking the consent shall mean denial or termination of the family's assistance. • GHURA may choose to use EIV to verify a family's employment or Safe Harbor to verify the family's income and eligibility.



CAPITAL FUND PROGRAM (CFP) FIVE-YEAR ACTION PLAN (2025-2029)

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Guam Housing & Urban Renewal Authority</u> PHA Code: <u>GQ001</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY) <u>10/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>750</u> Number of Housing Choice Vouchers (HCVs) <u>0</u> Total Combined Units/Vouchers <u>750</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. How the public can access this PHA Plan: The Annual PHA Plan (CY2025) FY2026 for the Public Housing and Section 8 Housing Choice Voucher Programs were made available to the public for review and comment via (1) electronically on GHURA's website at www.ghura.org, and (2) hard copies located at GHURA's main office lobby, the AMP Site Base offices, and the Guma Trankilidat office. Inquiries were sent to Ms. Philly San Nicolas, Property Site Manager, via her email address, phillysn@ghura.org, or contacted via phone at (671) 475-1394. Residents were requested to contact their respective Site-Based Office for an appointment to review the Annual PHA Plans (CY2025) FY2026 for both the Public Housing and Section 8 HCV Programs and the CFP Action Plan. The contact information is as follows • GHURA Main Office: (671) 475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910 • AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910 • AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915 • AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915 • AMP4: (671) 475-1395, 27 Doni Lane, Toto Gardens, Toto, Guam 96910 • Guma Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913 • Section 8 FSS Coordinators: (671) 475-1333 or (671) 475-1339 ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th data-bbox="196 1877 500 1929" rowspan="2">Participating PHAs</th> <th data-bbox="500 1877 633 1929" rowspan="2">PHA Code</th> <th data-bbox="633 1877 935 1929" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="935 1877 1252 1929" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1252 1877 1524 1929">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1252 1929 1385 1971">PH</th> <th data-bbox="1385 1929 1524 1971">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="196 1929 500 1971"> </td> <td data-bbox="500 1929 633 1971"> </td> <td data-bbox="633 1929 935 1971"> </td> <td data-bbox="935 1929 1252 1971"> </td> <td data-bbox="1252 1929 1385 1971"> </td> <td data-bbox="1385 1929 1524 1971"> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. B.1 Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? <table border="0"> <thead> <tr> <th>Y</th> <th>N</th> <th></th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Financial Resources</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Rent Determination</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Operation and Management</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Grievance Procedures</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Homeownership Programs</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Community Service and Self-Sufficiency Programs</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Safety and Crime Prevention</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Pet Policy</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Asset Management</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Substantial Deviation</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Significant Amendment/Modification</td> </tr> </tbody> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Financial Resources. Public Housing anticipates receiving funding from the Emergency Safety and Security Grant (ESSG) and the Community Development Block Grant-Disaster Recovery (CDBG-DR). Funds from the ESSG will be used to address safety and security measures within the public housing developments, such as surveillance cameras. Funds from CDBG-DR will be used to address projects relating to the Typhoon Mawar disaster project. Operation and Management. The Public Housing-Asset Management Property will update its Admissions and Continued Occupancy Policy (ACOP) for 2025 to include HOTMA updates. It is anticipated that the ACOP will be adopted in June 2025 after a public comment period and public hearing. No new policies were approved for the fiscal year 2024 for GHURA's operation and management. However, GHURA has attached an updated organizational chart and synopsis on GHURA's personnel. ORGANIZATIONAL CHART (ATTACHMENT) OPERATION AND MANAGEMENT (ATTACHMENT) Safety and Crime Prevention. GHURA applied for the FY2025 Emergency Safety and Security Grant. The funding will be used to address high-crime areas affecting AMP 2, AMP3, and AMP4. Substantial Deviation. DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2025 CAPITAL FUND PROGRAM and 2026 PHA PLAN GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as: • Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives • A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events • A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program • A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA • A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan Significant Amendment/Modification Significant Amendment/Modification to Capital Fund Program GHURA considers a "significant amendment/modification" to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a significant amendment/modification: • Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 30% of the total grant (items not included in the current CFP Five-Year Action Plan); and • Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed finance or conversion activities. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. HUD will not consider such changes as a significant amendment. (c) The PHA must submit its Deconcentration Policy for Field Office review.	Y	N		☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs	☐	☒	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions	☒	☐	Financial Resources	☐	☒	Rent Determination	☒	☐	Operation and Management	☐	☒	Grievance Procedures	☐	☒	Homeownership Programs	☐	☒	Community Service and Self-Sufficiency Programs	☒	☐	Safety and Crime Prevention	☐	☒	Pet Policy	☐	☒	Asset Management	☐	☒	Substantial Deviation	☐	☒	Significant Amendment/Modification
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	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan Units with Approved Vacancies for Modernization. Major upgrades are needed to ensure that electrical, plumbing, and other systems function, especially since GHURA's buildings are aging structures. Ongoing renovations to the interior and exterior of the GHURA buildings are needed to keep them structurally sound and in good repair. The CFP Plan includes Unit Modernization as a planned activity. No specific units are listed since units are identified as the unit becomes vacant and determined to be eligible for modernization. GHURA utilizes contractors for projects identified in the CFP Five-Year Action Plan. Projects include the modernization of vacant units to upgrade electrical, plumbing, carpentry, doors, to name a few, fence replacement, basketball court upgrade, typhoon shutter replacement, and drainage correction. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). GHURA has applied for the FY2025 Emergency Safety and Security Grant (ESSG) for AMP 2, AMP 3, and AMP 4. Funds will be used to install surveillance cameras or other measures to deter criminal activities in the developments. GHURA will use its operating reserves to address project-specific activities to maintain the efficient management operations of Public Housing units. Projects being considered are: • Installation of overhead lighting in the elderly unit bedrooms as the unit becomes vacant. GHURA anticipates to use funds from the Community Development Block Grant-Disaster Recovery (CDBG-DR) to address typhoon damages from Typhoon Mawar at the public housing developments. • Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites. • Removal and repair of existing fence and/or installation of new fencing at the AMPs sites. • Installation of bollards to prevent soil erosion and unauthorized resident parking on grass. • Installation of lighting at fence line for security purposes. • Installation of boundary signage where there are no fences to deter residents from trespassing on private properties that border PHA sites. • Purchase and installation of security cameras with security monitoring services. • Pest control/termite treatment in units. • Expansion of office and parking spaces. • Support of resident programs. • Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachments for Community Development, Modernization, and Public Housing.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. CAPITAL FUND PROGRAM, GQ08P00150124, APPROVED ON 8/06/2024.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☐ (b) If yes, please describe: As per the Controller, the Independent Public Audit (IPA) report for FY2024 will not be available until October 2025. It is undetermined at this time if there are any audit findings.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. <u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan.</u> must be submitted by the PHA as an electronic attachment to the PHA Plan
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <u>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,</u> must be submitted by the PHA as an electronic attachment to the PHA Plan
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☒ (b) If yes, please describe:

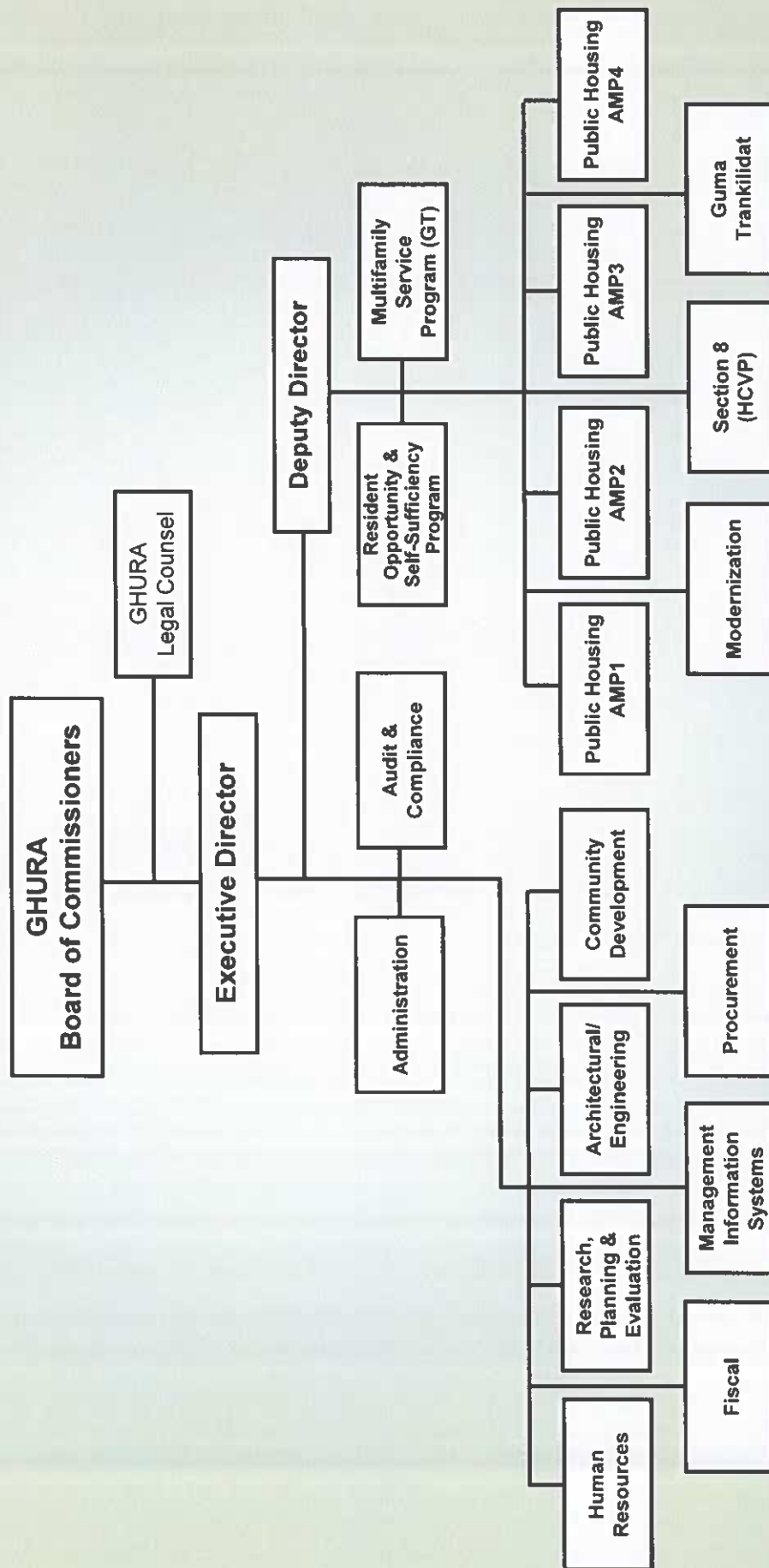
D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1" data-bbox="196 394 1510 1209"> <tr> <td data-bbox="196 394 1510 453">Fair Housing Goal: Ensure equal opportunity and affirmatively further fair housing.</td> </tr> <tr> <td data-bbox="196 453 1510 646"> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Undertake affirmative measures to provide a suitable living environment for families living in public housing, regardless of race, color, religion, national origin, sex, familial status, and disability. </td> </tr> <tr> <td data-bbox="196 646 1510 716">Fair Housing Goal: Increase Fair Housing information on GHURA's website and at physical locations.</td> </tr> <tr> <td data-bbox="196 716 1510 936"> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • Include educational material and resources on our website and promote the use of our website. • Distribute and make available booklets, pamphlets, and other resources to all our physical office locations for our clients. • Design and distribute extensive marketing materials for properties, services and programs to potential clients, with information about GHURA's non-discrimination policy and their right to request a reasonable accommodation for fair access to information and services. </td> </tr> <tr> <td data-bbox="196 936 1510 993">Fair Housing Goal: Create educational opportunities for the community.</td> </tr> <tr> <td data-bbox="196 993 1510 1209"> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • Partner with other agencies in fair housing to host and provide training to landlords, property managers, the general public, and staff to reduce housing discrimination. • Continue to improve the administration of GHURA's Reasonable Accommodation Policy, providing an opportunity for applicants, residents, and program participants with a disability to request an accommodation and/or modification to be able to fully participate in a program, to use and enjoy a dwelling, including public and common use spaces. </td> </tr> </table>	Fair Housing Goal: Ensure equal opportunity and affirmatively further fair housing.	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Undertake affirmative measures to provide a suitable living environment for families living in public housing, regardless of race, color, religion, national origin, sex, familial status, and disability.	Fair Housing Goal: Increase Fair Housing information on GHURA's website and at physical locations.	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • Include educational material and resources on our website and promote the use of our website. • Distribute and make available booklets, pamphlets, and other resources to all our physical office locations for our clients. • Design and distribute extensive marketing materials for properties, services and programs to potential clients, with information about GHURA's non-discrimination policy and their right to request a reasonable accommodation for fair access to information and services.	Fair Housing Goal: Create educational opportunities for the community.	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • Partner with other agencies in fair housing to host and provide training to landlords, property managers, the general public, and staff to reduce housing discrimination. • Continue to improve the administration of GHURA's Reasonable Accommodation Policy, providing an opportunity for applicants, residents, and program participants with a disability to request an accommodation and/or modification to be able to fully participate in a program, to use and enjoy a dwelling, including public and common use spaces.
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<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Undertake affirmative measures to provide a suitable living environment for families living in public housing, regardless of race, color, religion, national origin, sex, familial status, and disability.							
Fair Housing Goal: Increase Fair Housing information on GHURA's website and at physical locations.							
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • Include educational material and resources on our website and promote the use of our website. • Distribute and make available booklets, pamphlets, and other resources to all our physical office locations for our clients. • Design and distribute extensive marketing materials for properties, services and programs to potential clients, with information about GHURA's non-discrimination policy and their right to request a reasonable accommodation for fair access to information and services.							
Fair Housing Goal: Create educational opportunities for the community.							
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • Partner with other agencies in fair housing to host and provide training to landlords, property managers, the general public, and staff to reduce housing discrimination. • Continue to improve the administration of GHURA's Reasonable Accommodation Policy, providing an opportunity for applicants, residents, and program participants with a disability to request an accommodation and/or modification to be able to fully participate in a program, to use and enjoy a dwelling, including public and common use spaces.							

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GUAM HOUSING AND URBAN RENEWAL AUTHORITY

FY2025 ORGANIZATIONAL CHART - Overall



(Revised by new Executive Management -- 01/03/2025)

B.1b OPERATION AND MANAGEMENT – HUMAN RESOURCES

No new policies were approved for the fiscal year 2024 for GHURA's operation and management.

At the end of fiscal year 2024, there were 124 active employees. GHURA has seen an increase in full-time equivalents (FTEs) to support the operational need. At the end of the first quarter of fiscal year 2025, GHURA employed 127 employees.

One of the goals for the Human Resources Division is to provide technical training. A request for proposal has been issued to obtain technical training for the employees under the Section 8 Housing Choice Voucher, Public Housing, and Community Development Programs, to include other divisions in Central Office, Procurement, Modernization, and Engineering. The technical trainings requested will provide a summary report of the training provided and recommendations of pertinent training or resources essential for the job knowledge for each discipline. This summary report will assist the HR Division in establishing future training programs for GHURA employees.

This training enhances the GHURA employees' knowledge of the U.S. Department of Housing and Urban Development's (HUD) initiatives. The HR Division also provides competencies to the Guam Community College

- Organizational chart with the number of employees per division/section.

Number of Employees per Division	
Admin/Exec/Audit & Compliance	6
Human Resources	2
Fiscal	4
Procurement	2
Management Information Systems	4
Community Development	5
Research, Planning, & Evaluation	11
Architectural/Engineering	6
Modernization	4
Section 8	27
Public Housing – AMP#1	12
Public Housing – AMP#2	11
Public Housing – AMP#3	13
Public Housing – AMP#4	18
Guma Trankilidat	2
TOTAL:	127

Units Designated for Elderly or Disabled Families [24 CFR 945]

The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

GHURA Policy

GHURA does not have designated elderly or designated disabled housing.

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

GHURA Policy

GHURA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

GHURA Policy

GHURA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

GHURA Policy

For developments outside the EIR GHURA will take the following actions to provide for deconcentration of poverty and income mixing:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

GHURA Policy

Families will be selected from the waiting list based on preference points. Among applicants with the same preference points, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by GHURA.

When selecting applicants from the waiting list, GHURA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. GHURA will offer the unit to the highest-ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing, and income targeting will also be considered in accordance with HUD requirements and GHURA Policy.

Citizens and Nationals of the United States shall have priority over non-U.S. or Aliens covered under Section 141 of the Compact of Free Association Agreement between the United States and the Marshall Islands, the Federated States of Micronesia, and Palau. GHURA will skip over non-U.S. applicants to select U.S. Citizens/Nationals applicants first. Once all U.S. applicants have been selected from the waiting list, other families will be selected from the waiting list on a first-come, first-served basis according to the date and time their complete application was received by GHURA.



GHURA

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DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION PHA ANNUAL PLAN (CY2025) FY2026 for the PUBLIC HOUSING and SECTION 8 HOUSING CHOICE VOUCHER PROGRAMS and the 2025 CAPITAL FUND PROGRAM

GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-Year Plan or PHA Annual Plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives
- A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events
- A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program
- A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA
- A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan

Significant Amendment/Modification to Capital Fund Program

GHURA considers a "significant amendment/modification" to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a significant amendment/modification:

- Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 30% of the total grant (items not included in the current CFP Five-Year Action Plan); and
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed finance or conversion activities.

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

Version 1.2025

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

B.2b MODERNIZATION GOALS AND OBJECTIVES - ACTIVITIES

Goal 2: Improve the Public Housing Assessment System Score to achieve a high performer score

GHURA continues to obligate 90% or more of the CFP funds as quickly as possible and no later than two years after funds become available.

Goal 4: Improve the Quality of Assisted Housing

- **Objective 5: Renovate or modernize public housing units by (1) implementing the Capital Fund Program 5-Year Action Plan under the available funding, and (2) utilizing contractors for projects presented in the CFP 5-Year Action Plan.**

Major upgrades are needed to ensure that electrical, plumbing, and other systems function, especially since GHURA's buildings are aging structures. Ongoing renovations to the interior and exterior of the GHURA buildings are needed to keep them structurally sound and in good repair. The CFP Plan includes Unit Modernization as a planned activity. No specific units are listed since units are identified as the unit becomes vacant and determined to be eligible for modernization.

GHURA utilizes contractors for projects identified in the CFP Five-Year Action Plan. Projects include the modernization of vacant units to upgrade electrical, plumbing, carpentry, doors, to name a few; fence replacement; basketball court upgrade; typhoon shutter replacement; and drainage correction.

- **Objective 6: Conduct a Green Physical Needs Assessment and Energy Audit every five years to evaluate the existing conditions of the housing stock, including a random selection of units, common areas, offices, site improvements, and program areas.**

On July 23, 2024, Dominion Due Diligence Group was awarded a contract to conduct a Physical Needs Assessment and Energy Audit on GHURA's AMP properties. The project is expected to be completed by July 2025.

D3G inspected selected units, common areas, offices, and sites to determine a long-term schedule and cost for replacing major property components. D3G requested copies of residents' power and water consumption invoices to analyze as part of their data for the Energy Audit report. These were provided to D3G. The project is near completion; D3G will provide a draft report for GHURA's review.

- **Objective 7: Provide radon education to residents and conduct testing at all 750 public housing units.**

GHURA received a \$5 million grant under the Hazard-Related Housing Capital Fund Program to conduct radon testing, mitigation, and education for residents. The grant will also cover the testing and removal of mold and moisture in GHURA's public housing units. Projects are expected to be fully obligated by September 2025.

A Request for Proposal (RFP) will be issued to vendors interested in conducting radon testing at GHURA's public housing units. After testing is near completion, an Invitation for Bid (IFB) will be issued to vendors interested in conducting the radon mitigation.

An Invitation for Bid (IFB) will also be issued to vendors interested in conducting the test and removal of mold and moisture in GHURA's public housing units.

- **Objective 8: Abate or encapsulate lead-based paint, and relocate all families with children under six who are in immediate proximity to lead-based paint to unaffected units.** GHURA will issue a Request for Proposal (RFP) to vendors interested in conducting the abatement or encapsulation of lead-based paint identified in about 77 public housing units. Public housing units have some LBP-affected areas found at the exterior of the units, such as decks and exterior walls. Some public housing units have LBP found in the interior of the units, such as closet walls and jambs.

Goal 5: Provide an improved living environment

- **Objective 1: Implement public housing security improvements, such as increasing lighting, video surveillance, tenant participation with Resident Associations, and crime prevention through environmental design features.**

GHURA received a \$250,000 grant under the Emergency Safety and Security Grant (ESSG) to install surveillance cameras at GHURA's public housing units in high-crime areas. Because the grant is minimal, the funds were geared to one AMP, with the understanding to apply for future funding for the other AMPs. Grant was fully obligated on September 16, 2024, with a full expenditure deadline of September 16, 2025.

On September 16, 2024, California Pacific Technical Services, LLC (dba CalPac) was awarded a contract to install surveillance cameras and equipment at identified locations under the AMP1 Development. CalPac has ordered and received the required equipment for this project; CalPac is waiting for building permit clearance from the Guam Department of Land Management. The MOD division, the AE division, and CalPac will discuss the timelines to complete the project by September 16, 2025, and be fully functional.

- **Objective 5: May apply for grants and other funding sources to provide additional services for public housing programs.**

GHURA has applied for the 2025 Emergency Safety and Security Grant (ESSG) to address security issues at GHURA's AMP 2, AMP 3, and AMP 4 developments. These developments have identified locations where criminal activities, such as vandalism, criminal mischief, and property theft. GHURA will use the funds to install surveillance cameras or increase street lighting.

- **Objective 7: May request extension of grant obligations and expenditure deadlines as it may deem necessary.**

GHURA has submitted its request to extend the CFP GQ08P00150123 grant obligation deadline from February 2025 for another year. GHURA missed its obligation deadline due to Guam's local procurement law requiring proposed projects over \$500,000 to be submitted to the Attorney General's office for review. This process has delayed some projects being scrutinized because of the proposed cost estimate. The delay of one project, Invitation for Bid for the Modernization of 18 vacant units, was under the AG's review; GHURA reverted to canceling the IFB.

According to HUD Honolulu, it will take about four to six months for HUD D.C. to approve the request. GHURA submitted the request in February 2025.

GHURA continues to send out IFBs for modernization work on vacant units and other projects planned in the CFP Five-Year Action Plan. These contracts will be charged to the CFP GQ-50123 grant until fully obligated.

B.3 PUBLIC HOUSING-AMPs GOALS AND OBJECTIVES – ACTIVITIES (Attachment)

Goal 1: Maximize the current resources for housing programs.

*** Objective 1: Maintain occupancy at no less than 97% (adjusted for units in modernization) each fiscal year for Public Housing.**

As of September 30, 2024, GHURA's Public Housing program maintained an occupancy rate of 97% (adjusted for units under modernization).

*** Objective 2: Refer Public Housing vacant units to the Capital Fund Program modernization work item.**

Vacant units that are beyond the capabilities of maintenance and require extensive work were deferred to modernization. Such modernization work included upgrades to electrical panel boxes, bathroom, kitchen, replacing sewer lines, and replacing exterior doors with aluminum, to name a few.

*** Objective 3: Pursue alternative funding for services and projects under Public Housing.**

GHURA did not pursue the Rental Assistance Demonstration Program (RAD) or the Capital Fund Financing Program (CFFP).

GHURA did apply for the Emergency Safety and Security Grant (ESSG) and the Housing Related Hazards Capital Fund Program (HRHCFP). Both grants are part of the Public Housing Capital Fund Program.

- * GHURA received \$250,000 from the ESSG grant. CalPac, Inc. was awarded the contract to install high-definition/LPR cameras and equipment at AMP1 sites with high crime areas.
- * GHURA received \$5 million from the HRHCFP grant. Funds will address the education, training, testing, and mitigation of radon, mold, and moisture in GHURA's public housing units.

*** Objective 4: Utilize Public Housing Operating Reserves to address non-routine maintenance upgrades and provide services for residents.**

GHURA utilized the Public Housing Operating Reserves to upgrade the Resident Services Center at Toto Gardens and other projects that are non-routine upgrades under public housing.

Goal 2: Improve the Public Housing Assessment System Score to achieve a high performer score

*** Objective 1: Increase the Score under the Physical Assessment Subsystem (PASS), Financial Assessment Subsystem (FASS), Management Assessment Subsystem (MASS), and Capital Fund Subsystems (CFSS) of the PHAS.**

GHURA maintained compliance with the new criteria and requirements of the Public Housing Assessment System (PHAS). The Physical Condition Sub-indicator (PASS) incorporated the new inspection criteria, National Standards for the Physical Inspection of Real Estate (NSPIRE). The new NSPIRE model prioritizes health, safety, and functional defects over appearance. It implements inspections that better reflect the physical conditions of the property.

GHURA has not received a PHAS score, Designation Status, or PHA Status for the FY2023 PHA Score Report. For the PASS Score, GHURA rated an overall 28 out of 40 points, as follows:

Development	Unit Count	100-Point Score	40-Point Score
AMP1	158	66c	26.4
AMP2	163	68c*	27.2
AMP3	195	74c*	29.6
AMP4	234	74c	29.6

GHURA has 750 units with an occupancy rate of 97% (adjusted for units in modernization).

GHURA continues to write off bad-debt balances every two to three months. These accounts are submitted to the Guam Department of Revenue and Taxation to garner tax refunds from former residents and other adults with outstanding balances.

Goal 4: Improve the Quality of Assisted Housing

*** Objective 1: Annually assess and update the policies regarding the Public Housing Admissions and Continued Occupancy Policy (ACOP) to implement any new statutory or regulatory requirements.**

The November 2023 ACOP included current mandates, regulations, and policies that directly impact the current administration of the Public Housing Program. GHURA advertised the Notice for Public Comment and Public Hearing from December 18, 2023, through February 2, 2024, regarding updates to the ACOP. A Public Hearing was held on February 2, 2024. The GHURA Board of Commissioners approved the updated ACOP on February 13, 2024. The November 2023 ACOP was submitted to HUD on March 19, 2024.

*** Objective 2: Concentrate on improving the specific management functions by delivering quality customer and maintenance services to public housing residents, implementing preventive maintenance efforts, and reviewing options to ensure the economic viability of GHURA's 750 public housing units.**

GHURA continues to have staff attend trainings in maintenance inspections and customer service. GHURA conducts three types of inspections on our public housing units to ensure the residents live in decent, safe, and sanitary homes. Inspections include Preventive Maintenance, National Standards for the Physical Inspection of Real Estate (NSPIRE), and Housekeeping.

Residents with poor housekeeping are referred to attend the Renter's 101 training. GHURA is taking proactive steps by providing residents with the necessary tools to improve their living conditions.

Goal 6: Encourage Self-Sufficiency

*** Objective 1: Establish and maintain relationships with community partners for educational, child care, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.**

GHURA continues to engage with Non-Profit Organizations (NPO) and Government of Guam agencies, such as the Department of Public Health and Social Services, Guam Community College, and the Department of Youth Affairs, to offer services to our residents. Such services include health fairs, adult education, and financial literacy.

GHURA's Program Coordinator worked alongside these agencies to ensure services were offered at the AMP Sites. The Health Fair at Toto Gardens was a success for the residents who updated their children's immunization shots without waiting at the DPHSS clinic. GCC held an Adult Education class for residents needing to complete their GED certificate. GCC and GHURA received a small grant to provide financial literacy classes to residents requiring budgeting guidance or understanding their budgets.

The Resident Services Center is a central location for NPOs and government agencies to hold trainings and seminars for the residents. Program Coordinators were employed to establish databases for households and the services they would need to build their self-sufficiency. The program coordinators would also work with NPOs and government agencies to obtain services for the residents. The program coordinators will also conduct the Renter's 101 training for residents with poor housekeeping or delinquency on rent. The program coordinators will also try to re-establish the Resident Councils and search for residents to become members of the Resident Advisory Board.

Goal 9: Increase customer satisfaction

*** Objective 1: Automate more functions to provide increased quality of service, such as web-based applications, increase web capabilities, portals, and interactive voice response systems.**

GHURA has implemented web-based capabilities, such as applying for housing assistance using online applications and viewing GHURA's website with information on the Authority's programs, policies, administration, and employment applications.

*** Objective 2: Increase the number of residents paying rent through electronic transfer.**

GHURA RentPayment has been active for two years. GHURA will accept monthly rental payments through GHURA's online portal or the RentPayment App. Residents can set up their profile and make online payments through GHURA's website. A personal email address and an established bank account are required to set up the RentPayment account. Once registered, the resident may choose the payment methods: ACH checking or savings, credit, and debit cards.

Residents requiring assistance will complete and sign the "GHURA Authorization Agreement for Pre-Arranged payments" form. GHURA will schedule an appointment for the resident to drop by the office and assist the resident in establishing their profile.

Goal 10: Improve the delivery of housing through cost-effective office management and operational efficiency:

*** Objective 1: Continue to automate major operation components of electronic software, such as work order processing and tracking, materials, inventory, and fixed assets to improve the efficiency and accuracy of financial accounting and reporting.**

GHURA has been reviewing other software packages to address the overall needs in operations, financial accounting, housing, maintenance, consumable inventory, and fixed assets. GHURA has been reviewing software packages for bar codes and databases.

*** Objective 4: Update or revise policies, including but not limited to changes on admissions, continued occupancy, management, rent collections, write-offs, inspections, no smoking, occupancy guidelines, citizen sponsors, transfers, waiting lists, and self-sufficiency to improve the management of public housing and create healthier communities.**

GHURA is in the process of updating its November 2023 ACOP to incorporate HOTMA updates. Standard Operating Procedures (SOPs) are also being updated.

B.3 COMMUNITY DEVELOPMENT – GOALS AND OBJECTIVES – ACTIVITIES (Attachment)

Guam remains committed to addressing the housing needs of its residents through the continued implementation of various housing-related programs. These initiatives are strategically designed to meet the diverse and specific needs of the local housing market, with a focus on assisting exclusively low-income to extremely low-income households.

The programs encompass a range of services, including homebuyer support, rental assistance, and efforts to promote sustainable homeownership. Homebuyer support programs aim to assist individuals and families in overcoming the financial barriers to purchasing a home, offering resources such as subsidies for price reductions, closing costs, and housing counseling. Rental assistance programs provide critical relief to low-income renters, helping to ensure that affordable housing options remain accessible. Additionally, the focus on fostering sustainable homeownership by offering assistance to eligible homeowners in renovating substandard conditions of their principal residence.

Through these targeted efforts, Guam will create a more equitable housing market, ensuring the population's access to safe, stable, and affordable housing opportunities. The HOME Investment Partnerships Program funds these programs.

The following programs have been implemented under the Home Investment Partnerships Program (HOME):

Renewal Affordable Homes – HOME Solution – Homebuyer Program

This program is designed to support eligible residents of the Territory of Guam become First-Time Homebuyers. The program's goal is to provide financial subsidies that help reduce the overall cost of a purchase or newly constructed home. Through a partnership with local lenders, the program is designed to lower sale prices for eligible buyers by offering subsidies.

Six applications are under review, with two applicants ready to proceed with new home construction. Additionally, the program provides in-house financing options for qualified buyers, offering properties with reduced interest rates. A special preference is given to participants of GHURA programs, such as the Renaissance, Low-Income Public Housing (LIPH), and Housing Choice Voucher (HCV), at the time of application. This preference aims to support individuals already engaged with GHURA's various housing initiatives.

As of this period, Guam has successfully assisted two homebuyers in partnership with the United States Department of Agriculture (USDA), helping them secure their homes with financial support and favorable loan terms. One of the homebuyers was a participant in the LIPH program. This initiative contributes significantly to promoting homeownership and providing accessible housing opportunities to those in need within the community.

In addition, during this period, Guam completed the transfer of 22 mortgages from Habitat for Humanity of Guam. These accounts are undergoing a thorough reconciliation process to assess the status of mortgage payments. The review thus far has identified one account in default and one unit with an unlawful occupant. Both units will be addressed and processed by the appropriate procedures and regulations.

Homeowner Rehabilitation – Homeowner Program

This program is designed to assist eligible residents of the Territory of Guam to address the substandard conditions of their principal residences. Its main objective is to provide the homeowners with the financial support to make necessary repairs or upgrades, and to ensure their homes meet safety, health, and livability standards. Through this program, homeowners can receive a subsidy that contributes toward the total costs of their improvement projects. The financial assistance is structured as both repayment and deferred loans, allowing for flexible terms depending on the status of the homeowner. This structure ensures that the support is accessible while still allowing for the eventual repayment of the funds.

Currently, seven applications are under review, with program staff evaluating each submission to ensure eligibility and determine the specific needs of the applicants. The program aims to enhance the residents' living standards and to improve the overall housing conditions.

Renaissance Rental Program

The program provides affordable rental housing opportunities to low- and moderate-income individuals and families. Currently, the program is funded by the Community Development Block Grant (CDBG), which supports the development and maintenance of these units. The program has recently expanded by adding five new rental units in the Talofofo area, increasing the number of available affordable units to 11. The program reports 100% occupancy.

In addition to this expansion, several property acquisitions have been completed to support the growth of affordable rental housing in Guam. Currently, a total of 27 units are undergoing renovation. These units are expected to be fully operational and available for occupancy by the end of the next program year.

Housing Trust Fund (HTF) – Rental

Guam has partnered with WestCare Pacific Islands to implement a specialized rental program to serve individuals and families with incomes at or below 30% of the Area Median Income (AMI). This collaborative effort addresses the critical needs for affordable housing within this low-income demographic.

For the 2022 program year, GHURA allocated resources to renovate an Agana Heights multi-family four-plex. This renovation project is a key component of the partnership, as it will enhance the availability of safe and affordable housing for those in the targeted income group. Once completed, the renovated units will provide vital housing opportunities to individuals and families most in need, contributing to the broader goal of reducing homelessness and improving living conditions for the lowest-income residents of Guam.

HOME American Rescue Program (HOME-ARP)

Guam has received approval to collaborate with WestCare Pacific Islands in an initiative to provide housing for specific, qualified populations, with a preference for veterans. This partnership is part of a broader effort to address the unique housing needs of veterans and other qualifying populations. As part of this initiative, Guam has been in ongoing discussions with WestCare to refine and finalize the program design, ensuring that it meets the specific needs of the target populations.

Phase 1 of this project will involve the construction of a 6-plex complex, consisting of one-bedroom units, located in the village of Dededo. This initial phase is expected to break ground by the end of the next program year. Once completed, these units will offer a secure and stable living environment for veterans and other qualified populations, contributing to the ongoing efforts to provide much-needed affordable housing for vulnerable populations in Guam.

Housing Counseling

This program is dedicated to supporting individuals and families in navigating the complexities of homeownership and rental housing. Housing Counseling offers essential guidance and resources and empowers residents to decide their housing options. Whether for first-time homebuyers, renters seeking stability, or homeowners striving to maintain their properties.

As of this period, we have successfully counseled five first-time homebuyers. Additionally, we are implementing a Client Management System (CMS), which we aim to have fully operational by the start of the next program year.

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 08/06/2024 Approved By: HO, KEVIN

Part I: Summary		Locality (City/County & State)					Revised 5-Year Plan (Revision No:)	
PHA Name : Guam Housing & Urban Renewal Authority		☒ Original 5-Year Plan					☐ Revised 5-Year Plan	
PHA Number: GQ001								
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028		
	GHURA 250 (GQ0010000004)	\$670,386.00	\$1,210,526.00	\$561,000.00	\$978,106.00	\$568,623.00		
	GHURA 99 (GQ0010000003)	\$701,152.00	\$416,000.00	\$820,760.00	\$391,000.00	\$348,911.00		
	AUTHORITY-WIDE	\$825,725.00	\$698,725.00	\$696,725.00	\$868,725.00	\$698,725.00		
	GHURA 250 (GQ0010000001)	\$619,616.00	\$416,000.00	\$622,766.00	\$604,220.00	\$708,622.00		
	GHURA 100 (GQ0010000002)	\$440,372.00	\$516,000.00	\$556,000.00	\$415,200.00	\$932,370.00		



ATTACHMENTS

Capital Fund Program 5-Year Action Plan
CFP GQ08P001501-25
FFY 2025-2029

Grant Award: \$ 3,204,479

2025 2026 2027 2028 2029
\$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479

Proposed Capital Fund Activities:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Operations -	\$ 120,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
o Anti-Drug/Crime Activities (ESSG-\$50,000)					
o Computers/Laptops (2 laptops x \$2500)					
o Promethean Boards (2 x \$10,000)					
o Vehicle - 1 SUV for MOD (\$45,000)					
Management Improvement	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
o System Upgrade - Public Housing					
o Training					
o LEP Policy					
Administrative Costs (10% - \$326,527)					
o COCC Management Fees	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000
o MOD Staff Salaries and Benefits	\$ 258,527	\$ 258,527	\$ 258,527	\$ 258,527	\$ 258,527
o Advertisement - CFP 5YAP, PHA PLAN	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
o MOD Sundries	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Contract Administration (Fees and Costs)					
o Audit Costs	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
o Advertisement	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
o Legal Services	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
o Relocation	\$ 50,000	\$ -	\$ -	\$ -	\$ -
o A/E Staff Salaries and Benefits, Sundry	\$ 270,000	\$ 305,000	\$ 285,000	\$ 305,000	\$ 308,000
o A/E Consultant Services – LBP Abatement AMP1	\$ 85,000				
o A/E Consultant Services – LBP Abatement AMP2	\$ 10,000				
o A/E Consultant Services – LBP Abatement AMP4	\$ 5,000				
o A/E Consultant Services – Other					
o A/E Consultant Services – PNA & EA			\$ 190,000		
AMP1					
o Unit Modernization (5 - 7 units) - AMP1	\$ 200,000	\$ 223,993	\$ 229,610	\$ 260,051	\$ 260,051
o LBP Removal/Abatement - AMP1	\$ 125,000				
o Water Blasting and Exterior Painting @ AMP1 units	\$ 100,000	\$ 46,399			
o Roof Waterblasting, Concrete Repair, Coating @ AMP1	\$ 100,000	\$ 46,399			
o Thermal Insulation & Moisture Protection @ AMP1	\$ 96,798	\$ 56,399			
o Remove and Replace GPA Meter Transmission Box - AMP1		\$ 100,000			
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP1			\$ 100,000		
o Installation of Shut-Off Valve - AMP1			\$ 38,220		
o Design and Construct New Metal Frame with New ½ Basketball Court @ VDPerez Court, Mongmong - AMP1			\$ 200,000		
o Remove and Replace Plastic Utility Sinks and Faucets and Accessories - AMP1 (xx units)			\$ 150,000		
o Remove and Replace Side Kitchen Countertop/Cabinet and Install New Sink/Faucet and Accessories - AMP1 (xx units)			\$ 129,000		
o Recreational Center & 4 Parking Stalls - AMP1			\$ 156,766		
o Remove and Replace Exterior Doors and Jambs (15 units) - AMP1 (Sinajana, Agana Heights, Mongmong)				\$ 125,000	
o New Energy Efficient Windows (25 units) - AMP1				\$ 125,000	
o Provide Ground Wire/Rod @ Agana Heights, Mongmong, Sinajana (132 units) - AMP1				\$ 192,622	
o Typhoon Shutters - AMP1					\$ 125,000
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards @ Eron Lane, Sinajana - AMP1					\$ 100,000
o Installation of Solar Lighting - AMP1					\$ 125,000

Capital Fund Program 5-Year Action Plan
CFP GQ08P001501-25
FFY 2025-2029

Grant Award: \$ 3,204,479

2025 2026 2027 2028 2029
\$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479

Proposed Capital Fund Activities:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
AMP2					
o Unit Modernization (5 - 7 units) - AMP2	\$ 200,000	\$ 223,993	\$ 229,610	\$ 260,051	\$ 260,051
o LBP Removal/Abatement - AMP2	\$ 25,000				
o Water Blasting and Exterior Painting @ AMP2 units	\$ 100,000	\$ 47,867			
o Roof Waterblasting, Concrete Repair, Coating @ AMP2 (except Yona)	\$ 100,000	\$ 47,867			
o Thermal Insulation & Moisture Protection @ AMP2 units	\$ 96,798	\$ 57,868			
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP2		\$ 100,000			
o Installation of Shut-Off Valve (164 units) - AMP2			\$ 49,200		
o Remove and Replace Exterior Doors and Jambs (25 units) - AMP2 (Inarajan, Talofoto)				\$ 125,000	
o New Energy Efficient Windows (25 units) - AMP2				\$ 161,370	
o Design and Construct New Reinforced Concrete Shade Structure and Prefabricated Play Structure @ Yona - AMP2				\$ 180,000	
o Typhoon Shutters - AMP2					\$ 125,000
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP2					\$ 100,000
o Installation of Solar Lighting - AMP2					\$ 125,000
AMP3					
o Unit Modernization (5 - 7 units) - AMP3	\$ 200,000	\$ 223,993	\$ 229,610	\$ 260,051	\$ 260,051
o Water Blasting and Exterior Painting @ AMP3 units	\$ 130,000	\$ 57,265			
o Roof Waterblasting, Concrete Repair, Coating @ AMP3	\$ 100,000	\$ 57,265			
o Thermal Insulation & Moisture Protection @ AMP3 units	\$ 96,798	\$ 67,265			
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP3		\$ 100,000			
o Installation of Shut-Off Valve - AMP3		\$ 73,958			
o New Energy Efficient Windows - AMP3 (25 units)			\$ 125,000		
o Resurface deteriorated asphalt in garage at Agat (81 stalls)			\$ 100,000		
o Remove and Replace Exterior Door & Screen Doors to Aluminum - AMP3 (Agat, Merizo, Umatac)				\$ 100,000	
o Existing Storm Drainage Upgrade (Agat Elderly) - AMP3				\$ 82,911	
o Typhoon Shutters - AMP3					\$ 100,000
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP3 (Lower Agat Elderly)					\$ 85,000
o Installation of Solar Lighting @ AMP3					\$ 125,000

Capital Fund Program 5-Year Action Plan
CFP GQ08P001501-25
FFY 2025-2029

Grant Award: \$ 3,204,479

2025 2026 2027 2028 2029
\$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479

Proposed Capital Fund Activities:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
AMP4					
o Unit Modernization (5 - 7 units) - AMP4	\$ 200,000	\$ 223,993	\$ 229,610	\$ 260,051	\$ 260,051
o LBP Removal/Abatement - AMP4	\$ 5,000				
o Water Blasting and Exterior Painting @ AMP4 units	\$ 154,760	\$ 68,802			
o Roof Waterblasting, Concrete Repair, Coating @ AMP4	\$ 100,000	\$ 68,802			
o Thermal Insulation & Moisture Protection @ AMP4 units	\$ 96,798	\$ 78,802			
o Repair Electrical Junction Boxes @ GH35 & GH48, Dededo		\$ 150,000			
o Ponding Basin @GHURA 35 - AMP4		\$ 100,000			
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) @ AMP4		\$ 100,000			
o Installation of Water Meters @ 7 Clusters, GH82 Dededo Elderly		\$ 70,000			
o New Playground - AMP 4		\$ 116,022			
o Installation of Shut-Off Valves @ AMP4			\$ 70,200		
o Resurface deteriorated asphalt in garage @ GH35, Dededo			\$ 100,000		
o Office Expansion & Parking Stalls AMP4			\$ 200,126		
o Remove and Replace Exterior Door & Screen Doors to Aluminum @ AMP4				\$ 100,000	
o New Energy Efficient Windows (25 units) @ AMP4				\$ 125,000	
o Provide Ground Wire/Rod (118 units) Toto				\$ 149,845	
o Typhoon Shutters - AMP4					\$ 182,000
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP4 (Dededo, Toto)					\$ 146,748
o Installation of Solar Lighting @ AMP4					\$ 125,000

\$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479 \$ 3,204,479

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

Moved by: _____

Seconded by: _____

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

WHEREAS, pursuant to Title 12 Guam Code Annotated § 5104, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA or Authority), is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as prevailing authority for GHURA; and

WHEREAS, pursuant to Title 12 Guam Code Annotated § 5105(b), it requires that GHURA comply with any Federal rules, requirements, regulations, or procedures, and may execute declarations or other agreements or documents of every nature, as may be necessary, or required by the Federal Government and to fully comply with any conditions imposed by the Federal Government upon participation by GHURA in such programs; and

WHEREAS, on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000.00 to aid in the long-term recovery from the widespread devastation to Guam caused by Typhoon Mawar in May 2023, and the mitigation of future disasters to be administered by GHURA, and

WHEREAS, pursuant to I.C.2. of the Universal Notice (90 FR 4759), GHURA is required to follow a detailed citizen participation plan that satisfies requirements of 24 CFR 91.115 or 91.105 (except as provided for in notices providing waivers and alternative requirements); now, therefore be it,

RESOLVED, the Board of Commissioners approve the “2025 Community Development Block Grant Disaster Recovery Citizen Participation Plan (CDBG-DR CPP)” appended herewith and shall be effective immediately.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – JULY 08, 2025

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on July 08, 2025.

(SEAL)

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



Guam Housing & Urban Renewal Authority

CDBG-DR

Citizen Participation Plan

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

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

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



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guamcdbgdr.org

Table of Contents

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

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

A. Citizen Participation Plan

Introduction: The Guam Housing Urban Renewal Authority (GHURA) is committed to providing opportunities for its citizens to participate in the planning, implementation, and assessment of its Community Development Block Grant-Disaster Recovery (CDBG-DR) Program. GHURA will provide adequate information and give citizens the opportunity to provide comments. A plan developed with input will be comprehensive, address critical needs, and be effectively implemented.

Increased Transparency and Trust: Open communication fosters trust between the government and the community, leading to greater buy-in and cooperation during the recovery process.

Accountability: When all stakeholders are involved in the planning process, there is a shared sense of ownership and accountability for the plan's success. The exchange of information among the community, GHURA staff, and elected officials will allow for a stronger and more tailored CDBG-DR Action Plan and CDBG-DR programs for Guam.

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

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

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

Purpose

The goal of this Citizen Participation Plan is to increase public involvement regarding the recovery efforts associated with the CDBG-DR Program, which highlight the following aspects:

1. A change in program benefit or eligibility criteria (including the expansion of eligible beneficiaries (e.g., establishing a new grantee-identified MID area);
2. The addition or deletion of an eligible activity;
3. A proposed reduction in the overall benefit requirement (as described in section III.B.I.);
4. The allocation or reallocation of a reasonable monetary threshold specified by the grantee in its Action Plan; and
5. An update to the submitted initial Action Plan if the original submission was incomplete as allowed under Section

Applicability

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

Consultation

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

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

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

Action Plan

The Territory of Guam's CDBG-DR Action Plan details the overall direction that GHURA intends to pursue in response to the remaining unmet need post-Typhoon Mawar within the island. This plan gives the public a clear understanding of how the CDBG-DR funding is to be allocated. The Action Plan will be available to the public via the Guam CDBG-DR website at www.guamcdbgdr.org. All responses to this Action Plan will be addressed via the following methods which include but are not limited to: writing, email, in-person, or in the CDBG-DR Website at www.guamcdbgdr.org/resources.

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

Action Plan Amendments

Substantial Amendments

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

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

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

Non-Substantial Amendments

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

Quarterly Performance Reports

GHURA will submit reports through the Disaster Recovery Grant Reporting (DRGR) system. These reports will allow HUD to track GHURA's progress, ensure compliance, and monitor the use of CDBG-DR funds throughout the lifecycle of the grant. Quarterly Performance Reports (QPRs) will be

submitted to HUD no later than 30 calendar days after the end of each calendar quarter until all grant funds are expended and all expenditures are accounted for. These reports will provide an update on project activities, expenditures, and performance metrics, including data on direct benefit activities. After HUD approves the QPR, any personally identifiable information will be removed, and a public version of the report will be posted to www.guamcdbgdr.org. The public will have the ability to comment on each quarterly Performance Report for 15 days.

Environmental Reviews

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

Technical Assistance

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

Access to Information

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

To ensure widespread awareness, GHURA will utilize the following methods to advertise and inform the public about the CDBG-DR Program which include but are not limited to:

- Local Newspaper Notices: Publishing announcements in Guam's local newspapers to reach a broad readership.
- Radio Announcements: Broadcasting information through local radio stations to capture listeners across the island.
- Social Media Outlets: Using platforms like Facebook, Instagram, and others to reach a and digitally

connected audience.

- The Guam CDBG-DR Website: Providing comprehensive program details, updates, and resources on a dedicated website.
- Other Applicable Forms of Communication: Employing additional outreach methods as needed to maximize public notification and engagement.

B. Publication and Public Notice

All public notices will be published in a local newspaper of general circulation, providing notice for the required 30-day public comment period. Additionally, this Citizen Participation Plan and all future information will be included on the Guam CDBG-DR Website at www.guamcdbgdr.org/resources.

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

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

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

Table A. Limited English Proficiency (LEP) Procedures:

1. Identifying LEP Persons and Their Language	GHURA will promptly identify the language and communication needs of the LEP person. If necessary, staff will use a language identification card (or "I speak cards," available online at www.lep.gov) or posters to determine the language.
2. Obtaining a Qualified Interpreter	To ensure effective language access, GHURA's CDBG-DR admin staff will maintain a current directory of bilingual employees, detailing their name, language proficiency, contact information, and working hours; facilitate interpretation by connecting with appropriate and qualified bilingual staff members when their language skills are required; secure external interpretation services if suitable bilingual staff are unavailable or do not speak the necessary language. GHURA understands that LEP individuals may wish to use a family member or friend as an interpreter. This is permissible only if the individual makes a specific request after being informed of, and understanding, their right to a free interpreter provided by our facility. This offer and their decision will be documented. When an LEP person opts for a family member or friend, we will evaluate the interpreter's competency, ability to ensure confidentiality and privacy, and potential for conflicts of interest. Should the family member or friend prove unsuitable for any of these reasons, professional interpreting services will be arranged for the LEP person. Children and other clients/residents will not be used to interpret, to ensure confidentiality of information and accurate communication.
3. Providing Written Translations	When vital documents require translation, each unit within the GHURA CDBG-DR Program will submit approved documents with accurate legal information to a pre-determined entity such as: a. An Established Private Translation Company, b. the Judicial Court, c. University of Guam, or d. An Established Community based Non-profit offering such services for translation into frequently-encountered languages. Additionally, facilities will provide translation of other written materials as needed, along with written notice of their free availability to Limited English Proficiency (LEP) individuals. Over time, GHURA will establish benchmarks for translating vital documents into more languages.
4. Providing Notice to LEP Persons	To guarantee LEP individuals are aware of the free language assistance available to them, GHURA will provide written notices that they can easily understand. These notices will be prominently displayed as signs and announcements in all intake areas and points of entry across GHURA's CDBG-DR Office. GHURA will also post them on bulletin boards at government agencies and local businesses. Furthermore, GHURA will spread the word through various channels like outreach materials, local newspapers, radio, and television broadcasts, and

	partnerships with community-based organizations.
5. Monitoring language Needs and Implementation	On an ongoing basis, GHURA will assess changes in demographics, types of services or other needs that may require reevaluation of this policy and its procedures. In addition, GHURA will regularly assess the efficacy of these procedures, including but not limited to mechanisms for securing interpreter services, equipment used for the delivery of language assistance, complaints filed by LEP persons, feedback from clients and community organizations, etc. GHURA will conduct a regular review of the language access needs of the LEP population, as well as update and monitor the implementation of this policy and these procedures, as necessary.

C. Consideration of Public Comments

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

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

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

D. Complaint Process

Table B.

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

A written appeal may be filed when an individual is dissatisfied with program policies, eligibility, level of service, or other issues. In programs that serve individual applicants, applicants may appeal their award determinations or denials that are contingent on program policies. However, it should be noted that GHURA does not have the authority to grant an appeal of a statutory, regulatory, or HUD-specified CDBG-DR requirement. GHURA shall provide a written response to every complaint relating to CDBG-DR within fifteen (15) working days of receipt. If additional time is needed, GHURA will document the reason for needing additional time, not to exceed ten (10) working days. GHURA will execute its Appeals Process in response to appeals received. The process will enable appeals and further review of activities from another level. The appeal shall include a statement of facts and circumstances regarding the situation as well as any supporting documentation that substantiates the claim. Materials related to the appeal may be submitted to GHURA via email at fixinsix@guamdr.org. The appropriate program supervisor will review the submitted materials and provide the appellant with a written response, which may be by email. If program supervisor denies the appeal, the final step in the appeals process is to appeal to the CDBG-DR Grants Manager who will make a final determination within thirty (30) working days

G. Public Website

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

H. Waivers

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

Table C. Citizen Participation Plan, Amendment Register

Ref No.	Date	Amendment Ref.	Effective Date	Approval Date

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-017(A)**

Moved By:

Seconded By:

RESOLUTION CREATING FIFTY (50) NEW TEMPORARY FULL-TIME EQUIVALENTS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY WITHIN THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY AND DELEGATING AUTHORITY FOR ABOVE-STEP RECRUITMENTS AND APPROVALS OF THE FIFTY (50) NEW TEMPORARY FULL-TIME EQUIVALENTS TO THE EXECUTIVE DIRECTOR

- WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA), is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to employ officers, technical experts, agents and employees, permanent and temporary, as it may deem necessary to carry out the responsibilities of the Authority and is subject the Compensation and Classification Plan of the Authority; and
- WHEREAS,** on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000 to aid in the long-term recovery from Typhoon Mawar in May 2023 and the mitigation of future disasters, and
- WHEREAS,** this CDBG-DR Grant will be administered by GHURA; and
- WHEREAS,** the Board of Commissioners recognize that to implement and execute the CDBG-DR, the grant must be staffed appropriately for effective implementation without placing unnecessary risks to existing grants, programs, and activities; and
- WHEREAS,** the Board of Commissioners acknowledge management's request for fifty (50) new temporary Full-Time Equivalents (FTE) that will be needed to staff the CDBG-DR; and
- WHEREAS,** these fifty (50) temporary positions will be entitled to the benefits provided by GHURA to its employees, which include retirement benefits, group insurance (Health and Life), worker's compensation, annual leave and sick leave benefits; and
- WHEREAS,** the Board of Commissioners and Executive Management forecast challenges and difficulties associated in the recruitment of temporary staff for a 6-year period needed for the CDBG-DR; and
- WHEREAS,** the Board of Commissioners further recognize that temporary employees of GHURA are not entitled to pay increments or pay for performance incentives further highlighting obstacles in hiring qualified temporary staff; and
- WHEREAS,** the Board of Commissioners acknowledge a need to delegate to the GHURA Executive Director, the authority to recruit and approve "above the minimum step", not to exceed Step 10 of the respective position's pay grades for temporary positions necessary for the CDBG-DR; and
- WHEREAS,** the funding for these positions is available under the CDBG-DR; and now, therefore, be it

RESOLVED, that the Board of Commissioners approves the fifty (50) new temporary FTE positions for the CDBG-DR Grant Program; and be it further

RESOLVED, that the Board of Commissioners delegate authority to the Executive Director, to recruit and approve “above the minimum step” for up to fifty (50) new temporary FTEs described hereabove, not to exceed Step 10 of the position’s pay grade, as needed and limited to positions for the CDBG-DR program. All approved above the minimum step pay shall be countersigned by the Chairman, Vice Chairman, or a Commissioner so delegated.

IN A SCHEDULED BOARD MEETING, AGANA, GUAM – JULY 08, 2025

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on July 08, 2025.

(S E A L)

ELIZABETH F. NAPOLI

Board Secretary / Executive Director

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: July 02, 2025

SUBJECT: Intent of Award
IFB GHURA-25-006
Property Boundaries for Fence Replacements and Upgrade at AMP4

Bid opening for the subject project was held on April 23, 2025, at 10:00 a.m. A total of 17 bidders registered for the bid and given bid specifications of which 8 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	120 Consecutive Calendar Days.
1	Genesis-Tech Corporation	[X] 15% of total bid amount	Awarded- Base Bid No. 1 \$455,810.00
2	Polyphase System Inc.	[X] 15% of total bid amount	Base Bid No. 1 \$621,630.00
3	Pacific Federal Management Inc.	[X] 15% of total bid amount	Base Bid No. 1 \$959,600.00
4	Surface Solutions	[X] 15% of total bid amount	Base Bid No. 1 \$982,000.00
5	Asia Pacific International Inc.	[]	Base Bid No. 1 No Bid
6	Guam Evergreen	[]	Non- Conformance
7	O.H. Construction	[]	Non-Conformance
8	BMZ Construction	[]	Non-Conformance

Government Estimate	\$478,245.53
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A breakdown is required for each item description as noted below:

Genesis-Tech Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1	1	LS		\$455,810.00
	Administrative Works				
	Installation 8 ft High Chain-Link Fence				
	Total Cost:				\$455,810.00

Polyphase System Inc.

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				
	Mobilization/Demolition	1	Lot	\$13,535.96	\$13,535.96
	Removal and Disposal of existing footing and fence site grading	1	Lot	\$76,767.31	\$76,767.31
	Post Replacement	1	Lot	\$329,167.72	\$329,167.72
	Replacement of New Fence	1	Lot	\$202,159.01	\$202,159.01

	Total Cost:				\$621,630.00
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BMZ Construction

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				
	Design and Construct of New 8 ft. High Security Fence Chain link with 3/4" Wire Rope.	1	LS	\$723,524.04	\$723,524.04
	Total Cost:				\$723,524.04

Pacific Federal Management Inc.

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				
	Property Boundaries for Fence Replacements and Upgrades at GH 250 AMP4	4,798	LF	\$200.00	\$959,600.00
	Total Cost:				\$959,600.00

Asia Pacific International, Inc.

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				No-Bid
	Total Cost:				\$0.00

Surface Solutions.

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				
	Mobilization	1.00	LS	2,980	\$2,980.00
	Remove and dispose existing chain link fence assembly, posts and chain link gates.	4,798.00	LF	11.57	\$55,530.00
	Remove and dispose vegetation five (5) ft from boundaries.	2, 665.56	SY	29.76	\$79,330.00
	Survey relocations from professional land surveyor	1.00	LS	78,840.00	\$78,840.00
	Install new eight (8) ft chain link fence	4,798	LF	134.17	\$643,760.00
	Supply and Installation of ¾" Diameter cable with Deadman anchor	2,710.00	LF	42.42	\$114,960.00
	Clean up and move out	1.00	LS	6,600.00	\$6,600.00

	Total Cost:				\$982,000.00
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The Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

There is a need to identify property boundaries as some of our public housing units are within close proximity to private homes. Identifying property boundaries and replacing deteriorated fences with new to include bollards would instill a sense of safety and security for the residents.

In review of the bid result: Genesis Tech Corporation provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to Genesis Tech Corporation in the amount of \$455,810.00 for Bid Item number 1. The following project timelines is 120 consecutive calendar days, with no option periods, and not to exceed the amount of \$455,810.00.