

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting

Tuesday, June 20, 2023 at 12:00 PM.

This meeting is open to the public via Zoom.

Topic: GHURA BOC Meeting, Tuesday, June 20, 2023

Time: Jun 20, 2023 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/85751987803?pwd=aHFwVU4zdWJhdEIMRkFoT2dQOXYrdz09>

Meeting ID: 857 5198 7803

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AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES – April 25, 2023
- IV. NEW BUSINESS
 1. Intent to Award for IFB#GHURA-23-12-MOD7-AMP1 & 3; Renovation of Seven (7) Public Housing Units
 2. Intent to Award for IFB#GHURA-23-14; MOD; Renovation of Seven (4) AMP 4 Units
 3. Change Order #1 for IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance Shop Extension
 4. Change Order #2 for IFB#GHURA-09-26-2019-CDBG; Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam
 5. Resolution No. FY2023-012; Resolution Approving Above-Step Recruitment for the Accountant III Position (FISCAL Division)
 6. Resolution No. FY2023-TA-001; Resolution Authorizing Off-Island Travel for the Multi-Family Service Coordinator to attend the 2023 National Service Coordinator Conference on August 27-30, 2023 in National Harbor, Maryland
 7. Resolution No. FY2023-013; Resolution to Adopt the Revision to Part 1: Public Housing Residential Lease Agreement, Section IV – Payment Location
 8. Resolution No. FY2023-014; Resolution Adopting the 2023 Public Housing Admissions and Continued Occupancy Policy (ACOP)
 9. Resolution No. FY2023-015; Resolution Approving the Capital Fund Program (CFP) Five-Year Action Plan (2023-2027)
 10. Resolution No. FY2023-016; Resolution Commending Ms. Alvina C. Castro, Program Coordinator III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)
- V. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
 2. Division Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 1. Appointment of BOC Vice Chairman
 2. Next proposed scheduled Board Meeting – Tuesday, July 11, 2023 @ 12:00 p.m.
- VII. ADJOURNMENT

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

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

This advertisement was paid for by GHURA.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., June 20, 2023
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, June 13, 2023

2nd Printing – Sunday, June 18, 2023

III. APPROVAL OF PREVIOUS BOARD MINUTES – April 25, 2023

IV. NEW BUSINESS

PAGE (S)

- | | |
|--|-----------------------|
| <p>1. Intent to Award</p> <p style="padding-left: 20px;">IFB#GHURA-23-12-MOD7-AMP1 & 3; Renovation of Seven (7)
Public Housing Units</p> | <p>1 - 5</p> |
| <p>2. Intent to Award</p> <p style="padding-left: 20px;">IFB#GHURA-23-14-MOD7-AMP4; Renovation of Seven (7) AMP4
Units</p> | |
| <p>3. Change Order #1</p> <p style="padding-left: 20px;">IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance
Shop Extension</p> | |
| <p>4. Change Order #2</p> <p style="padding-left: 20px;">IFB#GHURA-09-26-2019-CDBG; Construction of a Lighthouse Recovery
Center for Women in Tiyan, Guam</p> | |
| <p>5. Resolution No. FY2023-012</p> <p style="padding-left: 20px;">Resolution Approving Above-Step Recruitment for the Accountant III
Position (FISCAL Division)</p> | <p>6 - 7</p> |
| <p>6. Resolution No. FY2023-TA-001</p> <p style="padding-left: 20px;">Resolution Authorizing Off-Island Travel for the Multi-Family Service
Coordinator to attend the 2023 National Service Coordinator Conference
on August 27-30, 2023 in National Harbor, Maryland</p> | |
| <p>7. Resolution No. FY2023-013</p> <p style="padding-left: 20px;">Resolution to Adopt the Revision to Part 1: Public Housing Residential
Lease Agreement, Section IV – Payment Location</p> | <p>8 - 9</p> |
| <p>8. Resolution No. FY2023-014</p> <p style="padding-left: 20px;">Resolution Adopting the 2023 Public Housing Admissions and Continued
Occupancy Policy (ACOP)</p> | <p>10 - 16</p> |

9. Resolution No. FY2023-015	17 - 19
Resolution Approving the Capital Fund Program (CFP) Five-Year Action Plan (CFP) Five-Year Action Plan (2023-2027)	
10. Resolution No. FY2023-016	20
Resolution Commending Ms. Alvina C. Castro, Program Coordinator III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)	

V. EXECUTIVE DIRECTOR'S REPORT

- 1. Project Updates**
- 2. Division Updates**

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

- 1. Appointment of BOC Vice Chairman**
- 2. Next proposed scheduled Board Meeting: Tuesday, July 11, 2023 @ 12:00 p.m.**

VII. ADJOURNMENT

GUAM ENVIRONMENTAL PROTECTION AGENCY
AHENSAN PRUTEKSION LINA'LA GUAHAN

Board of Directors Regular Meeting: Thursday, June 15, 2023 • 4:00 PM
 Guam EPA Administration Conference Room, 17-3304 Mariner Ave., Tiyan Barrigada
 Google Meet: meet.google.com/vbz-ofve-spc • Live streamed on [youtube.com/guamepa](https://www.youtube.com/guamepa)



AGENDA: I. Call to Order; II. Approval of Agenda; III. Approval of March 16, 2023 Meeting Minutes and June 3, 2023 Special Session Minutes; IV. Administrator's Report: Notices of Violation; V. GEPA Request for Approval of the Integrated Solid Waste Management Plan and Zero Waste Master Plan; VI. Agency Proposal for RRF Funding for FY24; VII. Confirmation of Mrs. Michelle CR Lastimoza to serve as Guam EPA Administrator; VIII. Next Meeting date and adjournment



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THE GUAM DAILY POST



GHURA

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



Joshua F. Teorito
 Lieutenant Governor of Guam

Board of Commissioners Meeting
Tuesday, June 20, 2023 at 12:00 PM.
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Topic: GHURA BOC Mtg Tuesday, June 20, 2023
 Time: June 20, 2023 12:00 PM Guam, Port Moresby

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3 - HEAVY EQUIPMENT MECHANIC WITH 2 YEARS EXP. \$19.60 PER HOUR*
 Analyzes malfunctions and repairs, and rebuilds and maintains construction equipment such as cranes, power shovels, scrapers, paving machines, motor graders, trench-digging machines, conveyors, bulldozers, pumps, compressors, and pneumatic tools. Operates and inspects machines or equipment to diagnose defects. Dismantles and reassembles equipment using hoists and hand-tools. Examines parts for damage or excessive wear. Replaces defective engines and subassemblies such as transmissions. Tests overhauled equipment to ensure operating efficiency. Welds broken parts and structural members. May direct workers engaged in cleaning parts and assists with assembly and disassembly of equipment.

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The complete job duties may be viewed in person at American Job Center
 414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam
 Or apply online at www.hireguam.com; Enter Keyword : 2023 - 056

PATRICIA SANTOS

Patricia "Marie" Santos, of Hågat, passed away May 24 at the age of 71. Last respects may be paid from 9-11:30 a.m. June 19 at Our Lady of Mount Carmel Catholic Church, Hågat. Mass of Christian Burial will be celebrated at noon and burial will follow at Mount Carmel Catholic Cemetery, Hågat.



DRADEN COLE CHARFAUROS CALDERON

Draden Cole Charfauros Calderon, of Yona, passed away May 1 at the age of 1 month and 25 days. Viewing and last respects will be held from 10 a.m.-noon June 20 at Ada's Mortuary, Sinajana. Interment to follow at Vicente A. Limtiaco Memorial Cemetery, Tiguac, Nimitz Hill, Piti.



DAVID B. BORJA

David B. Borja, familiar Daso, of Sinajana, passed away May 29 at the age of 65. Viewing and last respects may be paid from 9-11 a.m. June 19 at Ada's Mortuary, Sinajana. Mass of Christian Burial will be celebrated at 1 p.m. June 20 at Santa Teresita Catholic Church, Mangilao. Burial will follow at Guam



Veterans Cemetery, Piti.

JOAQUIN F. TAITANO

Joaquin "Kin"/"Kinney" F. Taitano, of Yigo, passed away May 29 at the age of 45. Mass of Intention is celebrated at 6 p.m. weekdays (excluding Thursdays), at 4:30 p.m. Saturdays, and 8 a.m. Sundays through June 19 at Santa Teresita Catholic Church, Mangilao. Funeral service will be held June 21. Public viewing is from 9 a.m.-noon at Father Duenas Memorial School Boys Chapel, Mangilao. Funeral Mass will be celebrated at 1 p.m. at Santa Teresita Catholic Church. Interment will follow at Guam Memorial Park, Barrigada.



69. Viewing and last respects may be paid from 8:30-10:30 a.m. at Ada's Mortuary, Sinajana. Mass of Christian Burial will be celebrated at 11 a.m. at St. Jude Thaddeus Catholic Church, Sinajana. Private cremation will follow after Mass.



LISA PEREZ ARRIOLA

Lisa Perez Arriola, of Tamuning, passed away May 17 at the age of 64. Memorial service will be held from 9-11:45 a.m. June 19 followed by noon Mass at St. Anthony Catholic Church, Tamuning. Interment service will follow immediately at Our Lady of Peace Memorial Gardens, Windward Hills, Yona.




ELAINE CRUZ WUSSTIG

Elaine Cruz Wusstig, familiar Kasao/Korincho, of Wusstig Road, Dededo, passed away June 2 at the age of

MAXON MANEL WILLIAM


Maxon "Simba" Manel William, of Barrigada, passed away May 19 at the age of 24. Last respects will be held from 9 a.m.-noon June 20 at Guam Memorial Funeral Home Chapel in Leyang, Barrigada. Interment will follow at Guam Memorial Park in Leyang, Barrigada.






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GHURA

Guam Housing and Urban Renewal Authority
 Aturidat Ginima' Yan Rinueban Siudat Guahan
 117 Bien Venida Avenue, Sinajana, GU 96910
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In Loving Memory Of

Patricia "Marie" Sablan Santos

February 23, 1952 – May 24, 2023

Of Agat, Guam was called home by Her heavenly father at the age of 71



Patricia's love and memories will be missed and remembered in the hearts of her Husband †Vicente Degracia Santos Children and Spouses Kenneth and Joan Casil Sablan (Tricia Lyn and Alan Baletto, Kenneth Junior and Kristin Thames Sablan, Keith Shaun, Kenneisha and Keith Sarianat, Josheric Mesa Philip and Esther Salas Sablan (Keith John and Francine Cruz Diego, Adrien, Vincent Anthony) Joanne and Thomas Kilian (Jarred George, Joaquin George and Maria Perez) Frank and Tricia Santos Sablan (†Zayvier) Izayah and Margaret Camacho Santos (Jovin Cruz, Troy Ungacta, Devin, Ikaia, Ma'leaha, †Zaylynn) Vincent Junior Santos (Vinecia, Vincent, Vandrick Veronica, Violet, Vance) Siblings: Julie Godwin, †Conchita S.L. Capuno, †Patrick Sablan, Yvonne Aflague, Victor Torres, Beverly Doyle, Alfred Torres, Steven Torres, Tina Torres, Lori Castro, Brian Torres Parents: †Victor and †Patricia Sablan Torres Father and Mother in-law: †Antonio Martinez Santos and †Catalina De Gracia Cruz Brother in-law: †Jesus Santos, †Tomas Santos, †Anacito Santos, †Miguel D. Cruz and Francisco Cruz Sister In-laws: †Cecilia S. Yatar, †Christina D. Cruz †Joseph C. Dela Santos She is also missed by Twenty-One Great Grandchildren, numerous aunts, uncles, nephews, nieces, cousins and friends. Last Respects may be paid from 9:00am – 11:30am on June 19, 2023 at Mt. Carmel Church. Mass of Christian Burial will be offered at 12:00pm and burial will immediately follow at Mt. Carmel Catholic Cemetery.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., June 20, 2023
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:01 P.M., Tuesday, June 20, 2023**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that 4 of 6 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	Zoom: https://us06web.zoom.us/j/85751987803?pwd=aHFwVU4zdWJhdEIMRkFoT2dQOXYrdz09		
	YouTube: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Vacant, Vice Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Frank Ishizaki, Commissioner	Virtual <input checked="" type="checkbox"/>	In-Person <input type="checkbox"/>
	Anisia Delia, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Nate Sanchez, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Emilia Rice, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Chairman Rivera affirmed the requests of virtual attendance for the GHURA BOC meeting		
GHURA Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input checked="" type="checkbox"/>	
	Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/>	Sonny Perez, AE Manager <input checked="" type="checkbox"/> (Ervin Santiago)	
	Audrey Aguon, Special Assistant <input checked="" type="checkbox"/>	Norma San Nicolas <input checked="" type="checkbox"/>	
	Frances Danieli, Controller <input checked="" type="checkbox"/>	Narcissa Ada, AMP1 Manager <input type="checkbox"/>	
	Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/>	Gina Cura, AMP2 Manager <input type="checkbox"/>	
	Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/>	Patrick Bamba, AMP3 Manager <input type="checkbox"/>	
	Antonio Camacho, Procurement SMA <input checked="" type="checkbox"/>	Philomena San Nicolas, AMP4 Manager <input type="checkbox"/>	
	Pearly Mendiola, GT Manager <input type="checkbox"/>	Jolyn Terlaje <input checked="" type="checkbox"/>	
Legal Counsel	Eliseo M. Florig, GHURA's Legal Counsel <input checked="" type="checkbox"/>		
Public	None in person None via zoom		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, June 13, 2023

2nd Printing – Sunday, June 18, 2023

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. Approval of Previous Board Minutes: GHURA BOC Mtg. Minutes, April 25, 2023

[070/23] Vice Chairman Sanchez motioned to approve the board meeting minutes of April 25, 2023, subject to corrections. Commissioner Della seconded the motion. There were no objections. Motion passed unanimously.

IV. New Business:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2023-016-Resolution Commending Ms. Alvina C. Castro, Program Coordinator III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)</p>	<p>[071/23] Executive Director Napoli stated the following:</p> <ul style="list-style-type: none"> • June 18, 1990 Ms. Alvina C. Castro began her career in the unclassified service as the Administrative Secretary • Sept. 1993, Ms. Castro converted to the classified service as Administrative Secretary • July 25, 1994, she was promoted to Wage Compliance Officer • March 28, 1996, Ms. Castro was reclassified to a Planner II position and remained in that position until her resignation in April 28, 2000. • March 19, 2001, resumed her position at GHURA as Planner II, but with the Modernization/Capital Improvement Program • October 1, 2007, her request to transfer to Research, Planning and Evaluation was granted and she was promoted to a Program Coordinator III on August 22, 2016. • Ms. Alvina Castro has dedicated over 31 years of service in support of the mission and goals of the Guam Housing and Urban Renewal Authority. • Her efforts have had a direct and positive impact on the Guam community • The GHURA Board of Commissioners extended its 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>recognition and gratitude to Ms. Alvina C. Castro commending her on her retirement from the authority and best wishes on her future endeavors.</p> <ul style="list-style-type: none"> • The chairman of the BOC shall certify and the Executive Director attest the adoption of Resolution No. FY2023-016 to Ms. Alvina C. Castro. • Copies shall be placed in Ms. Castro’s personnel file and provided to the Governor of Guam. <p>Chairman Rivera thanked Ms. Castro for all her hard work, dedication, and years of service.</p> <p>Ms. Alvina Castro was given the opportunity to thank the staff and management at GHURA.</p> <p>On behalf of GHURA, Ms. Katherine Taitano, Chief Planner, presented Ms. Castro with her retirement plaque.</p> <p>There were no further discussions.</p>	<p>[072/23] Commissioner Delia moved to approve Resolution No. FY2023-016, commending Ms. Alvina C. Castro, Program Coordinator III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA). Vice Chairman Sanchez seconded the motion. There were no objections by the other board members. Motion passed unanimously.</p>
<p>2. Intent to Award-IFB#GHURA-23-12-MOD7-AMP1 & 3; Renovation of (7) AMP4 Units</p>	<p>[073/23] Executive Director Napoli stated the following:</p> <ul style="list-style-type: none"> • Bid opening held on May 17, 2023 at 10AM • A total of (5) contractors purchased a set of bid specifications • (2) submitted bids <ul style="list-style-type: none"> ○ O.H. Construction submitted a 15% Bid bond and a Base bid #1 at \$229,000.00. ○ Genesis-Tech Corp.- submitted a \$32,400 Bid bond and a Base bid #1 at \$216,000. • The Government estimate was at \$230,417.50 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • The intent of the project is to modernize the units per scope of work. • Modernization of (7) units: <ul style="list-style-type: none"> ○ (2) units in Agana Heights ○ (2) units in Asan ○ (2) units in Sinajana ○ (1) unit in Merizo • Modernization consists of, but not limited to: <ul style="list-style-type: none"> ○ Cleaning building interior and common areas ○ Replacing interior and exterior doors ○ Carpentry ○ Painting ○ Plumbing ○ Sewer replacement ○ Electrical work • Detailed scope of work included in board packet • AE's review of bid results determined that Genesis-Tech Corporation provided the lowest responsive and responsible bid. • Genesis-Tech Corporation had been cleared by the Dept. of Labor compliance, OSHA, and EPLS Debarred list • GHURA requested for board approval to Genesis-Tech Corporation for the total amount of \$216,000. • Funding available under the Capital Fund Program. <p>The staff of AE were present via zoom to answer questions from the board.</p> <p>Vice Chairman Sanchez inquired about whether the typhoon had affected the scope of work for this project. Mr. Andrew Manglona, AE Planner, indicated that during an assessment of the various areas, there were no comments or complaints regarding additional work made by theAMP managers. So, there were no</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>changes made the to the scope of work. Vice Chair Sanchez also asked whether GHURA was sacrificing quality for quantity since Genesis-Tech Corporation’s bid came in at \$216,000 and the government estimate was at \$230,417.50. Mr. Manglona stated that GHURA will keep the scope of work the same and that all Genesis-Tech Corporation submittals will be the same as their previous submittals and that the quality of work will not be compromised.</p> <p>Chairman Rivera inquired about whether Genesis-Tech Corporation had been providing satisfactory work for GHURA in the past. Mr. Manglona confirmed this.</p> <p>There were no further discussions.</p>	<p>[074/23] Commissioner Delia moved to approve the Intent to Award-IFB#GHURA-23-12-MOD7-AMP1 & 3; Renovation of (7) AMP4 Units to Genesis-Tech Corp in the amount of \$216,000.00. Vice Chairman Sanchez seconded the motion. No objections by the other board members. Motion passed.</p>
<p>3. Intent to Award-IFB#GHURA-23-14-MOD7-AMP 4; Renovation of seven (7) AMP 4 units</p>	<p>[075/23] Executive Director Napoli requested to table this item due to a delay in the processing of the documents by the Department of Labor.</p> <p>There were no further discussions.</p>	<p>[076/23] Chairman Rivera acknowledged the request to table this item.</p>
<p>4. Change Order #1-IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance Shop Extension</p>	<p>[077/23] Executive Director Napoli requested to table this item due to incomplete document submission.</p>	<p>[078/23] Chairman Rivera acknowledged the request to table this item.</p>
<p>5. Change Order #2-IFB-GHURA-09-26-2019-CDBG; Construction of the Lighthouse Recovery Center for Women in Tiyan, Guam</p>	<p>[079/23] Executive Director Napoli requested to table this item due to continued document review.</p>	<p>[080/23] Chairman Rivera acknowledged the request to table this item.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>6. Resolution No. FY2023-012-Resolution approving the Above-Step Recruitment for the Accountant III Position (FISCAL Division)</p>	<p>[081/23] Director Napoli stated the following:</p> <ul style="list-style-type: none"> • Resolution approving the Above-Step Recruitment for the Accountant III position • Under the enabling legislation of the Authority, Title 12 §5103 GCA, “its Board of Commissioners is empowered to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensations” • Title 4 of the Guam Code Annotated, “The appointing authority or the head of an agency, department, or public corporation listed in 4 GCA §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)), for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications • In December 2022, the Board has previously approved the above step recruitment for Ms. Reyes as an Accountant II, however, Ms. Reyes was not able to complete her probationary period as this subsequent higher-level vacancy arose with the accountant III position • On 03/28/2023, Ms. Reyes was selected to the accountant III position and submitted her request to Executive Management 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>requestion the GHURA Board of Commissioners review and approval of an above the minimum step recruitment for the classified position of Accountant III based on exceptional qualifications.</p> <ul style="list-style-type: none"> • Executive Management now seeks the GHURA BOC’s approval for an above the minimum step recruitment for the Accountant III position based on recruitment difficulty and exceptional qualifications of Ms. Reyes. • Ms. Reyes’s qualifications include: <ul style="list-style-type: none"> ○ 9 years in the private and military sectors ○ Internal Audit Assurance practice ○ Fraud investigation ○ 3-5 years of experience in Budget and Business Plans ○ Experience with individual, corporate, and non-profit organization tax ○ Contributing towards improving efficiency and effectiveness in GHURA’s FISCAL Division • GHURA Management believes that the compensation package of salary and benefits to Step 10 is fair • GHURA respectfully requested board approval for the above-step recruitment of Ms. Gi Young Kim Reyes to Accountant III NG4-10(B), \$69,610.00 p/a; \$33.47 p/hr. <p>Dr. Kimberly Bersamin, HR Administrator, stated that her presentations before the board are only for very critical positions such as the engineers and accountants that are difficult to fill. The accountant III level position will give FISCAL the structure for the controller to focus on strategic</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>planning and the accountant III to focus on operations. She added that she hoped to finalize and present the next budget to the board before October and to make the necessary adjustments to stay competitive with the Department of Administration.</p> <p>Chairman Rivera indicated that GHURA should continue to be proactive in sustaining critical operations and remaining compliant with regulations. He added that the board will provide any necessary support needed to</p>	<p>[082/23] Vice Chairman Sanchez moved to approve Resolution No. FY2023-012 approving the above-step recruitment for the Account III Position to Ms. Gi Young Kim Reyes, Accountant III NG4-10(B). The motion was seconded by Commissioner Delia. There were no objections. Motion passed.</p>
<p>7. Resolution No. FY2023-TA-001- Resolution authorizing off-island travel for the Multi-Family Service Coordinator Conference on August 27-30, 2023 in National Harbor, Maryland</p>	<p>[083/23] Director Napoli requested to table Resolution No. FY2023-TA-001, due to item still under review.</p>	<p>[084/23] Chairman Rivera acknowledged the request to table Resolution No. FY2023-TA-001.</p>
<p>8. Resolution No. FY2023-013- Resolution to adopt the Revision to Part 1: Public Housing Residential Lease Agreement, Section IV- Payment Location</p>	<p>[085/23] Director Napoli stated the following:</p> <ul style="list-style-type: none"> • Resolution FY2023 -013 is to adopt the revision to part: Public Housing Residential Lease Agreement Section IV payment location. • The Public Housing (PH) lease is the contractual basis of the legal relationship between GHURA and the tenant. • In accordance with 24 CFR 966.3 and GHURA’s Admissions and Continued Occupancy Plan (ACOP), Chapter 8-I.D, “the PHA must give residents at least (30) days advance notice of the 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>proposed changes and an opportunity to comment on the changes. The PHA must also consider any comments before formally adopting a new lease.”</p> <ul style="list-style-type: none"> • February 13, 2023, GHURA issued a Notice to Residents of its plans to move from manual rental coupons for rental payments towards electronic on-line rental payments effective April 1, 2023 • March 3, 2023, GHURA issued a Notice to PH Residents, Revision to Part I: Public Housing Residential Lease Agreement, Terms and Conditions, IV. Payment Location to state, “ All payments will be made through GHURA’s on-line portal. Residents will have different payment options with assessed fees. Any payments with non-sufficient funds will be assessed bank charges as applicable.” • GHURA received a couple of responses on the notice issued on March 3, 2023 through April 7, 2023 and corrected the revision to state, “All payments must be made through GHURA’s on-line portal. Residents will have different payment options with assessed fees. Any rejected transactions will be assessed at the current fees • April 2, 2023, GHURA implemented the Rent Payment portal under the PH Program in which rental payments were mandated to be paid electronically through MRI Software • GHURA requests that the BOC adopt the revision to Part I: Public Housing Residential Lease Agreement, Terms and Conditions, 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>IV. Payment Location to state, "All payments must be made through GHURA's on-line portal. Residents will have different payment options with assessed fees. Any; rejected transactions will be assessed at the current fees.</p> <p>Chairman Rivera asked that Ms. Philly San Nicolas, AMP4 PSM/CFP Manager, share some of the challenges that the Public Housing program is facing and how the issues have been addressed.</p> <p>Due to connectivity issues at AMP4 preventing Ms. Philly San Nicolas to continue with the discussion, Deputy Director Esteves indicated that the bank had given GHURA a 90-day notice that they would be moving from the voucher payment system to an online payment system. GHURA worked very quickly to get everyone transitioned into the online payment system. Notices were distributed. Those who needed assistance with the transition received help with registration from GHURA AMP staff. GHURA had also waived late fees on a case-by-case basis for those experiencing challenges with working with the online payment system.</p> <p>Commissioner Corpus requested that GHURA review the online payment processes to confirm that it is running smoothly and receipts are being issued. Deputy Director Esteves stated that payments through the MRI system aren't paid immediately. He added that payments are scheduled to be one-to-three-day transactions, but the money will still need to be pulled from the bank accounts. Mrs. Frances Danieli, Controller, stated that MIS does the automatic uploads which includes exporting payments from the Rent Payment system and importing payments</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>to the housing systems which credits the tenant's account.</p> <p>Commissioner Corpus added that the online-payment program is a plus for people without transportation and are struggling.</p>	<p>[086/23] Commissioner Corpus moved to adopt the revision to Part I: Public Housing Residential Lease Agreement, Section IV-Payment Location. Motion was seconded by Commissioner Sanchez. No objections by the other board members. Motion passed.</p>
<p>9. Resolution No. FY2023-014- Resolution adopting the 2023 Public Housing Admissions and Continued Occupancy Policy (ACOP)</p>	<p>[087/23] Director Napoli stated the following:</p> <ul style="list-style-type: none"> • 24 CFR 906 requires all Public Housing Agencies with a Public Housing Program (PHP) to adopt a written Admissions and Continued Occupancy Policy (ACOP) that establishes local policies for the administration of the PHP in accordance with requirements prescribed by the U.S. Department of Housing and Urban Development (HUD) • The PH Admissions and Continued Occupancy Policy (ACOP) is the supporting documentation of the PHA Annual Plan in accordance with 24 CFR 903 • March 7 and 27, 2023 GHURA issued a Notice of Public Comment and Public Hearing and Notice for Public Comment and Public Hearing Update to the ACOP for 2022 and 2023 • May 11, 2023, a Public Hearing was held in which GHURA received a few comments during the public comment period from March 7 through May 10, 2023 • GHURA had revised the current PH ACOP to include updated current mandates, regulations and policies that directly impact the current administration of the Public Housing Program 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • The BOC adopt the 2023 Public Housing Admissions and Continued Occupancy (ACOP) for the Public Housing Program. <p>Ms. Philly San Nicolas, PSM/CFP Manager, stated that the changes made to the revisions included changes to the policy which gave residents and applicants self-certification. However, the authority may still request for specific documents in the event the authority feels that the self-certification is not legitimate. Another change to the policy is the (7) page table of contents provided as part of the resolution.</p> <p>Chairman Rivera requested that Ms. San Nicolas highlight some of the biggest changes. Ms. San Nicolas stated the following:</p> <ul style="list-style-type: none"> ○ Residents/applicants can now provide a self-certification stating homelessness ○ Less paperwork between resident/applicant and GHURA ○ Children turning 18 years old will not be required to obtain GPD clearance until the next annual certification ○ GHURA must give Residents paying flat rate rent, at least (2) years before they are requested to move out. Option to keep the resident will result in the resident paying the market rate and no be given utility allowance. 	<p>[088/23] Vice Chairman Sanchez moved to approve Resolution No. FY2023-014 adopting the 2023 Public Housing Admissions and Continued Occupancy Policy (ACOP). Motion was seconded by Commissioner Corpus. Motion passed.</p>
<p>10. Resolution No. FY2023-015- Resolution Approving the Capital Fund Program (CFP) Five-Year Action Plan (CFP) Five-Year Action Plan (2023-2027)</p>	<p>[089/23] Director Napoli stated the following:</p> <ul style="list-style-type: none"> • Resolution approving the Capital Fund Program (CFP) Five-Year Action Plan (2023-2027) • Section 9 of the U.S. Housing Act of 1937 is the statutory basis for the CFP as created as part of the 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Quality Housing and Work Responsibility Act (QHWRA) of 1988</p> <ul style="list-style-type: none"> • The PH CFP provides financial assistance to public housing agencies (PHAs) to make physical improvements to the PH stock. • The CFP Five-Year Action Plan describes the capital improvements to be undertaken within the 5-year period. The capital improvements are necessary activities to ensure long-term physical and social viability of the PHA's PH developments. • The goals and objectives of the CFP 5-Year Action Plan are consistent with Guam's 5-Year Consolidated Plan, which identifies and prioritizes the housing and community development needs of Guam. • This Plan was prepared in accordance with 24 CFR Part 905 • The GHURA BOC of GHURA approves the CFP Five-Year Action Plan 2023-2027 <p>Ms. Philly San Nicolas indicated that the highlighted projects such as the replacements of doors, typhoon shutters, unit insulations, and various other projects were a part of a proposed five-year plan with estimated costs. Any project listed in year (5) may be moved to year (1) should there be an urgency for completion.</p> <p>Chairman Rivera asked how much of the highlighted projects are completed within the projected timeline.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Ms. San Nicolas stated that GHURA tries to obligate as many projects as possible to give the engineering division time to recuperate and work the other projects. She added that they would try to obligate 75% in the first year and 25% in the remaining (2) years.</p>	<p>[090/23] Commissioner Delia moved to approve the Resolution Approving the Capital Fund Program (CFP) Five-Year Action Plan (CFP) Five-Year Action Plan (2023-2027). Vice Chairman Sanchez seconded the motion. There were no objections by the other board members. Motion passed.</p>
<p>V. Executive Director's Report</p> <p>1. Project Updates</p> <p>2. Division Updates</p>	<p>[091/23] Director Napoli stated the following updates:</p> <ul style="list-style-type: none"> • the executive report will include updates on GHURA due to Typhoon Mawar • GHURA Operations post Mawar: <ul style="list-style-type: none"> ○ Typhoon recovery at GHURA ongoing ○ Main office and AMPs have resumed regular hours ○ Challenges: rolling power outages, low water pressure, and unstable connectivity ○ Despite challenges, all staff continues to provide services ○ Communication with Honolulu HUD offices is ongoing ○ Long-term and short-term housing needs discussions with Adelup continue ○ HUD and GHURA are working together to assist in the disaster recovery efforts ○ GHURA will also continue to move forward with current projects 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • GHURA to participate in the Governor’s Summer Youth Employment Program • Rebecca Borja, HUD Honolulu Field Office to be on Guam from June 26-30 to conduct the FY2023 Home Program Monitoring. • US Department of Agriculture’s West Region Field Operations Division, Multi-Family Housing Rural Development Section is planning to be on Guam in July for a supervisory visit and compliance at Guma Trankilidat. • Deputy Director Esteves added the following data on damage assessment: <ul style="list-style-type: none"> ○ Section 8 has reached out to about 900 tenants. ○ All 755 PH units were inspected- 481 units sustained no damages; 309 units sustained very minor damages. 	<p>[092/23] No action taken.</p>
<p>VI. General Discussions/ Announcements</p>	<p>[093/23] Director Napoli stated the following:</p> <ul style="list-style-type: none"> • On May 9, 2023, pursuant to the authority under the Organic Act of Guam and local law, 12 GCA §5103(g), Governor Leon Guerrero appointed Mr. Nathanal P. Sanchez as the Vice Chairperson, Board of Commissioners Guam Housing and Urban Renewal Authority. <p>Chairman Rivera and members of the BOC congratulated the newly appointed Vice Chairman Sanchez.</p> <p>Vice Chairman Sanchez thanked Governor Leon Guerrero and Lt. Governor Tenorio for the appointment and opportunity to continue to do his best with the board of commissioners and to support the great</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>work of the staff and management of the Guam Housing and Urban Renewal Authority.</p> <p>There were no further discussions.</p>	<p>[094/23] No action taken.</p>
<p>VII. Adjournment</p>	<p>[095/23] Chairman Rivera stated that the next proposed BOC meeting was set for Tuesday, July 11, 2023, at 12PM. He reminded the board that a notification will be forwarded to all members regarding their availability on the proposed date.</p> <p>There were no further discussions.</p>	<p>[096/23] Commissioner Delia moved to adjourn the BOC meeting of June 20, 2023. Vice Chairman Sanchez seconded the motion. Meeting adjourned at 1:40PM.</p>

SEAL




Elizabeth F. Napoli
Board Secretary/Executive Director

Date 07/11/2023

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: May 19, 2023

SUBJECT: Intent of Award
IFB # GHURA-23-12-MOD7-AMP1 & 3;
Renovation of Seven (7) Public Housing Units

Bid opening for the subject project was held on May 17, 2023 at 10 A.M. A total of 5 contractors purchased a set of bid specifications of which two submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	O.H. Construction	[x] 15%	\$229,000.00
2	Genesis-Tech Corp.	\$32,400	\$216,000.00
Government Estimate			\$230,417.50

The intent of the project is to modernize units as per scope of work. Base Bid 1 consists of seven vacant units at the AMP 1 and 3 sites. Of these seven vacant units, two units are located in Agana Heights, two are in Asan, two are in Sinajana and one in Merizo. Modernization includes but is not limited to, cleaning building interiors and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work. A detailed scope of work is included in the bid documents for review.

In review of the bid results: Genesis-Tech Corporation provided the lowest responsive and responsible bid. They have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to Genesis-Tech Corporation for the total amount of \$216,000.00. Funding is available under the Capital Fund Program.

Attachments: Bid Tabulation
Clearance
Gov cost estimate

At the Regular Board Meeting of June 20, 2023, a motion was made by Commissioner Delia and seconded by Vice Chairman Sanchez to approve the Intent of Award for IFB#GHURA-23-12-MOD7-AMP1&3; the Renovation of Seven (7) Public Housing Units to Genesis-Tech Corporation for the total amount of \$216,000.00. Without any further discussion and objection, the motion was approved.



Elizabeth F. Napoli, Executive Director
 IFB-GHURA-23-12-MOD 7-AMP 1&3
 Renovation of Seven (7) Public Housing Units
 Proposal due date: May 17, 2023
 Proposal due time: 10:00 AM

No	NAME OF BIDDER	Base Bid Item 1	Bid Bond	Name of Bonding Co. and name of Cashier	HUD 5369-A	AG Forms 2, 3, 4, 5, 7	AG Notarized 2, 3, 4, 5, 7	GHURA FRM 09	GHURA FRM 010	GHURA FRM 013	GHURA FRM 014	GHURA FRM 16	GHURA Form 01B	Contractor License	Amendment 1	Addendum 1
1	Genesys Tech Corporation	216,000.00	32,400.00	Bank of Guam \$1,000,000 US\$	✓	✓✓✓✓✓	✓✓✓✓✓	✓	✓	✓	✓	✓	✓	✓		✓
2	O.H. Construction	229,000.00	207,159	First Net Ins. Co.	✓	✓✓✓✓✓	✓✓✓✓✓	✓	✓	✓	✓	✓	✓	✓		✓

ATTESTED BY: *Edwin Rando* Date: 5/17/23
Raymond Date: 5/17/23

Date: 5/17/23
 Date:

To: File
 From: Architect & Engineering Manager
 Subject: GHURA-23-12-MOD7-AMP 1&3; Renovation of Seven Public Housing Units

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corp	O.H. Construction		
Department of Labor:				
ALPCD	5/17/2023	5/17/2023		
Fair Employment Practice	5/17/2023	5/17/2023		
Wage & Hour	5/17/2023	5/17/2023		
Workers Compensation	Expires: 06/30/2023	Expires: 06/08/2023		
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board			
U.S. Department of Labor	5/17/2023	5/17/2023		
Revenue & Tax	Contractor to report to Revenue and Tax Office			
EIN/SSN				
OSHA	5/17/2023	5/17/2023		
EPLS Debarred List	5/17/2023	5/17/2023		

CFP Amp-1&3 (7units MOD)

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

3/8/2023

BASIC BID

LOCATION	Unit Number	Bedrm.	Estimate Cost
Amp-1, GH-250, Agana Ht.	1A, Salas Ln.	3	\$ 37,832.50
Amp-1, GH-250, Sinajana	8A, Makin	2	\$ 29,655.00
Amp-1, GH-250, Agana Ht.	8A, Makin	2	\$ 29,655.00
Amp-1, GH-250, Sinajana	3B ABAS	3	\$ 37,832.50
Amp-1, GH-26, ASAN	8B MJLG	3	\$ 37,832.50
Amp-1, GH-26, Asan	17 MJLG	3	\$ 37,832.50
Amp-3, GH-82, Merizo	M6	1	\$ 19,777.50
	Total		<u>\$ 230,417.50</u>

COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom Ghura-250	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-4bdrm	IDENTIFICATION NO.	
	ESTIMATED BY Andrew M. Manglona, Planner III	DATE PREPARED 1/31/2023

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE			
	NUMBER	UNIT	UNIT COST	TOTAL		
Termite treatment	1200	sf	\$0.60	\$ 720.00	UNIT COST BASED ON PREVIOUS MOD PROJECTS	
Interior Painting	2400	sf	\$ 1.50	\$ 3,600.00		
exterior entry & exit doors	2	ea	\$ 1,700.00	\$ 3,400.00		
exterior storge & WH doors	3	ea	\$ 1,200.00	\$ 3,600.00		
interior bedroom doors	4	ea	\$ 750.00	\$ 3,000.00		
interior bathroom & hallway doors	3	ea	\$ 550.00	\$ 1,650.00		
screen panels (repair)	4	ea	\$ 150.00	\$ 600.00		
Kitchen up-grade	1	ea	\$ 4,200.00	\$ 4,200.00		
remove old tiles & dispose	1200	sf	\$ 1.20	\$ 1,440.00		
install vinyl floor tiles	1200	sf	\$ 2.75	\$ 3,300.00		
bathroom up-grade	1	ls	\$ 1,600.00	\$ 1,600.00		
lighting fixtures	12	ea	\$ 125.00	\$ 1,500.00		
Change out medicine cabinet	2	ea	\$ 125.00	\$ 250.00		
New range hood	1	ea	\$ 120.00	\$ 120.00		
smoke detector	5	ea	\$ 220.00	\$ 1,100.00		
replace light switch & outlets	12	ea	\$ 65.00	\$ 780.00		
exterior works	1	ls	\$ 1,200.00	\$ 1,200.00		
General cleaning-in & out	1	LS	\$ 650.00	\$ 650.00		Estimate cost per Bedroom Size
total			\$ -	\$ 32,710.00		\$ 8,177.50
Up-grade electrical panel box	1	LS	\$ 7,500.00	\$ 7,500.00		
Sewer replacement	1	LS	\$ 8,000.00	\$ 8,000.00	2bdrm	
Sewer replacement	1	LS	\$ 8,000.00	\$ 8,000.00	3bdrm	
Sewer replacement	1	LS	\$ 12,000.00	\$ 12,000.00	4bdrm	
Sewer replacement	1	LS	\$ 12,000.00	\$ 12,000.00	5bdrm	
Up-grade kitchen cabint replacement	1	LS	\$ 5,800.00	\$ 5,800.00		
PARTITION HARDING CEMET BD (GH-82)	1	LS	\$ 5,800.00	\$ 5,800.00	1bdrm	

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY2023-012

Moved by: NATHANAEL P. SANCHEZ **Seconded by:** ANISIA S. DELIA

RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ACCOUNTANT III POSITION

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

WHEREAS, in December 2022, the Board has previously approved above step recruitment for Ms. Reyes as an Accountant II, however Ms. Reyes was not able to complete her probationary period as this subsequent higher level vacancy arose with the Accountant III position and

WHEREAS, on 03/28/2023, Ms. Reyes was selected to the Accountant III position and submitted her request to Executive Management requesting the GHURA Board of Commissioners review and approval of an above the minimum step recruitment for the classified position of Accountant III based on exceptional qualifications; and

WHEREAS, since GHURA HR has now completed the required disclosures and transparency requirements as stipulated in 4GCA, Section 6205, Executive Management now seeks the GHURA Board of Commissioners approval for an above the minimum step recruitment for the Accountant III based on recruitment difficulty and exceptional qualifications; and

WHEREAS, the exceptional qualifications that Ms. Reyes possesses for the Accountant III position consist of the following:

- Worked in private, and military sectors for over 9 years;
- Internal audit assurance practice;
- Fraud investigation;
- Experience with 3 to 5 year budget and business plans;
- Experience with individual, corporate and non-profit organization tax; and
- Since joining the fiscal team, Ms. Reyes, has contributed to the improvement in the efficiency and effectiveness of the Fiscal Division.

WHEREAS, the recent Government of Guam 22% across the board pay adjustment for the line agencies has made it challenging for recruitment purposes. Management still believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave, etc.) to Step 10, is fair, and now respectfully requests an above step recruitment of Ms. Gi Young Kim Reyes, **NG4-10(B)**, \$69,610.00 p/a; \$33.47 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **NG4-2(A)**, \$43,242.00 p/a; \$20.79 p/hr through **NG4-10(F)**, \$72,367.00 p/a; \$34.79 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, Funding for this position is available from COCC Funds; and be it further

RESOLVED, that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step recruitment for:

Ms. Gi Young Kim Reyes, Accountant III NG4-10(B), \$69,610.00 p/a; \$33.47 p/hr;

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 20, 2023
PASSED BY THE FOLLOWING VOTES:**

AYES: John Rivera, Nathanael Sanchez, Frank Ishizaki, Anisia Delia,
Emilia Rice, Karl Corpus

NAYES: NONE

ABSENT: NONE

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on June 20, 2023.

SEAL



ELIZABETH F. NAPOLI
Secretary / Executive Director

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

**BOARD OF COMMISSIONERS
RESOLUTION NO. FY2023-013**

Moved By: KARL E. CORPUS Seconded By: NATHANAEL P. SANCHEZ

RESOLUTION TO ADOPT THE REVISION TO PART I: PUBLIC HOUSING RESIDENTIAL LEASE AGREEMENT, SECTION IV. PAYMENT LOCATION

- WHEREAS,** The Public Housing lease is the contractual basis of the legal relationship between the Guam Housing and Urban Renewal Authority (GHURA) and the tenant; and
- WHEREAS,** In accordance with 24 CFR 966.3 and GHURA's Admissions and Continued Occupancy Plan (ACOP), Chapter 8-I.D, "the PHA must give residents at least thirty (30) days advance notice of the proposed changes and an opportunity to comment on the changes. The PHA must also consider any comments before formally adopting a new lease."
- WHEREAS,** On February 13, 2023, GHURA issued a Notice to Residents of its plans to move from manual rental coupons for rental payments towards electronic "on-line" rental payments to be effective April 1, 2023; and
- WHEREAS,** On March 3, 2023, GHURA issued a **Notice to Public Housing Residents, Revision to Part I: Public Housing Residential Lease Agreement, Terms and Conditions, IV. Payment Location**, to state as follows:
- "All payments must be made through GHURA's on-line portal. Residents will have different payment options with assessed fees. Any payments with non-sufficient funds will be assessed bank charges as applicable."
- WHEREAS,** GHURA received a couple of responses on the notice issued March 3, 2023, through April 7, 2023, and corrected the revision to state as follows:
- "All payments must be made through GHURA's on-line portal. Residents will have different payment options with assessed fees. Any rejected transactions will be assessed at the current fees."; and
- WHEREAS,** On April 1, 2023, GHURA implemented the RentPayment portal under the Public Housing Program in which rental payments were mandated to be paid electronically through MRI Software; now, therefore, be it
- RESOLVED,** that the Board of Commissioners hereby adopts the Revision to **Part I: Public Housing Residential Lease Agreement, Terms and Conditions, IV. Payment Location**, to state, "All payments must be made through GHURA's on-line portal. Residents will have different payment options with assessed fees. Any rejected transactions will be assessed at the current fees."

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 20, 2023
PASSED BY THE FOLLOWING VOTES:**

AYES: John Rivera, Nathanael Sanchez, Frank Ishizaki, Anisia Delia,
Emilia Rice, Karl Corpus

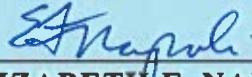
NAYES: NONE

ABSENT: NONE

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 June 20, 2023.



ELIZABETH F. NAPOLI

Board Secretary/Executive Director

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

**BOARD OF COMMISSIONERS
RESOLUTION NO. FY2023-014**

Moved By: NATHANAEL P. SANCHEZ Seconded By: KARL E. CORPUS

RESOLUTION ADOPTING THE 2023 PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

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

WHEREAS, the Public Housing Admissions and Continued Occupancy Policy (ACOP) is the supporting documentation to the PHA Annual Plan in accordance with 24 CFR 903;

WHEREAS, On March 7, 2023, and March 27, 2023, GHURA issued a Notice for Public Comment and Public Hearing and a Notice for Public Comment and Public Hearing Update, respectively, regarding updates to the ACOP for 2022 and 2023; and

WHEREAS, On May 11, 2023, a Public Hearing was held in which GHURA received a few comments during the public comment period from March 7, 2023, through May 10, 2023; and

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

RESOLVED, that the Board of Commissioners hereby adopts the 2023 Public Housing Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 20, 2023
PASSED BY THE FOLLOWING VOTES:**

AYES: John Rivera, Nathanael Sanchez, Frank Ishizaki, Anisia Delia,
 Emilia Rice, Karl Corpus

NAYES: NONE

ABSENT: NONE

ABSTAINED: NONE

(S E A L)

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on June 20, 2023.



ELIZABETH F. NAPOLI
Board Secretary/Executive Director

EXHIBIT I

Please note items in the updated ACOP:

- 1) Items in blue reflect the 2022 revisions,
- 2) Items in purple reflect the 2023 revisions, and
- 3) Items in red with strike-through lines are to be deleted

Please review items that have marked for deletion under 2023, especially if it under a GHURA Policy. If you feel the items in red should remain, please let me know before I finalize draft.

Revisions to ACOP (updated 9/1/2022 and 3/1/2023)	
Pages	Changes Made in ACOP
Revision Page	Added new revision date
Title Page	Updated copyright date for title page for approval by GHURA Board of Commissioners and submission to HUD
TOC-1 thru TOC-16	Will be updated after deletions have been removed
Intro-i thru Intro-vi	2022 - Added new Public Housing Occupancy Guidebook 2023 - Removed the word, "model". 2023 - Removed the words, "Reauthorization Act of 2013" under VAWA
1-3	CHAPTER 1 - OVERVIEW 2022 - 1-I.C - Changed text in GHURA Policy, p 1-3 2023 – No revisions
2-3 thru 2-8	CHAPTER 2 – FAIR HOUSING 2022 - 2-II.A - Added new last paragraph to GHURA Policy, page 2-6 2022 – added paragraph under GHURA Policy, p 2-8 2023 – removed "of 2013" under VAWA, p 2-3 2023 – added/updated section: 2.I.C. Discrimination Compliants section with GHURA Policy, pp 2-5 thru 2-6 2023 – added section on VAWA with GHURA Policy, p 2-7
3-4 thru 3-35	CHAPTER 3 - ELIGIBILITY 2022 - 3-II.E - Updated heading to spell out " Income Validation Tool (IVT) ", p 3-20 2022 - 3-III.C – Added text under GHURA Policy, p 3-24 2023 – added "human trafficking to 3-I.C. Family Breakup and Remaining Member of Tenant Family and GHURA Policy, p 3-4, 2023 – added "human trafficking under Part III: Denial of Admission, p 3-21 2023 – removed "Consideration of Rehabilitation", p 3-30 2023 – added text on VAWA 2022 and "human trafficking" on GHURA Policy, p 3-33 2023 – added "human trafficking" to 3-III.G. Notice of Eligibility or Denial, p 3-35

EXHIBIT I

Revisions to ACOP (updated 9/1/2022 and 3/1/2023)	
Pages	Changes Made in ACOP
4-3 thru 4-25	<p>CHAPTER 4 - APPLICATIONS</p> <p>2022 - <i>Note: 4-I-B – Applying for Assistance, Although NMA provided updated texts to GHURA Policy, the texts did not apply to GHURA since GHURA handles all applications through an online process; p 4-3</i></p> <p>2022 – Removed texts under Ineligible for Placement on the Waiting List; p 4-6</p> <p>2022 – Added text to Reopening the Wait List, GHURA Policy, p 4-9</p> <p>2022 – Removed texts under 4-II.D., GHURA Policy, p 4-10</p> <p>2022 – Maintained 4-II.E, Reporting Changes in Family Circumstances, GHURA Policy, p 4-11</p> <p>2022 – Added text under 4-II.F. Updating the Waiting List, GHURA Policy pp 4-12 thru 4-13</p> <p>2022 – Maintained Removal from a Waiting List after Being Housed, p 4-13</p> <p>2022 – Updated 4-III.B. Selection Method, GHURA Policy, pp 4-15 thru 4-16</p> <p>2022 – Maintained Sec. 113. Preference for United States Citizens or Nationals, p 4-17</p> <p>2022 – Added text under Order of Selection, GHURA Policy, page 4-21</p> <p>2023 – Added “human trafficking” to Domestic Violence, p 4-15</p> <p>2023 – Removed “of 2013” after VAWA in last paragraph, p 4-25</p>
5-7	<p>CHAPTER 5 - OCCUPANCY</p> <p>2022 – No revisions</p> <p>2023 – Added “human trafficking” to 5-II.D. Refusals of Unit Offers, GHURA Policy, p 5-7</p>
6-11 thru 6-53 Income	<p>CHAPTER 6 - INCOME</p> <p>2022 – Added text in Checking and Savings Accounts, GHURA Policy, p 6-20</p> <p>2022 - Added new subsection, Applying SSA COLA to Current Annual and Interim Reexaminations, page 6-24</p> <p>2022 – Moved text line in chart to balance the “Summary of Allowable medical Expenses...”, page 6-33</p> <p>2022 - Raised minimum rent dollar amounts to \$50 under the Example, page 6-45</p> <p>2022 – Added subheading, Reasonable Accommodation and Individual Relief, and updated text and GHURA Policy, pp 6-48 thru 6-49</p> <p>2022 – Added text under Utility Allowance Revisions and GHURA Policy, p 6-49</p> <p>2023 – Added text under TTP Formula, p 6-41</p> <p>2023 – Removed text under Utility Reimbursement, GHURA Policy, p 6-43</p> <p>2023 – Updated text under Temporary Hardship, p 6-46</p> <p>2023 – Added text under 6-III.D. Prorated Rent for Mixed Families, p 6-50</p> <p>2023 – Added text under Family Choice Rents, p 6-51</p> <p>2023 – Added text under Switching from Flat Rent to Income-Based Rent Due to Hardship, p 6-52</p>

EXHIBIT I

Revisions to ACOP (updated 9/1/2022 and 3/1/2023)	
Pages	Changes Made in ACOP
7-1 thru 7-30 Verification	<p>CHAPTER 7 - VERIFICATION</p> <p>2022 - Added text to EIV Income Reports and IVT Reports, GHURA Policy, page 7-5</p> <p>2022 – Added text Written Third-Party Verification, GHURA Policy, page 7-7</p> <p>2022 – Added text in 7-II.A. Verification of Legal Identity, p 7-11</p> <p>2022 - Changed wording from “will” to “will not” in GHURA Policy, p 7-13</p> <p>2022 - Added text in Absence of Adult Member, GHURA Policy, p 7-15</p> <p>2022 – Added section, Social Security/SSU Benefits, p 7-20</p> <p>2023 – Updated PIH Notice under File Documentation, p 7-4</p> <p>2023 – Removed text from EIV Income Reports and IVT Reports, GHURA Policy, p 7-6</p> <p>2023 – Added “human trafficking” to 7-II.H. Verification of Preference Status, GHURA Policy, p 7-18</p> <p>2023 – Removed text under Attendant Care, GHURA Policy, p 7-28</p>
8-1 thru 8-17 Leasing	<p>CHAPTER 8 - LEASING</p> <p>2022 – Revised item under Move-In Packet, GHURA Policy, p 8-2</p> <p>2022 – Maintained 8-I.E. Security Deposits, GHURA Policy, p 8-6</p> <p>2022 -</p> <p>2022 - Added references to Late Fees and Nonpayment, added and maintained texts in GHURA Policy, pp 8-7 thru 8-8</p> <p>2022 – Added text under Non-Emergency Entries, GHURA Policy, p 8-14</p> <p>2022 – Added text under Non-Emergency Repairs, GHURA Policy, p 8-16</p> <p>2023 – Added text under 8-I.A. Overview.</p> <p>2023 – Removed text under 8-I.C. Execution of Lease, GHURA Policy, p 8-3</p> <p>2023 – Removed text under Other Modifications, GHURA Policy, p 8-5</p> <p>2023 – Removed text under Maintenance and Damage Charges, GHURA Policy, p 8-9</p> <p>2023 – Added GHURA Policy under Minimum Heating Standards, p 8-10</p> <p>2023 – Removed text from Move-In Inspections, GHURA Policy, p 8-11</p> <p>2023 – Rearranged order of Inspections, pp 8-11 thru 8-13</p> <p>2023 – Revised word from “days” to “weeks” under REAC, GHURA Policy, p 8-13</p> <p>2023 – Removed text under Emergency Repairs, GHURA Policy, p 8-16</p> <p>2023 – Added number of days under Housekeeping, GHURA Policy, p 8-17</p>

EXHIBIT I

Revisions to ACOP (updated 9/1/2022 and 3/1/2023)	
Insert Pages	Changes Made in ACOP
9-1 thru 9-11	<p>CHAPTER 9 - REEXAMINATIONS</p> <p>2022 – Added text under Notification of and Participation in the Annual Reexamination Process, GHURA Policy, p 9-5</p> <p>2023 – Added text under Introduction, p 9-1</p> <p>2023 – Added text under 9-I.A. Overview, p 9-3</p> <p>2023 – Added text under GHURA Policy, p 9-5</p> <p>2023 – Updated references in title, Part II: Reexaminations for Families Paying Flat Rents, and text, p 9-9</p> <p>2023 – Removed Change in Flat Rents and Flat Rents and Earned Income Disallowance, p 9-9 (moved to another location in chapter)</p> <p>2023 – Removed texts under Criminal Background Checks, GHURA Policy, p 9-11</p> <p>2023 – Removed Subsequent Recertifications and Background Checks, GHURA Policy, p 9-11</p>
10-1 thru 10-14	<p>CHAPTER 10 - PETS</p> <p>2022 – Added text under 10-II.C. Standards for Pets, p 10-10</p> <p>2022 – Added subsection, Inspections and Repairs, GHURA Policy, p 10-14</p> <p>2023 – No Revisions</p>
11-7 thru 11-22 Community Service	<p>CHAPTER 11 – COMMUNITY SERVICE</p> <p>2022 – Changed gender texts</p> <p>2023 – Added text under Exempt Individual, p 11-2</p> <p>2023 – Added text under 11-I.E. Noncompliance, Noncompliant Residents, p 11-9</p>
12-3 thru 12-10 Transfer Policy	<p>CHAPTER 12 – TRANSFER POLICY</p> <p>2022 - Added texts under 12-I.C., Emergency Transfer Procedures, GHURA Policy, p 12-3</p> <p>2022 - Added text to heading, Demolition, Disposition, ..., p 12-5</p> <p>2023 – Added “human trafficking” under the following:</p> <ul style="list-style-type: none"> 12-I.B. Emergency Transfers, GHURA Policy, p 12-2 12-I.C. Emergency Transfer Procedures, GHURA Policy, p 12-3 12-III.C. Eligibility for Transfer, GHURA Policy, p 12-8 12-III.F. Handling Requests, GHURA Policy, p 12-10 12-IV.D. Good Cause for Unit Refusal, p 12-12

EXHIBIT I

Revisions to ACOP (updated 9/1/2022 and 3/1/2023)	
Insert Pages	Changes Made in ACOP
<p>13-8 thru 13-27 Lease Terminations</p>	<p>CHAPTER 13 – LEASE TERMINATIONS</p> <p>2022 – Updated reference and added text under 13-IV.D. Lease Termination Notice, p 13-31</p> <p>2022 – Updated reference and added text under Timing of the Notice and GHURA Policy, p 13-32</p> <p>2023 – Added text under Introduction, Part II: Termination by PHA–Mandatory, p 13-1</p> <p>2023 – Added and established new section, 13-II.J. Over-Income Families with GHURA Policies, covering Over-Income Limit, Decreases in Income, Initial Notice of Over-Income Status, Second Notice of Over-Income Status, Final Notice of Over-Income Status p 13-7 thru 13-10</p> <p>2023 – Added “human trafficking” under the following:</p> <ul style="list-style-type: none"> Other Serious or Repeated Violations ..., p 13-16 Other Good Cause, p 13-17 Exclusions of Culpable Household Member, p 13-21 Consideration of Circumstances, GHURA Policy, p 13-13 13-III.F. Terminations Related to Domestic Violence, ..., p 13-25 Limits on VAWA Protections, p 13-26 GHURA Policy, p 13-27 Terminating or Evicting a Perpetrator of Domestic Violence, p 13-28 13-IV.D. Lease Termination Notice, GHURA Policy, p 13-31 <p>2023 – Removed “of 2013 explicitly” under Other Good Cause, p 13-17</p> <p>2023 – Removed Over-Income Families and GHURA Policy, pp 13-19 thru 13-20 (moved to p 13-7 and updated)</p> <p>2023 – Removed “of 2013” under Exclusion of Culpable Household Member, p 13-21</p> <p>2023 – Added text under VAWA Protections against Termination, p 13-25</p> <p>2023 – Removed “2013” under GHURA Policy, p 13-28</p>
<p>14-3 thru 14-31 Grievances</p>	<p>CHAPTER 14 - GRIEVANCES</p> <p>2022 – Revised text under Introduction, p 14-1</p> <p>2022 – Changed gender texts</p> <p>2023 – No Revisions</p>
<p>15-1 thru 15-11</p>	<p>CHAPTER 15 – PROGRAM INTEGRITY</p> <p>2022 – Changed gender texts</p> <p>2023 – No Revisions</p>

EXHIBIT I

Revisions to ACOP (updated 9/1/2022 and 3/1/2023)	
Insert Pages	Changes Made in ACOP
<p>16-1 thru 16-29 Program Administration</p>	<p>CHAPTER 16 – PROGRAM ADMINISTRATION</p> <p>2022 - Added texts under Utility Allowance Revisions, page 16-4</p> <p>2022 – Added texts under 16-I.E. Reasonable Accommodation and Individual Relief, p 16-6</p> <p>2022 - Added new subsection, Applying Flat Rents, GHURA Policy, p 16-8</p> <p>2022 - Added text under 16-III.A. Overview, p 16-9</p> <p>2022 – Added new subsection, Refusal to Enter into an Agreement, GHURA Policy, p 16-10</p> <p>2022 – Added new subsection, Repayment Agreement, p 16-10</p> <p>2022 – Added text under Payment Thresholds, p 16-10</p> <p>2022 – Added text under Execution of the Agreement, p 16-11</p> <p>2022 – Added new subsection, Repayment Agreement Terms, p 16-12</p> <p>2022 – Added text under 16-V-B. Record Retention and GHURA Policy, p 16-16</p> <p>2023 – Added “human trafficking” under Introduction, Part VII: VAWA, p 16-1</p> <p>2023 – Updated reference in title, 16-II.B. Flat Rents, p 16-7</p> <p>2023 - Added and removed texts under Establishing Flat Rents, pp 16-7 thru 16-8</p> <p>2023 – Added VAWA under GHURA Policy, p 16-16</p> <p>2023 – Added “human trafficking” under Domestic Violence, Dating Violence, ..., p 16-18</p>
<p>GL-1 thru GL-14</p>	<p>GLOSSARY</p> <p>2022 – Added/Updated the following:</p> <ul style="list-style-type: none"> A - “IVT” acronym, GL-2 A - Child care expenses, GL-5 U – Family self-sufficiency program A – Income validation tool, GL-10 U – Welfare assistance, GL-14 <p>2023 – Removed “of 2013” from VAWA</p> <p>2023 – Added/Updated the following Public Housing Terms under Glossary:</p> <ul style="list-style-type: none"> A - Alternative non-public housing rent, GL-4 U - Domestic violence, GL-6 A – Economic abuse, GL-7 U – Flat rent, GL-8 A – Human trafficking, GL-9 A – Non-public housing over-income family, GL-11 A – Over-income family, GL-11 A – Over-income limit, GL-11 A – Technological abuse, GL-13

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudad Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2023-015

Moved By: ANISIA S. DELIA **Seconded By:** NATHANAEL P. SANCHEZ

Resolution Approving the Capital Fund Program (CFP) Five-Year Action Plan (2023-2027)

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 Public Housing Capital Fund Program provides financial assistance to public housing agencies (PHAs) to make physical improvements to the public housing stock; and

WHEREAS, The Capital Fund Program (CFP) Five-Year Action Plan describes the capital improvements to be undertaken within the five-year period. The capital improvements are necessary activities to ensure long-term physical and social viability of the PHA's public housing developments; and

WHEREAS, The goals and objectives of the 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, This Plan was prepared in accordance with 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 Capital Fund Program Five-Year Action Plan (2023-2027).

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JUNE 20, 2023

PASSED BY THE FOLLOWING VOTES:

AYES: **John Rivera, Nathanael Sanchez, Frank Ishizaki, Anisia Delia,**
 Emilia Rice, Karl Corpus

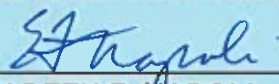
NAYES: **NONE**

ABSENT: **NONE**

ABSTAINED: **NONE**

(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 June 20, 2023.



ELIZABETH F. NAPOLI
Board Secretary / Executive Director

Proposed Capital Fund Activities:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Operations -	\$ 120,000	\$ 30,000	\$ 40,000	\$ 35,000	\$ 30,000
Management Improvement	\$ 10,000	\$ 15,000	\$ -	\$ 10,000	\$ 15,000
Administrative Costs	\$ 300,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000
Contract Administration (Fees and Costs)					
o Audit Costs	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
o Advertisement	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
o Legal Services	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
o Relocation	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
o A/E Staff Salaries and Benefits, Sundry	\$ 250,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000
o A/E Consultant Services – PNA & EA					\$ 190,000
AMP1					
o Unit Modernization (7 - 10 units)	\$ 266,000	\$ 366,000	\$ 342,000	\$ 263,000	\$ 266,000
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP1	\$ 100,000				
o Remove/Replace Typhoon Shutters (158 units)	\$ 158,000				
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP1 (Eron, Sinajana)					\$ 40,000
o Concrete Roof Repair, Thermal & Moisture Protection @ AMP1 units				\$ 298,115	
o Design and Construct New Metal Frame with New ½ Basketball Court (AMP1 Mongmong)					\$ 400,000
o Provide Ground Wire/Rod (132 units) Agana Heights / Mongmong / Sinajana, AMP1					
o Installation of Shut-Off Valve (158 units) - AMP1					\$ 38,220
AMP2					
o Unit Modernization (7 - 10 units) - AMP2	\$ 266,000	\$ 366,000	\$ 342,000	\$ 263,000	\$ 266,000
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP2	\$ 100,000				
o Remove/Replace Typhoon Shutters (163 units)	\$ 158,000				
o Design and Construct New Reinforced Concrete Shade Structure and Prefabricated Play Structure (AMP2 Yona)			\$ 380,000		
o Concrete Roof Repair, Thermal & Moisture Protection @ AMP2 units				\$ 298,116	
o Site Lighting @ AMP2				\$ 105,385	
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP2					\$ 100,000
o Installation of Shut-Off Valve (163 units) - AMP2					\$ 38,220
AMP3					
o Unit Modernization (7 - 10 units) - AMP3	\$ 266,000	\$ 366,000	\$ 342,000	\$ 263,000	\$ 266,000
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP3	\$ 100,000				
o Remove/Replace Typhoon Shutters (195 units) - AMP3	\$ 158,000				
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP3 (Lower Agat Elderly)					\$ 85,000
o Remove and Replace Exterior Door & Screen Doors to Aluminum (195 units) - AMP3		\$ 516,620			
o Resurface deteriorated asphalt in garage at Agat, AMP3			\$ 113,620		
o Concrete Roof Repair, Thermal & Moisture Protection @ AMP3 units				\$ 298,116	
o Site Lighting @ AMP3				\$ 105,386	
o Installation of Shut-Off Valve (195 units) - AMP3					\$ 38,220

Capital Fund Program 5-Year Action Plan
 CFP GQ08P001501-23
 FFY 2023 – 2027

Grant Award: \$3,205,620

Proposed Capital Fund Activities:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
AMP4					
o Unit Modernization (7 - 10 units) - AMP4	\$ 266,000	\$ 366,000	\$ 342,000	\$ 263,000	\$ 266,000
o Remove and Replace Interior Hollow Core Doors to Solid Core (50 units) - AMP4	\$ 100,000				
o Remove/Replace Typhoon Shutters (234 units) - AMP4	\$ 158,000				
o Drainage/Swale Correction (Toto, AMP4)	\$ 409,620				
o Remove and Replace Exterior Door & Screen Doors to Aluminum (234 units) - AMP4 (Dededo)		\$ 580,000			
o Design and Construct New Metal Frame with Upgrade Basketball Court (AMP4 Toto)			\$ 580,000		
o Resurface deteriorated asphalt in garage @ GH35, Dededo			\$ 49,000		
o Installation of Water Meters @ 7 Clusters, GH82 Dededo Elderly			\$ 75,000		
o Concrete Roof Repair, Thermal & Moisture Protection @ AMP3 units				\$ 298,116	
o Site Lighting @ AMP4				\$ 105,386	
o Remove and Replace Fencing and/or Installation of New Fencing and Bollards - AMP4 (Toto)					\$ 528,740
o Installation of Shut-Off Valve (234 units) - AMP4					\$ 38,220
o					
	\$ 3,205,620	\$ 3,205,620	\$ 3,205,620	\$ 3,205,620	\$ 3,205,620

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2023-016**

Moved by: ANISIA S. DELIA Seconded by: NATHANAEL P. SANCHEZ

RESOLUTION COMMENDING MS. ALVINA C. CASTRO, PROGRAM COORDINATOR III, FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

WHEREAS, on June 18, 1990, Ms. Alvina C. Castro began her GHURA career in the unclassified service as the Administrative Secretary, and

WHEREAS, in September 1993, Ms. Castro converted to the classified service as Administrative Secretary and

WHEREAS, Ms. Castro was subsequently promoted to the Wage Compliance Officer with the A/E Division on July 25, 1994;

WHEREAS, two years later, on March 28, 1996, Ms. Castro was reclassified to a Planner II position which she held until her resignation on April 28, 2000.

WHEREAS, Ms. Castro returned to Guam and she assumed her role as a Planner II, on March 19, 2001 but this time with the Modernization/Capital Improvement Program; and

WHEREAS, Ms. Castro requested a transfer to the Research, Planning and Evaluation Division on October 1, 2007, and was promoted to Program Coordinator III on August 22, 2016; and

WHEREAS, in total, Ms. Castro dedicated over 31 years of service in support of the mission and goals of the Authority; and

WHEREAS, her efforts in the planning of the Community Development Projects had a direct and positive impact to our Guam Community, during her tenure

WHEREAS, the Board of Commissioners extends its recognition and gratitude to Ms. Alvina C. Castro, commending her on her retirement from the Authority, and extending best wishes on her future endeavors; now, therefore be it

RESOLVED, that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof Resolution No. FY2023-016, and that thereafter shall be presented to Ms. Alvina C. Castro, whereby a copy shall be placed in her official personnel file, and a copy provided to the Governor of Guam.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 20, 2023

PASSED BY THE FOLLOWING VOTES:

AYES: John Rivera, Nathanael Sanchez, Frank Ishizaki, Anisia Delia, Emilia Rice, Karl Corpus

NAYS: NONE

ABSENT: NONE

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on June 20, 2023.



ELIZABETH R. NAPOLI

Board Secretary / Executive Director

(SEAL)

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN
OFFICE OF THE GOVERNOR OF GUAM

May 9, 2023

NATHANAEL P. SANCHEZ
Member, Board of Commissioners
Guam Housing & Urban Renewal Authority

Hafa Adai Commissioner Sanchez:

Pursuant to my authority under the Organic Act of Guam and local law, 12 GCA § 5103(g), I am appointing you as:

**VICE CHAIRPERSON, BOARD OF COMMISSIONERS
GUAM HOUSING & URBAN RENEWAL AUTHORITY**

Your appointment comes with even greater responsibility, which places additional demands on your time and energy.

I appreciate your willingness to serve in this position and I am confident that you will execute your duties with integrity and honesty.

Should you have any questions, please contact the Office of the Governor.

Senseramente,

Handwritten signature of Lourdes A. Leon Guerrero.

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

cc: *Honorable* Joshua F. Tenorio, Lt. Governor of Guam
John J. Rivera, Ph.D., Chairman, Guam Housing & Urban Renewal Authority