



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., August 13, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, August 06, 2024

2nd Printing – Sunday, August 11, 2024

III. APPROVAL OF PREVIOUS BOARD MINUTES – July 23, 2024

IV. NEW BUSINESS

1. Intent of Award

RFP GHURA-24-004; Professional Services Installation of Security
Cameras

2. Resolution No. FY2024-021

Resolution approving the Write-Off Tenant Accounts Receivable

PAGE (S)

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V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

2. Division Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. HR Item: Executive Management Performance Evaluations for:

- Executive Director, Elizabeth F. Napoli, due on or before July 8, 2024 (Annual Evaluation)
- Deputy Director, Fernando B. Esteves, due on or before August 22, 2024 (Annual Evaluation)

**2. Next proposed scheduled Board Meeting: Tuesday, September 10, 2024
@ 12:00 p.m.**

VII. ADJOURNMENT



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



Joshua F. Tenorio
Lieutenant Governor of Guam

Lourdes A. Leon Guerrero
Governor of Guam

Board of Commissioners Meeting Tuesday, August 13 2024 at 12:00 PM.

This meeting is open to the public via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/83245154191?pwd=Cl1jYXZ8jEIPUakZF4brDWseF1W.1>

Meeting ID: 832 4515 4191

Passcode: 236916

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - July 23, 2024
- IV. NEW BUSINESS
 - 1. Intent of Award; RFP GHURA-24-004; Professional Services Installation of Security Cameras
 - 2. Resolution No. FY2024-021; Resolution Approving the Write-Off of Tenant Accounts Receivable
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 - 2. Next proposed scheduled Board Meeting - Tuesday, September 10, 2024 @ 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.

Dededo Municipal Planning Council Regular Monthly Meeting Tuesday, August 13, 2024 @ 6:00p.m. Dededo Senior Citizen Center Live on Dededo Mayor's Office Facebook page

AGENDA

- I. Call to Order
- II. Roll Call
- III. Public Forum (3 mins per person)
- IV. Review & Approval of Minutes of July 9, 2024
- V. Review & Approval of Financial Report
- VI. Committee Report:
 - a) 734th AMS b) NCTS c) USMC d) Sports
 - e) Dededo Veteran's Organization f) Vice Mayor
- VII. Old Business:
 - a) Lencho Park Upgrades -Ongoing sidewalk resurfacing. Pending Basketball/Tennis Courts & restrooms.
 - b) FEMA Public Assistance projects -
 - c) Dededo Mayor's Office Golf Tournament - Nov. 7, 2024 - Proceeds will benefit Santa Barbara Fiesta & Dededo Veteran's Organization
- VIII. New Business:
 - a) Holiday Activities
- IX. Members Input
- X. Announcements
- XI. Adjourn

For special accommodations, please email dededo.astumbo@gmail.com.
This ad is paid for by with DMPC Revolving Fund & Applicants.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

25 - CARPENTER WITH 1 YEAR EXP. \$18.34 PER HR. *

Construct, erect, install, or repair structures and fixtures made of wood such as concrete forms or chutes for pouring concrete. Study specifications in blueprints, sketches, or building plans to prepare project layout and determine dimensions and materials required. Measure and mark cutting lines on materials, using a ruler, pencil, chalk, and marking gauge. Shape or cut materials to specific measurements, using hand tools, machines, or power saws. Verify trueness of structure, using plumb bob and level.

36 - ELECTRICIAN WITH 2 YEARS EXP. \$21.02 PER HR. *

Install, maintain, and repair electrical raceway, conduit, wiring, equipment (panel boards, switchgears and etc.), lighting fixtures and devices.

7 - HVAC & REFRIGERATION MECHANIC WITH 2 YEARS EXP. \$21.91 PER HR. *

Install air conditioning systems and refrigeration equipment for large chiller system in commercial and industrial business. Perform new installation of ultra-low temperature commercial refrigeration equipment and accessories. Observe and test system operation using gauges and instruments. Test components and connections for leaks. Install wiring to connect components to electric power source and electronic power surge supply protection equipment due to variable quality of power. Cut, bend thread and connect pipe to functional components and water, power or refrigeration system. Must be skilled with pipe laying, brazing and welding of refrigeration piping. Must be able to properly handle refrigerant in line with safety regulations.

22 - PAINTERS WITH 1 YEAR EXP. \$19.82 PER HR. *

Paint walls, equipment, buildings, bridges, and other structural surfaces, using brushes, rollers, and spray guns. May remove old paint to prepare surface prior to painting. May mix colors or oils to obtain desired color or consistency.

10 - PLUMBER WITH 2 YEARS EXP. \$19.48 PER HR. *

Assemble, install, or repair various pipes and fittings for cold/hot water line and sewer line, plumbing fixtures (i.e., water closet, lavatory, and etc.), and plumbing equipment (i.e. water heater, pumps and etc.) according to specifications or plumbing codes.

13 - SHEET METAL WORKER WITH 1 YEAR EXP. \$20.44 PER HR. *

Fabricate, assemble, install and repair sheet metal products and equipment, such as HVAC ducts, control boxes, and sheet metal roofing. Work may involve any of the following; setting up and operating fabricating machines to cut, bend and straightening sheet metal; shaping metal over anvils, blocks, or forms using hammer; operating soldering and welding equipment to join sheet metal parts; or inspecting, assembling, and smoothing seams and joints of burred surfaces. Includes sheet metal duct installers who install prefabricated sheet metal ducts used for heating, air conditioning, or other purposes.

Benefits: Roundtrip airfare for off-island hire; Food and lodging at \$138.46 per week; local transportation from employer's designated lodging facility to/from jobsite. Employer/employee paid commercial medical insurance provided.

Successful applicant must be able to obtain military base access. Off-island hires must complete a health screening prior to working in Guam. Employees are required to take and pass a substance abuse test after hire.

***Special wage rate:** Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate, but may be paid more where special rates apply.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

Apply 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 : 2024-089

FEDERAL PUBLIC DEFENDER Districts of Guam and the Northern Mariana Islands

POSITION ANNOUNCEMENT Case Management Assistant

The Federal Public Defender, an Equal Opportunity Employer, operates under the authority of the Criminal Justice Act, 18 U.S.C. § 3006A, to provide defense services in federal criminal cases and related matters in the federal courts.

Requirements: To qualify for the position, a person must be a high school graduate or equivalent and have at least 5 years judiciary or legal experience working with clients. A bachelor's degree is preferred. The individual must be able to analyze and apply relevant policies and procedures to office operations; exercise good judgment; analyze and recommend practical solutions; be proficient with Microsoft Office Suite and Adobe Acrobat. Must be able to work independently, take initiative, and work in harmony with other team members while performing different roles. Must have the ability to communicate effectively with attorneys, supervisors, staff, clients, court personnel, and the public.

Duties: Duties include opening and closing cases, maintaining files and forms, making recommendations for improvement, generating automatic documents, uploading data and documents into databases, preparing case-related and statistical reports, manage office telephone and in-person inquiries, manage incoming and outgoing mail, serve documents, obtain documents and records, assist attorneys in the management and support of the CJA Panel, assist attorneys with clients and cases, and perform all other tasks as assigned.

Salary/Benefits: Salary will be within the range of \$39,576 to \$77,955, plus a 12.04% non taxable Guam Cost of Living Adjustment (COLA), subject to change annually, commensurate with qualifications, experience and education and is subject to mandatory electronic funds transfer (direct deposit). Federal government employment benefits include health and life insurance, retirement, and the Thrift Savings Plan.

How to Apply: No telephone inquiries. To apply, qualified applicants should email a letter of interest, resume that includes three references, and a Judicial Branch Federal Employment (AO 78) application form, in a single PDF file, by August 30, 2024, to Lita McDaniel, Administrative Officer, at lita_mcdaniel@fd.org.

The application form (AO 78) is available at <https://gu.fd.org/about/jobs>.

Only applicants selected for interview will be contacted. All responses will remain confidential. This position is open until filled and is subject to the availability of funding and a background investigation.

JOB ANNOUNCEMENT

Opening for Civil Engineer w/BME & Son's, Inc. in Mangilao, GU. Min Reqs: Bach deg in Civil Engr or Civil Engrg Technology (may be foreign educ equiv); 1 yr. exp. as a Civil Engr or Field Engr; 6 mo. exp. using AutoCAD. Analyzes civil engineering plans and specifications to assess civil engineering requirements for construction projects; estimates quantities and cost of materials, equipment, and labor, and formulates or assists in formulating construction methodology and critical path scheduling. Inspects project sites to monitor progress and ensure conformance with the plans, specifications & safety standards. Performs work at company's job sites on Guam. Uses AutoCAD software in performing job duties. Travels 4 to 5 workdays per week to company's job sites in the MSA of Guam. No national or international travel required.

Send CV to **P.O. Box 24402, Barrigada, GU 96921** or email to **bernam@bmesons.com**. Verif of qualifs req.

LAW OFFICES OF JACQUES G. BRONZE

A Professional Corporation
173 Aspinall Avenue, Suite 206A
Hagåtña, Guam 96910
Telephone: (671) 649-2392
Facsimile: (671) 649-2394
Attorney for Petitioner

**IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
VINCENT JESSE BLAS,
Decedent,**

**by
JACQUES G. BRONZE,
Petitioner**

PROBATE CASE NO. PR0116-24

**NOTICE OF HEARING FOR
LETTERS OF ADMINISTRATION**

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

NOTICE IS HEREBY GIVEN that Petitioner JACQUES G. BRONZE, has tiled herein a Petition for Letters of Administration upon the Estate of Vincent Jesse Blas, and the time and place of said hearing is in the Superior Court of Guam on August 21, 2024, at the hour of 9:30 a.m., and all persons interested are hereby notified to appear and show cause, if any they have, why the Petition should not be granted.

If you would like to participate,
you may participate via:

ZOOM ID: 839 7874 0380; Passcode: 189701
Telephone Conference Number: (671) 475-3207

You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter the 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.

Reference is made to said petition for further particulars.

DATED: JULY 15, 2024.

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

**THE LAW OFFICES OF
DUNCAN G. MCCULLY, P.C.**

ATTORNEYS AT LAW
434 W. O'BRIEN DRIVE SUITE 201
ADA CLIFFLINE OFFICE BUILDING C
HAGÁTÑA, GUAM 96910
Tel. (671) 477-7418 Fax: (671) 472-1201

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE

OF

**JOHNNY GARRIDO CRUZ,
Decedent.**

PROBATE CASE NO. PR0124-24

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 Coast 360 Federal Credit Union has filed a Petition for Letters of Administration.

2. A Hearing on the Petition will be heard on **Wednesday, August 21, 2024, at 9:40 a.m.**

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: 26 JULY, 2024.

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

The **Commission on Decolonization** will convene a **regular monthly board meeting on Tuesday, August 13, 2024, at 3:00 PM** via hybrid in person and Zoom format at the Governor's (Small) Conference Room of the Ricardo J. Bordallo Governor's Complex and via Zoom (link below). The meeting will also be live streamed via COD's Facebook.

Zoom link:

**[https://us02web.zoom.us/j/89492749174?](https://us02web.zoom.us/j/89492749174?pwd=R2l1ZmpIWjR6Y2JPSUFNQ2ITSHNZUT09)
pwd=R2l1ZmpIWjR6Y2JPSUFNQ2ITSHNZUT09**

Meeting ID: 894 9274 9174
Passcode: COD24

Agenda

Call to Order; Roll Call; Approval of Minutes; Financial Report; Old Business; Plebiscite Update & Strategy Discussion, UNPO Membership Updates; United Nations Updates: UN C-24, UN C-4; COD Office Updates: COD outreach; Task Force Updates; Open Floor; Adjournment

**FOR MORE INFORMATION/ FOR INDIVIDUALS
REQUIRING SPECIAL ACCOMMODATIONS, AUXILIARY
AIDS, OR SERVICES, PLEASE CONTACT**

MELVIN WON PAT-BORJA AT
Email: decol@guam.gov
Call +1 (671) 475-9545



**COMMISSION ON
DECOLONIZATION**

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



Joshua F. Tenorio
Lieutenant Governor of Guam

**Board of Commissioners Meeting
Tuesday, August 13 2024 at 12:00 PM.**

This meeting is open to the public via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/83245154191?pwd=Cl1jYXYcJz8jEiPUakZF4brDWseE1W.1>

Meeting ID: 832 4515 4191

Passcode: 236916

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

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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.

This advertisement was paid for by GHURA.

BEFORE THE GUAM PUBLIC UTILITIES COMMISSION

) **GWA DOCKET 24-05**

**IN THE MATTER OF:
GUAM WATERWORKS AUTHORITY'S
FY 2025-2029 RATE APPLICATION AND
COMPREHENSIVE FINANCIAL PLAN**

) **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Guam Public Utilities Commission [PUC] will conduct a public hearing concerning GWA's Application to increase base rates and lifeline rates over the next five fiscal years. GWA proposes to increase rates to fund certain obligations and other expenses of the Authority. GWA's Petition as amended seeks base rate increases of 23% in FY2025; 9.5% (non-lifeline and lifeline rates) in FY2026; 8.5% in FY2027; 8.5% in FY2028; and 8.5% in FY2029. However, whether rates will be increased, or the amount of any such increase, is subject to the recommendation of the PUC's consultants, stipulation of the parties/ rate hearing before the Administrative Law Judge, and final review and approval by the PUC Commissioners.

The PUC will conduct a public hearing for the purpose of receiving public comment and testimony on these proposed rate increases, commencing at 6:30 p.m. on August 13, 2024 at Suite 703 GCIC Building, 414 West Soledad Avenue, Hagåtña, Guam. The purpose of the public hearing will be for the public to present its views on GWA's June 6, 2024, Rate Application and Comprehensive Financial Plan. GWA's Application, with supporting testimony and other relevant documents and materials, are available for public review at PUC's Office, Suite 207, GCIC Building, Hagåtña, and on the PUC website at www.guampuc.com. Public comments will be entertained in the order registered with PUC staff at Suite 703 GCIC Building, commencing at 6:15 p.m. on the evening of the hearing.

PUC will also invite public comments on the rate increases requested by GWA at additional hearings, which have been scheduled for the public's convenience in accordance with Public Law 26-23 and will be held at the following locations and times:

- 6:30 p.m. August 14, 2024, Dededo Senior Citizens Center
- 6:30 p.m. August 15, 2024, Asan Community Center

Public comments at the supplemental hearings will be welcomed in the order registered with PUC staff prior to the hearings. Further information about the hearings can be obtained from the PUC's Administrator Lou Palomo at 671-472-1907. Those with disabilities who need special accommodation to attend the hearings should also contact Ms. Palomo.

THIS AD IS PAID FOR BY THE PUBLIC UTILITIES COMMISSION FUNDS.

CLASSIFIED ADVERTISING

ONLY \$14.00 A DAY/COLUMN INCH

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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., July 23, 2024
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 **12:06 P.M., Tuesday, July 23, 2024**, 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/83245154191?pwd=Cl1jyXYclz8jEIPUakZF4brDWseE1W.1	
	YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag	
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> In-Person <input type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	<i>*There were no virtual attendance requests.</i>	
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Frances Danieli, Controller <input checked="" type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Procurement <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input type="checkbox"/>	Julie Lujan, MIS Administrator <input checked="" type="checkbox"/> Sonny Perez, AE Manager <input type="checkbox"/> Norma San Nicolas <input type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input checked="" type="checkbox"/> Jolyn Terlaje <input type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Patrick Luces <input checked="" type="checkbox"/>
Legal Counsel	Eliseo M. Florig, GHURA's Legal Counsel <input checked="" type="checkbox"/> ONLINE	
Public	None indicated	

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, July 16, 2024

2nd Printing – Sunday, July 23, 2024

ACKNOWLEDGED BY VICE CHAIRMAN SANCHEZ

III. APPROVAL OF PREVIOUS BOARD MINUTES: [293/24] Commissioner Torres moved to approve the board meeting minutes of June 18, 2024. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Intent of Award-IFB GHURA-24-007-Computer Equipment Bid</p>	<p>[294/24] Executive Director Napoli stated the following:</p> <ul style="list-style-type: none"> • Bid opening for this project was held on June 6, 2024 at 2PM • A total of three (3) bidders registered for the bid and submitted bids • Results are as followed: <ul style="list-style-type: none"> ○ Data Management Resources- Submitted bid bond, Line of Credit and awarded line items 1 and 3 for \$110,453.00 ○ Pacific Data Systems- submitted bid bond and awarded line items 2, 5, and 6 for \$6,305.00 ○ Computer Smart Company- withdrew their bid proposal • In review of the bid results, it was determined that Pacific Data Management Systems provided the lowest responsive and responsible bid. • The committee members have determined to proceed with the award, and not to exceed the amount of \$116,758.00 <p>Vice Chairman Sanchez inquired about whether the items listed were readily available on island. Mrs. Julie Lujan, MIS Manager, indicated that the majority of the items listed were not. She added that the quantity of the items needed had to be ordered and due to industry shipping issues, delays in shipping have not been fully resolved. Mrs. Lujan indicated that she has seen</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>some improvement in items arriving and hoped that the matter will resolve itself within a three-month time frame.</p> <p>Vice Chairman Sanchez thanked Mrs. Lujan for the status and requested that she provide the board with a timeline of when the items have been successfully procured and delivered. Mrs. Lujan agreed and indicated that she and her team are anticipating a timeline of about 90 days.</p> <p>Commissioner Torres inquired about the size of the software and its compatibility with the GHURA's systems. Mrs. Lujan stated that the forty-nine workstations, the laptops, and the more enhanced workstations will come with the Microsoft Suite software and will marry well with GHURA's current systems.</p> <p>Deputy Director Esteves referred to item #3 going to Data Management Resources and indicated that although the bid was higher than PDS, PDS's bid did not meet the bid specifications.</p>	<p>[295/24] Commissioner Corpus moved to approve Intent of Award-IFB GHURA-24-007-Computer Equipment Bid with the total cost not exceeding \$116, 758.00, to Data Management Resources LLC for items #1 and #3 and to Pacific Data Systems for items #2, #5, and #6. Commissioners Rice and Torres seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2024-020-Resolution approving the adoption of the new Utility Allowance Schedule for the Public Housing Program</p>	<p>[296/24] Executive Director Napoli indicated that the agenda item for number 2 was incorrect and read the correct agenda item description, which was Resolution No. FY2024-020 approving the adoption of the new Utility Allowance Schedule for the public housing program on page 4 of 48.</p> <p>Commissioner Corpus asked whether the \$100 Energy Credit was included in the new Utility Allowance Schedule. Ms. Philly San Nicolas, PSM for AMP4, indicated that the Utility Allowance is allowance provided to the public housing residents. She indicated that if a resident is receiving reimbursement for utilities, they would receive a higher refund than what they received before because the utility rates had increased. For example, the proposed utility rate for a family in a two-bedroom unit and receiving the Utility Allowance schedule is \$319. If the family has zero income, a total of \$50 will also be deducted from the cost of their rent. The total cost of \$269 utility reimbursement will be paid to the family from GHURA. She stated that the \$100 Energy Credit from the Guam Power Authority is an incentive to reduce the cost of utilities is in addition to the Utility Allowance Schedule.</p> <p>Deputy Director Esteves stated that GHURA intends to stay up to date with utility adjustments as well as to reconcile past rebates for the residents.</p> <p>Vice Chairman Sanchez indicated that the new business item #2, Resolution title on the agenda was a misprint and read the correct Resolution title for new business item #2, Resolution No. FY2024-020, Resolution approving the adoption of the new Utility Allowance Schedule for the Public Housing Program.</p>	<p>[297/24] Commissioner Torres moved to approve Resolution No. FY2024-020, approving the adoption of the new Utility Allowance Schedule for the Public Housing Program. Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. 2024 Low Income Housing Tax Credit Qualified Allocation Plan</p>	<p>[298/24] Executive Director Napoli deferred to Ms. Katherine Taitano, RP&E Chief Planner, to present the 2024 Low Income Housing Tax Credit Qualified Allocation Plan.</p> <p>Ms. Taitano stated the following:</p> <ul style="list-style-type: none"> • The document accompanies the application and covers all salient points for tax credits for 2024 for interested applicants. • The number of credits available were representative of years 2022, 2023, and 2024 and presently total \$6.545 million dollars • This document will put any prospective applicant on the right path in submitting a successful application. • The document includes a timetable of major milestone dates, fourteen points of evaluation that every application will be based against. <p>Director Napoli requested that the board refer to pg. 13 of 48 in the last paragraph that explained the breakdown of the Guam 2024 Tax Credit Allocation of the \$6,545,000 total.</p> <p>Vice Chairman Sanchez inquired about whether this document would be given to potential developers. Ms.Taitano indicated that the document was part and parcel of the application. She added that the application has all the data elements to capture of the entity. This document will be issued along with an application for this competitive cycle.</p> <p>Director Napoli added that a LIHTC briefing session was held for interested parties regarding the 2024 LIHTC QAP. At the briefing, information was provided to the participants, such as important dates for public comment period, evaluation period, etc. She had the</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>board reference page 14 in the board packet to review the QAP timetable.</p> <p>Ms. Taitano stated that an evaluation panel will be assembled to read through each application and upon completion of the review of all applications submitted, the report will be presented to the board by November 12 for final action. December 31 is the last day for GHURA, as the State Housing Finance Agency to sign for the carryover allocation of the 2022-2023 funds to be used for a project. Ms. Taitano added that she hoped to receive approval from the board to issue the QAP for open solicitation for the current cycle.</p> <p>Commissioner Corpus requested time to review the document further.</p> <p>Mr. Florig, Legal Counsel, stated that pro tem power allowed for the board to go into recess only to review the document further, but not to have discussions regarding the document. Vice Chairman Sanchez proceeded with a board recess. Live streaming of the meeting continued. The microphone was muted. Board was given about twenty minutes to review.</p> <p>Vice Chairman Sanchez inquired about the Housing Needs Assessment. He asked how much of what was compiled would need to be adjusted based on the changes in the market in the next two to five years and what implications will it have on the QAP? Ms. Taitano stated that the best way to answer that question would be to continue to monitor what is happening in and around the island, in terms of the market and in the community, as well as at the national and world level. GHURA brings to the table the needs for the population that can be served with LIHTC credits. Some of the guidance comes from what the team observes in areas that are building pressure, such as the Section 8 side, the public housing waitlists, and from the</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>special needs service providers. Her team also recognized the need to maximize the number of units and hope to get interested developers to propose what they believe is the best fit for the community.</p> <p>Commissioner Corpus inquired about pg. 14, Federal Threshold Requirements, section 1(b) and whether that would create Section 8 vouchers. Ms. Taitano indicated that the Section 8 program assists clients from 50% area median and below, so it is allowable for Section 8 clients to participate.</p> <p>Deputy Director Esteves added that once recommendations are ready to be brought before the board based on the evaluations, the board will have two weeks to thoroughly review all applications.</p>	<p>[299/24] Vice Chairman Sanchez moved to approve the 2024 Low Income Housing Tax Credit Qualified Allocation Plan. There were no objections by the other commissioners. The motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. Resolution No. FY2024-016(A)- Resolution amendment authorizing GHURA to include and accept a grant of three hundred thousand dollars (\$300,000.00) in Guam Coronavirus State and Local Fiscal Recovery Runds for Community Development Projects and associated administrative costs.</p>	<p>[300/24] Before introducing Resolution No. FY2024-016(A), Executive Director Napoli read the ARPA Grant for GHURA Housing Projects letter on pg. 44 of 48 in the board packet.</p> <p>Vice Chairman Sanchez asked whether the procurement process had begun to facilitate the research, survey, appraisal costs, and administrative costs.</p> <p>Director Napoli indicated that the legwork has begun to move forward with this project, but there is still more that needs to be done for the project to continue.</p> <p>Deputy Director Esteves stated that a budgetary estimate was determined to facilitate appraisals, but the \$300,000 would also include a benefit to GHURA to purchase adjacent land to be used for other community projects.</p>	<p>[301/24] Vice Chairman Sanchez moved to approve Resolution No. FY2024-016(A)- Resolution amendment authorizing GHURA to include and accept a grant of three hundred thousand dollars (\$300,000.00) in Guam Coronavirus State and Local Fiscal Recovery Runds for Community Development Projects and associated administrative costs. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</p>

V. EXECUTIVE DIRECTOR'S REPORT:

AGENDA ITEM	DISCUSSION	ACTION
<p>Executive Director Report</p>	<p>[302/24] Executive Director Napoli provided a status update on items brought up at the previous board meeting. Director Napoli stated the following:</p> <ol style="list-style-type: none"> 1. On pg. 3 of 8 in the board meeting minutes of the board packet, a request for more information regarding the doorknob replacements with door levers was made. <ul style="list-style-type: none"> ○ Update- She confirmed with Ms. Philly San Nicolas that door levers will be used on all doorknob replacements moving forward. 2. Commissioner Rice indicated that most of the GHURA homes should be ADA compliant <ul style="list-style-type: none"> ○ Update- HUD's Section 504 requires that at least 5% of the total GHURA Public Housing units be accessible for people with disabilities. That is about 37 units. GHURA has 45 units that are ADA compliant. ADA devices are installed when needed but is available upon request. Based on HUD regulations, GHURA is ADA compliant. 	<p>No Action taken</p>

VI. GENERAL DISCUSSIONS / ANNOUNCEMENTS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Next proposed scheduled Board meeting: Tuesday, August 13, 2024 @12PM</p>	<p>[303/24] Dr. Kimberly Bersamin, HR Administrator, stated the following:</p> <ul style="list-style-type: none"> • Provided a courtesy reminder and update on the Executive management Performance Appraisals • 2 of 6 appraisals have been submitted • 4 more appraisals are pending • Encouraged the board members to reach out to her office for any assistance. • Courtesy reminder of the mandatory upcoming Ethics Training on July 31, 2024, at the University of Guam. (3) commissioners to attend. <p>Vice Chairman Sanchez indicated that he would remind the board to submit the Performance Appraisals as soon as possible.</p>	<p>No Action Taken</p>

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		<p>[304/24] Vice Chairman Sanchez moved to adjourn the July 23, 2024, GHURA BoC meeting. Commissioner Torres seconded the motion. There were no objections. Meeting adjourned at 2:01PM</p>

SEAL

Director

Elizabeth F. Napoli
Board Secretary/Executive

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-021**

Moved By:

Seconded By:

RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam public housing authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** BOC Resolution No. FY2018-002 Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of May 31, 2024, as indicated below; and

Property Site	Write-Off Amount
AMP 1	\$ 25,877.13
AMP 2	\$ 13,304.00
AMP 3	\$ 53,638.40
AMP 4	\$ <u>3,165.48</u>

\$ 95,985.01

- WHEREAS,** GHURA, through the Property Site Managers, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$95,985.01 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 – AUGUST 13, 2024

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 **August 13, 2024.**

(SEAL)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
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Website: www.ghura.org



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Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

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

July 26, 2024

TO: Frances Danieli, Controller *FD*

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
As of May 31, 2024

I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through May 31, 2024 TAR balances of \$25,707.13 with payment or adjustment applied to include additional DRT fees of \$180.00 totaling \$25,887.13

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

Thank you,

Narcissa P. Ada
Property Site Manager, AMP 1

Attachments

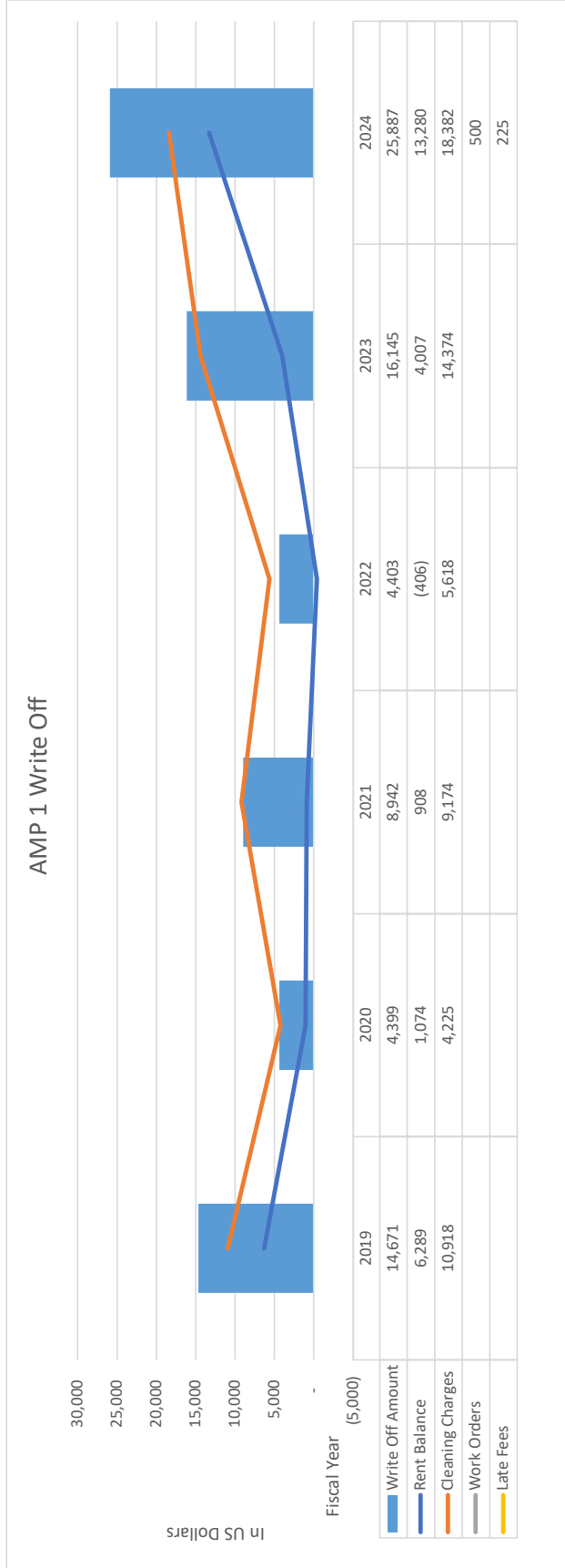
GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 1
 CLOSED OUT May 31, 2024

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out	Cleaning Charges	Late Fees	Work Orders	Legal/Court Fees	Security Deposit	Payment / Adjustment	A/R Balance (Closed)	DRT Fees	A/R Balance (Closed) LESS ADJ/PMT + DRT Fees	Comments
1	20 MGLG ASAN	NON-Compliance - 24 Utility Disconnection	8/15/2022	5/14/2024	\$ 744.00	\$ 1,409.62	\$ 45.00	\$ -	\$ -	\$ (150.00)	\$ -	\$ 2,048.62	\$ 15.00	\$ 2,063.62	Negative response to date
2	2 MGLG ASAN	NON-Compliance - Relocation Off-Island	1/7/2024	2/9/2024	\$ (72.00)	\$ 3,122.53	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 2,900.53	\$ 15.00	\$ 2,915.53	Negative response to date
3	21A SALAS A-HEIGHTS	NON-Compliance - 24 Utility Disconnection	3/20/2024	5/14/2024	\$ 390.00	\$ 440.10	\$ 30.00	\$ -	\$ -	\$ (150.00)	\$ -	\$ 710.10	\$ 15.00	\$ 725.10	Negative response to date
4	21B SALAS A-HEIGHTS	30 Day Voluntarily - Relocation Off-Island	4/29/2024	5/7/2024	\$ 506.00	\$ 940.00	\$ 15.00	\$ -	\$ -	\$ (150.00)	\$ (329.00)	\$ 982.00	\$ 15.00	\$ 997.00	Negative response to date
5	5A VDP MONGMONG	30 Day Voluntarily - Rent too High	9/19/2023	3/13/2024	\$ 6,082.05	\$ 1,094.03	\$ 30.00	\$ -	\$ -	\$ (150.00)	\$ -	\$ 7,056.08	\$ 15.00	\$ 7,071.08	Negative response to date
6	20A VDP MONGMONG	30 Day Voluntarily - Relocation Off-Island	10/25/2023	11/20/2023	\$ 990.00	\$ 1,512.50	\$ 15.00	\$ -	\$ -	\$ (150.00)	\$ (1,001.95)	\$ 1,365.55	\$ 15.00	\$ 1,380.55	Negative response to date
7	2B VDP MONGMONG	30 Day Voluntarily - Unit Issues	3/14/2024	4/4/2024	\$ 2,105.00	\$ 717.50	\$ 30.00	\$ -	\$ -	\$ (150.00)	\$ (2,100.00)	\$ 602.50	\$ 15.00	\$ 617.50	Negative response to date
8	2A CAMIA SINAJANA	30 Day Voluntarily - Closer to Family	N/A	12/15/2023	\$ 48.00	\$ 1,984.37	\$ -	\$ 30.00	\$ -	\$ (150.00)	\$ -	\$ 1,882.37	\$ 15.00	\$ 1,897.37	Negative response to date
9	1A ATIS SINAJANA	Non-Compliance - Multiple Unit Damages	N/A	3/13/2024	\$ (171.00)	\$ 3,855.46	\$ -	\$ 460.00	\$ -	\$ (150.00)	\$ -	\$ 3,994.46	\$ 15.00	\$ 4,009.46	Negative response to date
10	2B MAKIN SINAJANA	Non-Compliance - Criminal Activity	2/3/2024	5/14/2024	\$ 471.00	\$ 705.58	\$ 30.00	\$ 10.00	\$ -	\$ (150.00)	\$ -	\$ 1,066.58	\$ 15.00	\$ 1,081.58	Negative response to date
11	3A ATIS SINAJANA	30 Day Voluntarily - Rent too High	10/25/2023	11/20/2023	\$ 1,434.00	\$ 1,330.00	\$ 15.00	\$ -	\$ -	\$ (150.00)	\$ (1,449.00)	\$ 1,180.00	\$ 15.00	\$ 1,195.00	Negative response to date
12	7B ERON SINAJANA	NON-Compliance - 24 Utility Disconnection	7/20/2023	6/3/2024	\$ 783.00	\$ 1,270.34	\$ 15.00	\$ -	\$ -	\$ (150.00)	\$ -	\$ 1,918.34	\$ 15.00	\$ 1,933.34	Negative response to date
TOTAL:					\$ 13,280.05	\$ 18,382.03	\$ 31,662.08	\$ 500.00	\$ -	\$ (1,800.00)	\$ (4,879.95)	\$ 25,707.13	\$ 180.00	\$ 25,887.13	

AMP 1 Write Off

Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	Late Fees	Work Orders	Write Off Amount	DRT FEES	Security Deposit
2019	6,289	10,918			14,671	15	(2,550)
2020	1,074	4,225			4,399	-	(900)
2021	908	9,174			8,942	60	(1,200)
2022	(406)	5,618			4,403	90	(900)
2023	4,007	14,374			16,145	240	(2,475)
2024	13,280	18,382	225	500	25,887	180	(1,800)
Grand Total	76,514	49,144		500	74,447	585	(13,240)





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Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

June 10, 2024

TO: Frances Danieli, Controller *FSD*
FROM: Gina M. Cura, Property Site Manager (AMP 2) *Gina*
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$13,304.00

I have reviewed AMP 2's Tenant Accounts Receivables for the period through May 31, 2024. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through May 31, 2024.

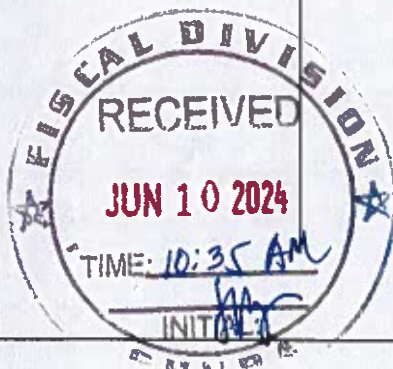
Please note that the 'Aged Balance Report' does not reflect the balances as indicated in TAR. Attached is a TAR Balance Report (excel sheet) and supporting documents explaining the variances as described below:

<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$15,403.00	\$13,304.00	\$2,099.00

The reason for the variance is due to other charges were applied to tenants after May 31, 2024.

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



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.

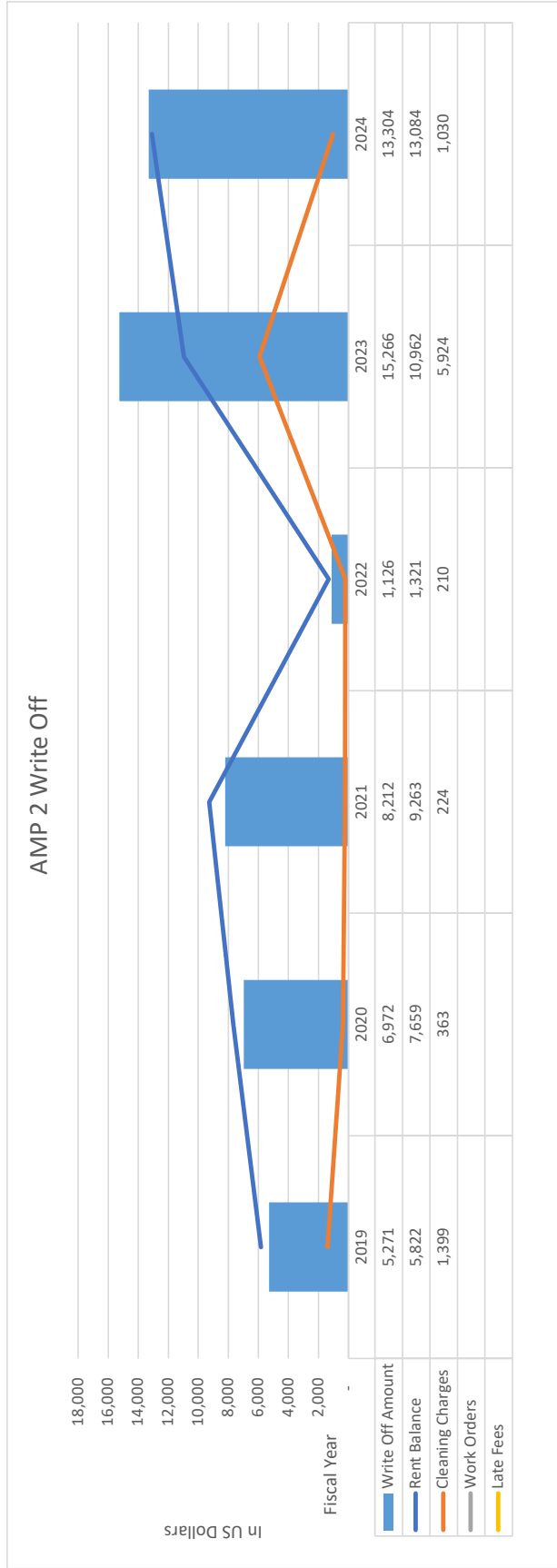
**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 2
CLOSED OUT AS OF MAY 31, 2024**

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/ Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit/Payment (c)	A/R Balance (Closed) as of 10/31/2023 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	2/16/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	1/9/2024	3/1/2024	\$ 4,941.00	\$ -	\$ (150.00)	\$ 4,791.00	\$ 15.00	\$ 4,806.00	Negative response to date
2	10/9/2023	30 DAY VOLUNTARY	5/3/2023	10/25/2023	\$ 287.00	\$ 140.00	\$ (150.00)	\$ 277.00	\$ 15.00	\$ 292.00	Negative response to date
3	1/12/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	1/10/2024	1/30/2024	\$ -	\$ 635.00	\$ (150.00)	\$ 485.00	\$ 15.00	\$ 500.00	Negative response to date
4	12/17/2023	30 DAY VOLUNTARY	12/5/2023	1/19/2024	\$ 703.00	\$ -	\$ (150.00)	\$ 553.00	\$ 15.00	\$ 568.00	Negative response to date
5	3/11/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	2/1/2024	3/22/2024	\$ (29.00)	\$ 255.00	\$ (150.00)	\$ 76.00	\$ 15.00	\$ 91.00	Negative response to date
6	2/1/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	10/31/2023	2/16/2024	\$ 7,182.00	\$ -	\$ (150.00)	\$ 7,032.00	\$ 15.00	\$ 7,047.00	Negative response to date
				TOTAL:	\$ 13,084.00	\$ 1,030.00	\$ (900.00)	\$ 13,214.00	\$ 90.00	\$ 13,304.00	

AMP 2 Write Off

Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	Late Fees	Work Orders	Write Off Amount	DRT FEES	Security Deposit
2019	5,822	1,399			5,271		(1,950)
2020	7,659	363			6,972		(1,050)
2021	9,263	224			8,212	75	(1,350)
2022	1,321	210			1,126	45	(450)
2023	10,962	5,924			15,266	180	(1,800)
2024	13,084	1,030			13,304	90	13,214
Grand Total	48,111	9,150			50,152	390	6,614





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Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

July 31, 2024

TO: Frances Danieli, Controller *FSD*
FROM: Property Site Manager, AMP 3
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
as of May 31, 2024

I have reviewed AMP3's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close thru May 31, 2024 totaling \$53,638.40.

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

Thank you.

Patrick R. Barnba
Property Site Manager, AMP 3

Attachments

GUAM HOUSING & URBAN RENEWAL AUTH.
WRITE OFF BALANCES FOR AMP 3
CLOSED OUT AS OF MAY 31, 2024

NO.	UNIT #	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	COMMENTS
1	95MAO	5/2/2022	LEASE TERMINATION: NON-COMPLIANT/UTILITY DISCONNECTION	3/7/2022	5/2/2022	\$ 479.00		\$ 160.00	\$ 320.71		\$ (150.00)	\$ 15.00	\$ 824.71	MAIL CERTIFIED RECEIVED, NO RESPONSE	
2	94MAO	11/14/2022	LEASE TERMINATION: NON-COMPLIANT/UTILITY DISCONNECTION/UNIT ABANDONMENT	UR	1/14/2023	\$ 86.00			\$ 1,300.15		\$ (150.00)	\$ 15.00	\$ 1,251.15	UNCLAIMED MAIL, NO RESPONSE	
3	1138SD	11/15/2022	30-DAY VOLUNTARY: SAFETY REASONS	UR	1/14/2023	\$ 59.00			\$ 155.35		\$ (150.00)	\$ 15.00	\$ 79.35	MAIL CERTIFIED RECEIVED, NO RESPONSE	
4	127ND	11/17/2022	30-DAY VOLUNTARY: RELOCATING TO TEXAS	10/18/2022	1/14/2023	\$ 437.00			\$ 334.58		\$ (150.00)	\$ 15.00	\$ 636.58	MAIL CERTIFIED RECEIVED, NO RESPONSE	
5	32MAO	1/9/2023	LEASE TERMINATION: NON-COMPLIANT/CRIMINAL ACTIVITY	UR	1/21/2023	\$ 37.00		\$ 197.94	\$ 1,413.60		\$ (150.00)	\$ 15.00	\$ 1,513.54	UNCLAIMED MAIL, NO RESPONSE	
6	136SD	2/17/2023	LEASE TERMINATION: NON-COMPLIANT/UTILITY DISCONNECTION	8/29/2022	2/17/2023	\$ 5,400.00			\$ 1,212.50		\$ (150.00)	\$ 15.00	\$ 6,477.50	MAIL CERTIFIED RECEIVED, NO RESPONSE	
7	A05	2/28/2023	LEASE TERMINATION: MEDICAL EMERGENCY	4/8/2022	3/2/2023	\$ 1,354.00			\$ 155.00		\$ (150.00)	\$ 15.00	\$ 1,374.00	UNCLAIMED MAIL, NO RESPONSE	
8	113ASD	3/2/2023	LEASE TERMINATION: NON-COMPLIANT/UTILITY DISCONNECTION	2/6/2023	3/23/2023	\$ 20.00			\$ 536.58		\$ (150.00)	\$ 15.00	\$ 421.58	UNCLAIMED MAIL, NO RESPONSE	
9	206OQ	3/17/2023	30-DAY VOLUNTARY: RELOCATING TO DENVER	UR	3/23/2023	\$ 98.00			\$ 95.00		\$ (150.00)	\$ 15.00	\$ 58.00	MAIL CERTIFIED RECEIVED, NO RESPONSE	
10	195OQ	4/6/2023	30-DAY VOLUNTARY: RELOCATING OFF-ISLAND	UR	4/17/2023	\$ 130.00			\$ 1,007.36		\$ (150.00)	\$ 15.00	\$ 1,002.36	EMAILED MOVE-OUT INVOICE, NO RESPONSE	
11	98MAO	5/31/2023	LEASE TERMINATION: NON-COMPLIANT/PROM NOTE DEFAULT	2/15/2023	6/22/2023	\$ 1,778.00			\$ -		\$ (150.00)	\$ 15.00	\$ 1,643.00	MAIL CERTIFIED RECEIVED, NO RESPONSE	
12	1MAO	5/31/2023	LEASE TERMINATION: NON-COMPLIANT/NON-PAYMENT OF RENT	3/17/2023	7/13/2023	\$ 3,383.00			\$ 346.00		\$ (150.00)	\$ 15.00	\$ 3,594.00	MAIL PERSONALLY RECEIVED, NO RESPONSE	
13	4MAO	6/11/2023	LEASE TERMINATION: HOH DECEASED	UR	6/22/2023	\$ 130.00			\$ 748.84		\$ (150.00)	\$ 15.00	\$ 743.84	UNCLAIMED MAIL, NO RESPONSE	
14	127AND	6/16/2023	30-DAY VOLUNTARY: RELOCATING TO TEXAS	2/13/2023	7/18/2023	\$ 4,147.35			\$ 10.00		\$ (150.00)	\$ 15.00	\$ 4,022.35	MAIL CERTIFIED RECEIVED, NO RESPONSE	
15	47MAO	6/30/2023	LEASE TERMINATION: UNIT ABANDONMENT	2/24/2023	7/18/2023	\$ 627.00			\$ 731.42		\$ (150.00)	\$ 15.00	\$ 1,223.42	MAIL CERTIFIED RECEIVED, NO RESPONSE	
16	8MAO	7/31/2023	LEASE TERMINATION: NON-COMPLIANT/NON-PAYMENT OF RENT	4/21/2023	8/2/2023	\$ 8,133.00			\$ 35.00		\$ (150.00)	\$ 15.00	\$ 8,033.00	MAIL CERTIFIED RECEIVED, NO RESPONSE	
17	156ND	8/27/2023	LEASE TERMINATION: NON-COMPLIANT/NON-SUBMITTAL OF PENDING DOCUMENTS FOR ANNUAL RENEWAL	UR	4/15/2024	\$ 15.00			\$ 580.63		\$ (150.00)	\$ 15.00	\$ 460.63	MAIL CERTIFIED RECEIVED, NO RESPONSE	
18	93MAO	8/31/2023	30-DAY VOLUNTARY: NO LONGER NEED PUBLIC HOUSING	UR	11/15/2023	\$ -			\$ 277.50		\$ (150.00)	\$ 15.00	\$ 142.50	UNCLAIMED MAIL, NO RESPONSE	
19	76MAO	10/16/2023	LEASE TERMINATION: NON-COMPLIANT/PROM NOTE DEFAULT	7/31/2023	11/15/2023	\$ 1,733.25			\$ 743.32		\$ (150.00)	\$ 15.00	\$ 2,341.57	MAIL CERTIFIED RECEIVED, NO RESPONSE	
20	155ND	11/29/2023	LEASE TERMINATION: NON-COMPLIANT/UTILITY DISCONNECTION/UNIT ABANDONMENT	UR	8/3/2023	\$ 1,659.00			\$ 1,091.57		\$ (150.00)	\$ 15.00	\$ 2,615.57	UNCLAIMED MAIL, NO RESPONSE	
21	60KAL	12/18/2023	LEASE TERMINATION: NON-COMPLIANT/CRIMINAL ACTIVITY	11/6/2023	3/8/2024	\$ 100.00			\$ 3,488.54		\$ (150.00)	\$ 15.00	\$ 3,453.54	UNCLAIMED MAIL, NO RESPONSE	
22	34MAO	2/16/2024	LEASE TERMINATION: NON-COMPLIANT/NON-PAYMENT OF RENT	12/12/2023	2/23/2024	\$ 11,660.00			\$ 201.21		\$ (150.00)	\$ 15.00	\$ 11,726.21	EMAILED MOVE-OUT INVOICE, NO RESPONSE	
					TOTAL	\$ 41,465.60	\$ -	\$ 357.94	\$ 14,784.86	\$ -	\$ (3,300.00)	\$ 330.00	\$ 53,638.40		

AMP 3 Write Off

Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	LATE FEES	WORK ORDERS	Write Off Amount	DRT FEES	Security Deposit
2019	7,841	11,496			16,937	-	(2,400)
2020	2,543	4,111			4,964	-	(1,690)
2021	2,746	3,768			5,329	15	(1,200)
2022	14,499	13,494			24,483	390	(3,900)
2023	7,419	1,490			8,234	75	(750)
2024	41,466	14,785	358	358	53,638	330	(3,300)
Grand Total	76,514	49,144		358	113,586	810	(13,240)





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 25, 2024

FD

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. 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
VIA: Fernando B. Esteves, Deputy Director
FROM: Property Site Manager, AMP4
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$3,165.48

I have reviewed AMP4's Tenant Accounts Receivables for the period through May 31, 2024. I am requesting a total of \$3,165.48 to be written off from the GL books.

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

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

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

Philomena San Nicolas
Digitally signed by Philomena San Nicolas
DN: cn=Philomena San Nicolas, o=Guam
Housing and Urban Renewal Authority,
ou=MOD Division,
email=philsyn@ghura.org, c=US
Date: 2024.07.25 15:28:17 +10'00'

Attachment

GUAM HOUSING & URBAN RENEWAL AUTH.
 WRITE OFF BALANCES FOR AMP 4
 CLOSED OUT AS OF MAY 31, 2024

NO.	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
1	13ADUE	5/17/2023	VOLUNTARY - 30-DAY ITV NOTICE GIVEN	4/12/2023	12/14/2023	\$ 113.00	\$ 564.03	\$ -	\$ 15.00	\$ (150.00)	\$ 542.03	NO RESPONSE TO FINAL NOTICE ON OUTSTANDING TO CURE
2	26ADAM	5/12/2023	ABANDONMENT OF UNIT	4/12/2023	12/15/2023	\$ 834.00	\$ 805.75	\$ -	\$ 15.00	\$ (150.00)	\$ 1,504.75	NO RESPONSE TO FINAL NOTICE ON OUTSTANDING TO CURE
3	32BPAQ	7/3/2023	VOLUNTARY - 30-DAY ITV NOTICE GIVEN	7/1/2023	12/15/2023	\$ 132.00	\$ 295.14	\$ -	\$ 15.00	\$ (150.00)	\$ 292.14	NO RESPONSE TO FINAL NOTICE ON OUTSTANDING TO CURE
4	41BDAM	7/14/2023	EMERGENCY - OFF-ISLAND	3/24/2023	12/15/2023	\$ 834.00	\$ 127.56	\$ -	\$ 15.00	\$ (150.00)	\$ 826.56	NO RESPONSE TO FINAL NOTICE ON OUTSTANDING TO CURE
					Total	\$ 1,913.00	\$ 1,792.48	\$ -	\$ 60.00	\$ (600.00)	\$ 3,165.48	

AMP 4 Write Off

Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	Late Fees	Work Orders	Write Off Amount	DRT FEES	Security Deposit
2019	14,928	13,545			23,524	-	(4,950)
2020	1,683	4,849			4,582	-	(1,950)
2021	13,858	8,962			20,871	150	(2,100)
2022	1,372	10,300			11,299	90	(900)
2023	9,523	5,964			13,867	(1,800)	180
2024	1,913	1,792			3,165	(600)	60
Grand Total	43,278	45,413			77,309	(2,160)	(9,660)

