



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., December 10, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
1st Printing – Monday, December 02 2024
2nd Printing – Sunday, December 08, 2024
- III. APPROVAL OF PREVIOUS BOARD MINUTES – **November 26, 2024**
- IV. NEW BUSINESS PAGE (S)
 1. **Resolution No. FY2025-011** **1 - 2**
Resolution approving Above-Step Recruitment for the Engineer II Position (Permanent Position)
 2. **Resolution No. FY2025-007(A)** **3 - 6**
Resolution approving Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards (Updated)
 3. **Change Order 1** **7 - 11**
IFB GHURA-24-12; Rehabilitation of Bradley Building
 4. **2024 LIHTC QAP / Application Cycle** **12 - 18**
- V. OLD BUSINESS
 1. **Resolution No. FY2025-008**
Resolution to extend loan funds to Manelu by GHURA
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 1. **Next proposed scheduled Board Meeting: Tuesday, January 14, 2025 @ 12:00 p.m.**
- VII. ADJOURNMENT



Kumision i Fino' Chamoru yan i Fina'ná'guen i Historian yan i Lina'la' i TaoTao Táno'

710 W Marine Corps Dr Suite 203 Bell Tower Plaza Aniquak, GU 96910
 kumisionchamoru@gmail.com
 (671) 922-0600

PUBLIC NOTICE

Regular Board Meeting Date: December 5, 2024
Time: 12:30 PM • Place: Zoom
 Zoom Meeting Link:

<https://us02web.zoom.us/j/83878778767?pwd=U1VZbVhkaUljSTdkL010akkvTzIMZz09>

TAREHA:

- | | |
|-------------------------------------|-------------------------------------|
| I. OTDEN | IX. RIPÓT I ATMENESTRASIÓN |
| II. INIFRESI/TINANGA | X. RIPÓT I PROYEKTO SIHA |
| III. INAGANG I MEMBRO SIHA | XI. RIPÓT I KUMITEHAN I NÁ'AN LUGÁT |
| IV. KINABÁLES I MEMBRO SIHA | XII. GINAGAO PARA PINILA' |
| V. RINIBISA YAN INADÁPTAN I TAREHA | XIII. NUEBU NA ASUNTO |
| VI. INADÁPTAN I FINALOFFAN | XIV. PRIBILEHUH I PISU |
| VII. RIPÓT I SIKRITÁRIAN I KUMISIÓN | XV. ANUNSIÓ SIHA |
| VIII. RIPÓT I KUMITEHAN EKSEKETIBU | XVI. FINAKPO |

For ADA accommodations, please contact Savannah at (671) 922-0600
 Next Board Meeting: December 19, 2024 at 12:30 PM

EDWARD M. BURN
 Director (Direktor)
 ELIZABETH T. FISHER
 Deputy Director (Sigundo Direktor)

DEPARTMENT OF ADMINISTRATION
 DIPATTAMTON ATMENESTRASIÓN
 GENERAL SERVICES AGENCY DIVISION
 (Añension Setbision Hinirat)
 Telephone (Telifon): 671-475-1705/1712/1713

LOURDES A. LEÓN GUERRERO
 Governor (Maga'ñağa)
 JOSHUA F. TENORIO
 Lt. Governor (Sigundo Maga'ñaki)

THIS ADVERTISEMENT WAS PAID WITH GOVERNMENT FUNDS BY:

Guam Police Department

A non-refundable fee of \$10.00 per bid package will be assessed. Certified Check, Cashier's Check, Cash will be accepted. No personal or Company Check. Payment for bid package picked up after 3:00pm will not be accepted.

INVITATION FOR BID

BID NO.: GSA-003-25
FOR: 3-Seater Personal Watercraft with Single Trailers (Latest Model)
OPENING DATE: 12/18/2024 Time: 10:00AM
LOCATION TO SUBMIT: General Services Agency, ITC Building Tamuning, Guam

The General Services Agency (GSA) is issuing this Invitation for Bid for 3-seater Personal Watercraft with Single Trailers (Latest Model). A pdf copy is available to download at www.gsa.doa.guam.gov, or a hard copy can be obtained at the General Services Agency located at 2nd Floor ITC Bldg. Rm. 230, Tamuning, Guam 96931 from 8:00am - 5:00pm, Monday through Friday, beginning Monday, December 2, 2024 through Wednesday, December 18, 2024.

Bidders must register their current contact information with GSA to ensure they receive any notices regarding changes or updates to the IFB. The procuring agency and GSA will not be liable for failure to provide notice to any party who did not register current contact information.

/s/ ANDRIANA QUITUGUA
 Acting Chief Procurement Officer*

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 Aturidat Guinima' Yan Rinueban Siudad 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

GHURA

Board of Commissioners Meeting
 Tuesday, December 10, 2024 at 12:00 PM.
 This meeting is open to the public via Zoom.
 Topic: GHURA BoC Meeting, Tuesday, December 10, 2024 at 12:00PM
 Time: Dec. 10, 2024 12:00 PM Guam, Port Moresby
 Join Zoom Meeting
<https://us06web.zoom.us/j/83939708098?pwd=pNKXZ8P3JsurgyffjURexToqNo9bL5.1>
 Meeting ID: 839 3970 8098
 Passcode: 651190
 Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48UJag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - November 26, 2024
- IV. NEW BUSINESS
 1. Resolution No. FY2025-011; Resolution approving Above-Step Recruitment for the Engineer II Position (Permanent Position)
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 1. Next proposed scheduled Board Meeting - Tuesday, January 14, 2025 @ 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.

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Government of Guam

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Håfa Adai & Good Afternoon! CST 1:04 PM, Monday, December 02, 2024

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[First Notice - GHURA Board of Commissioners Meeting \(12/10/2024\)](#)

ANNOUNCEMENT

Posted on: 12/02/2024 12:58 PM

Posted by: Julie Lujan

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

Division(s):

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


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GHURA

Guam Housing and Urban Renewal Authority
 Anurdat Ginimān Yau Rimeban Stadat Guhlan
 117 Bien Venida Avenue, Sinajana, GU 96910
 Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701
 Website: www.ghura.org




Board of Commissioners Meeting
 Tuesday, December 10, 2024 at 12:00 PM.
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 Passcode: 651190
 Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYN48ULag>

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 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.



CIVIL SERVICE COMMISSION
 KUMISION I SEBISION SIBIT
 Bell Tower Suite 201, 710 W. Marine Corps Drive, Hagåtña, Guam 96910
 Tel: (671) 647-1855 • Fax: (671) 647-1867

NOTICE OF MEETING
IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, DECEMBER 10, 2024.

The public can access a live stream of this meeting on the CSC website at: csc.guam.gov or via zoom at: <https://us06web.zoom.us/j/83323490640?pwd=0Ky8ZiWkF4Q5UebF0vF1Oo2ZppcKM.1>
 (Meeting ID: 833 2349 0640 / Passcode: 516366)

AGENDA:

- I. CALL TO ORDER.
- II. APPROVAL OF MINUTES: None.
- III. NEW BUSINESS:
 - (1) MOTION HEARING
 Nico A.C. Fujikawa vs. Guam Visitors Bureau GVB; CSC Case No.: 24-AA04T.
 - (2) Michael Ordóñez vs. Department of Rev. and Tax(DRT); CSC Case No.: 24-GRE07
- IV. OLD BUSINESS: None

- V. GENERAL BUSINESS:
 - (1) Bills and Laws affecting CSC: None.
 - (2) Administrative Counsel Litigation Update
 - (3) Administrative Matters:
 - (a) Resolution No.:2024-003, Relative to Determine that all Complaints, filed under Title 4GCA §4403(d) will be investigated.
 - (b) Board Training: Civil Service Commission Board Members.
- VI. ADJOURNMENT.

For special accommodations, please contact María P. Masnayan, CSC ADA Coordinator at (671) 647-1872 / (671) 647-1855.
 /s/ Daniel D. Leon Guerrero, Executive Director
 Paid by the Civil Service Commission

JON A. VISOSKY, Esq.
ROBERTS FOWLER & VISOSKY LLP
 865 South Marine Corps Drive, Suite 201
 Tamuning, Guam 96913
 Tel.: (671) 646-1222
 Fax: (671) 646-1223
visosky@guamlawoffice.com
nericsson@guamlawoffice.com
 Attorneys for Petitioners
 Nora E. Reyes

IN THE SUPERIOR COURT OF GUAM
Est ate of Nicanor Pama Reyes,
Decedent.

PROBATE CASE NO. PR0188-24
Notice of Hearing on
Petition for Letters of Administration
with the Will Annexed

Petitioner Nora E. Reyes has filed a petition praying for letters of administration with the will annexed in the Estate of Nicanor Pama Reyes, Decedent. A hearing on the petition is set for DEC 18, 2024 at 9:30 a.m., before the Honorable Dana A. Gutierrez, Judge Superior Court of Guam, Hagåtña, Guam. All persons interested should contact the court about how to appear at the hearing, whether by zoom, teleconference or otherwise, and show cause, if any, why the petition should not be granted.

Date: NOV 07, 2024.

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

You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, GU 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 the designated hearing time.

WILLIAM B. BRENNAN, ESQ.
LEAH DIAZ-AGUON, ESQ.
ARRIOLA LAW FIRM, LLC
 259 MARTYR STREET, SUITE 201
 HAGATÑA, GUAM 96910
 TEL: (671) 477-9730/33
attorneys@arriolalawfirm.com
ldiaz-aguon@arriolalawfirm.com
 Counsel for Petitioner Edward Yao Hwa Chang

IN THE SUPERIOR COURT OF GUAM
TERRITORY OF GUAM
IN RE THE ESTATES OF PAUL GUY
CHANG & JUNE LEE CHANG,
Deceased.

PROBATE CASE NO. PR0191-24
NOTICE OF HEARING ON PETITION FOR
PROBATE OF WILL AND LETTERS OF
TESTAMENTARY WITH WILLS ANNEXED

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

NOTICE IS HEREBY GIVEN that EDWARD YAO HWA CHANG has filed a Petition for Probate of Will and Letters of Testamentary with Wills Annexed, and that on **DECEMBER 18, 2024 at 9:30am**, before the Honorable Judge Dana A. Gutierrez, in the Superior Court of Guam, 120 W. O'Brien Drive, Hagåtña, Guam, has been set for the hearing of said Petition, and all persons interested are hereby notified to appear at the time and place set for said hearing and show cause if any they have why the Petition should not be granted. Reference is hereby made to said Petition for further particulars.

JANICE M. CAMACHO-PEREZ,
 Clerk of Court
 /s/ PAULINE I. UNTALAN
 Chamber/Courtroom Clerk


You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, GU 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.

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Department of Agriculture
 Dipåtamenton Agrikotturan
 163 Dairy Road, Mangilao, Guam 96913
 TEL: (671) 300-7965 WEB: doag.guam.gov

NOTICE OF REGULAR AQUACULTURE ADVISORY BOARD MEETING

The Guam Department of Agriculture will be holding its Regular Aquaculture Advisory Board meeting on Zoom and in-person:

DATE: Tuesday, December 10, 2024

TIME: 10:00 a.m. - 12:00 p.m.

PLACE: Agriculture & Life Sciences Building, Room 202, University of Guam, Mangilao, GU 96913

For the Zoom link request or for persons requiring special accommodations, please contact Ricardo Duenas at 671-647-4332 or email ricardo.duenas@investguam.com by December 9, 2024. This meeting will be streamed live on GEDA's YouTube Channel, investguam.com/live.

AGENDA

- I. Preliminary Matters
 - a. Call to Order
 - b. Roll Call
 - c. Adoption of Agenda
- II. New Business
 - a. Nomination & Election of Officers
 - b. By-laws for GAAB
 - i. Discussion and Develop Working Groups
 - c. Update on Industry (Coreseed, GAIC Site, & Giant Clam Status)
 - d. Update Regarding Division of Aquaculture's Staffing Pattern
 - e. Update on the Division's Plan or Work for 2025 - 2026
- f. Update on the 5 -Year Goals
- III. Miscellaneous Announcements
 - a. Recent Events
 - i. Agriculture Symposium
 - ii. AgriAbility Workshop
 - iii. AgriNet Conference
 - b. Upcoming Events
 - i. Aquaculture Symposium
 - ii. CIS Conference
 - iii. Guam Annual Aquaculture Stakeholders Meeting - January 2025
- IV. Public Comments
- V. Adjournment

Pursuant to PL 26-12, this ad was paid for by GEDA General Fund.

/s/ CHELSA D. MUNA,
 GUAM DEPARTMENT OF AGRICULTURE DIRECTOR

Law Office of Louie J. Yanza
 A Professional Corporation
 MVP Building
 862 South Marine Corps Drive, Suite 203
 Tamuning, Guam 96913
 Telephone: (671) 477-7059
 Facsimile: (671) 472-5487
admin@jurisguam.com

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
EDWIN DALLAS OWEN,
Deceased.

Superior Court Case No. PR0085-24
NOTICE OF RESCHEDULED HEARING

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

1. NOTICE IS HEREBY GIVEN that Paul Owen has filed a Petition for Final Distribution, reference to such petition is hereby made for further particulars.
2. A hearing on the Petition will be heard on **Monday, December 16, 2024 at 1:30 p.m.**, before Judge Dana A. Gutierrez in the Superior Court of Guam.
3. To attend or participate in the hearing, you may appear in person at the courtroom of Judge Dana A. Gutierrez, 120 West O'Brien Drive, Hagåtña, Guam or you may appear via Zoom by logging onto <https://guamcouns-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.

Remarks: Rescheduled due to Tropical Storm Man-Yi.

Dated: NOV 13, 2024.

JANICE M. CAMACHO-PEREZ
 CLERK OF COURT, SUPERIOR COURT OF GUAM
 /s/ Pauline I. Untalan
 Chamber/Courtroom Clerk



Government of Guam
PUBLIC NOTICES Portal

Håfa Adai & Good Morning! CHST 08:55 AM, Tuesday, December 10, 2024

Second Notice - GHURA Board of Commissioners Meeting (12/10/2024) > Previous Page > All Notices

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Second Notice - GHURA Board of Commissioners Meeting (12/10/2024)



ANNOUNCEMENT

Posted on: 12/10/2024 08:51 AM

Posted by: Julie Lujan

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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GHURA Board of Commissioners Meeting will be held December 10, 2024 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information

</app/webroot/userfiles/files/GHURA%27s%20December%2010%2C%202024%20BOC%20Mtg.%20Announcement.pdf>



BOARD OF COMMISSIONERS
 REGULAR SCHEDULED MEETING
 12:00 P.M., November 26, 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 **12:07 P.M., Tuesday, November 26, 2024**, at the GHURA Sinajana Main Office, 1st floor Conference room. Vice Chairman Sanchez indicated that **5 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/83354150880?pwd=iBj85JqOCnRS5skn3btDMAtnMunGa.1		
	YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman	Virtual <input checked="" type="checkbox"/>	In-Person <input type="checkbox"/>
	Nate Sanchez, Vice Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Anisia Delia, Commissioner	Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/>
	Emilia Rice, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Victor Torres, 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"/>
	<i>*Request to attend meeting virtually was submitted and acknowledged via email.</i>		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/>	Carlo Ongklungel <input type="checkbox"/>
	Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/>	Sonny Perez, AE Manager <input type="checkbox"/>	Naricel Carlos <input type="checkbox"/>
	Audrey Aguon, Special Assistant <input checked="" type="checkbox"/>	Norma San Nicolas <input type="checkbox"/>	
	Frances Danieli, Controller <input type="checkbox"/>	Narcissa Ada, AMP1 Manager <input type="checkbox"/>	
	Katherine Taitano, RP&E Chief Planner <input 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 <input type="checkbox"/>	Philomena San Nicolas, AMP4 Manager <input type="checkbox"/>	
	Pearly Mendiola, GT Manager <input type="checkbox"/>	Jolyn Terlaje <input type="checkbox"/>	
	Nicole Alejandro <input type="checkbox"/>	Miguel Fernandez <input type="checkbox"/>	
	Michael Ricuyal <input type="checkbox"/>	Ervin Santiago <input type="checkbox"/>	
	Maria Cherry Canete <input type="checkbox"/>	Patrick Luces <input type="checkbox"/>	
Legal Counsel	Eliseo M. Florig Jr., GHURA's Legal Counsel <input checked="" type="checkbox"/>		
Public	Mr. Lin Yan (virtual)	Hua Nguyen	
	Dr. Joel Joseph (virtual)	Joe Taitano	
	Mr. Mitch Tompson (virtual)	Mitsuki Hurayama	
	Byron Rodriguez	Ken San Nicolas	

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, November 19, 2024

2nd Printing – Sunday, November 24, 2024

ACKNOWLEDGED BY VICE CHAIRMAN SANCHEZ

III. APPROVAL OF PREVIOUS BOARD MINUTES: [368/24] Vice Chairman Sanchez thanked everyone in attendance and indicated to the public that the board meeting is a regularly scheduled board meeting and not a Q&A session. Commissioner Torres moved to approve the board meeting minutes of the GHURA BoC regularly scheduled meeting of November 12, 2024, subject to grammatical and content corrections. Commissioner Rice seconded the motion. The Board of Commissioners voted unanimously to approve the previous board meeting minutes.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2025-0010-Resolution approving the Amendment authorizing GHURA to accept an additional two million five hundred thousand dollars (\$2,500,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for Community Development Projects; an additional two hundred thousand dollars (\$200,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for associated administrative costs; and the ratification of all</p>	<p>[369/24] Executive Director Napoli read Resolution No. FY2025-010 on pages 6-8 of 24 in the November 26, 2024, GHURA BoC packet provided as a hard copy to the commissioners and posted online on the GHURA website.</p> <p>Deputy Director Esteves added that after an update meeting with Governor Leon Guerrero (Grantor) on November 6, she was notified by GHURA that additional funds were offered and that GHURA needed to go before the board for approval of the additional expenditures. The new total of the loan will be \$12.5 million. The additional \$200,000.00 for a total of \$500,000.00, in grant funds to be used for administrative related expenses.</p> <p>There were no further discussions.</p>	

AGENDA ITEM	DISCUSSION	ACTION
<p>Board of Commissioners actions taken pursuant to Resolution Nos. FY2024-016 and FY2024-016(A).</p>		<p>[370/24] Commissioner Rice moved to approve Resolution No. FY2025-010, approving the Amendment authorizing GHURA to accept an additional two million five hundred thousand dollars (\$2,500,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for Community Development Projects; an additional two hundred thousand dollars (\$200,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for associated administrative costs; and the ratification of all Board of Commissioners actions taken pursuant to Resolution Nos. FY2024-016 and FY2024-016(A). Commissioner Torres seconded the motion. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2025-009- Resolution approving the Condemnation of properties by eminent domain of Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2, including fee simple title thereto, for public use.</p>	<p>[371/24] Director Napoli read Resolution No. FY2025-009- Resolution approving the Condemnation of properties by eminent domain of Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2, including fee simple title thereto, for public use, on pages 1-5 of 24 in the November 26, 2024 GHURA BoC packet provided as a hard copy to the commissioners and posted online on the GHURA website.</p> <p>Dr. Joel Joseph, accompanied by Attorney Mitchell Thompson, attended the meeting virtually.</p> <p>Dr. Joseph stated the following:</p> <ul style="list-style-type: none"> • He owns two seven acre lots: <ul style="list-style-type: none"> ○ One on the northwest side of the back road ○ One southeast side of the back road • GHURA needs the property on the southeast side • His property is not a slum or blighted area • GHURA is not planning to build housing projects on his property • GHURA is exceeding its legal authority by taking property by taking property that is not a slum or blighted area to use on something besides a housing project • He was given three proposals to purchase: <ol style="list-style-type: none"> 1. The first proposal after capital gains would have given him a loss. 2. The second proposal indicated that the property was agricultural property. 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Said property had been changed to M1 zoning.</p> <p>3. A 4.2-million-dollar offer was made with .6 acres that he could keep.</p> <ul style="list-style-type: none"> • He wanted the decision to choose which one acre out of the 14 acres that he could keep, to be a joint decision between him and GHURA, as opposed to GHURA designating the property that he could keep. • He did not receive three legitimate offers because only one offer was made with the M1 zoning • He did not ask for a driveway. He only requested that he not be assessed sewer fees for his one acre. • He did joke to the real estate agent that if the offer was doubled, that he would sign right away. • What was stated in the meeting was inaccurate. • Requested that his attorney, Mr. Mitch Thompson speak on his behalf. <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • When initial offer was made, it was an estimation based on previous sales by GHURA’s agent. It was subject to final appraisal • Every offer was made in consideration of M1 zoning. • Initially, the preliminary title report from Department of Land Management had not been updated to reflect M1 zoning. • Additional funds were considered for the update of the report to reflect the M1 zoning. • Every offer made after the updates was consistent with the M1 zoning. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • The offer was close to the final appraised amount of nearly \$4 million. <p>Dr Joseph indicated that there was a three-million-dollar difference between the first and the last offer. He added that the first two offers came in before the assessments were completed. He asked why the offers were made before the assessments came in. He stated GHURA was rushing before the data was available.</p> <p>Mr. Thompson, Attorney for Dr. Joseph, added that they are awaiting the results of their own appraisal to corroborate the data from the government’s appraisal. Once the information is made available, Dr. Joseph may be in a better position to decide whether to accept the offer made by GHURA. He stated that their main concern was that GHURA was rushing them to decide.</p> <p>Vice Chairman Sanchez thanked Dr. Joseph and Mr. Thompson for their attendance and for sharing their concerns.</p> <p>Dr. Joseph requested that the letter from Ms. Pramila Sullivan be read into the meeting minutes. He added that he did not mean any personal attacks on anyone and apologized if he did.</p> <p>Executive Director Napoli requested that GHURA also be given the opportunity to provide additional information regarding the matter. She added Deputy Director Esteves prepared a presentation for the board and shared with the public.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Mr. Lin Yan, representative for Hon Yi Tian Inc., requested to speak before the board. He attended virtually. Mr. Eliseo Florig Jr., Legal Counsel for GHURA, inquired about whether Mr. Yan was a registered agent representing Hon Yi Tian corporation. Mr. Yan stated that the registered agent was neither present nor available and indicated that he had been the person communicating with Mr. Chris Murphy, GHURA’s broker, from the beginning of negotiations. He also indicated that he was not officially affiliated with Hon Yi Tian, Inc.</p> <p>Mr. Florig advised the board of Mr. Yan’s position and informed the board that they may decide whether to allow Mr. Yan to speak during the meeting. Deputy Director Esteves confirmed that Mr. Yan had been utilized as a translator during discussions with the owners of the property.</p> <p>Vice Chairman Sanchez approved</p> <p>Mr. Yan stated the following concerns:</p> <ul style="list-style-type: none"> • The owner of the property, Hon Yi Tian, felt that the offer was too low. • The owner bought the lots in 2018 for approximately two million dollars. • The appraisal value of the property, which was done last month (October 2024) was at \$2.6 million. • After six years, the value went up approximately \$100,000.00. • They requested more time to consider GHURA’s offers. • During the entire process, Mr. Yan and Hon Yi Tian, Inc. felt they were being rushed to decide whether to accept an offer. • Hon Yi Tian, Inc. felt that all the money that was invested into the properties were not taken into consideration during negotiations. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • Hon Yi Tian Inc. felt that they were not given the ability to negotiate further with GHURA. • The first offer that came in was \$2.6 million. GHURA then offered 10% more plus one lot and were told that that would be the final offer. The owner had concerns with the final offer being made. • Main concern is that the Hon Yi Tian group was not given the proper time to compile their data and be better informed. • Mr. Yan thanked the board for having him speak on behalf of Hon Yi Tian Inc. <p>(Internet connection issues lasting approximately 30 seconds)</p> <p>Vice Chairman Sanchez thanked Mr. Yan for his input as it related to the discussions of the board meeting and indicated that GHURA would keep them informed with more information as it is made available.</p> <p>There was no further discussion.</p> <p>Vice Chairman Sanchez requested for a 5-minute recess. Mr. Florig indicated that during the break, recording of the board meeting would continue. The 5-minute recess was announced at 1:13p.m.</p> <p>Meeting resumed at 1:21p.m. with Vice Chairman Sanchez turning the floor over to Deputy Director Esteves for his presentation on the GHURA Land Acquisition.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • May 28, GHURA was approved and accepted funding for the acquisition of properties and other community development related activities specifically in Mangilao. This was received by GHURA and paid for with ARP funds. • GHURA had been competing with fast approaching timelines to obligate the funds toward the infrastructure and development of the medical campus. • Compelling government interests required GHURA to move forward quickly and efficiently • One hundred million dollars was set aside for the healthcare complex and should the project not move forward, the community stands to lose the funding. • Basis used was the 2022 Guam Medical Campos Master Plan. • The plan determined that the Mangilao site was the best site that provided the best access to care for the entire community of Guam. • The board resolution mandated that the purchase in the Mangilao/Barrigada vicinity. • Based on the sixteen item points, GHURA looked at areas that ranked the lowest based on developmental constraints and construction costs. Despite being ranked the lowest, the property still beat out the Ypao Point by two points. • Also considered while utilizing the 2022 Guam Medical Master Plan was the whether the infrastructure assessment and development projected for, were still viable. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • Major Infrastructure points are the DPW (6) lane widening, additional GPA substation on campos to provide sufficient power to the campos, and GWA to provide the required water storage tank to create sufficient pressure for domestic and fire flow. Updates on these estimates are pending. • Usable areas of the properties were 110-111 Acres. • Based on the design, 54 acres represented the primary hospital facility, and the remaining were for facilities used to support assisted living facilities and others. • From the Eagles field Survey map, the original site of the proposed hospital, GHURA identified the adjacent property, Lot 5280-3. • Priority 1, Lot 5328-3 was the first lot purchased. • The vicinity map from the survey was used to establish the initial search area. • The satellite map indicated the Priority 1 area. Information was not reflected in the GovGuam GIS. Cross referencing was done. GHURA's planners researched at Department of Land Management and PTRs were ordered. • Based on the overall search criteria which was based on size, contiguity, acquisition complexity, and budget, GHURA was able to identify Priority 2. • Priority 2 would be identified as the Hon Yi Tian property. • Priority 3, Lot 5328 would be identified as Dr. Joseph's property. This property was located between Priority 1 and Priority 2 and was 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>worthwhile to so the acquisition for a greater development option.</p> <ul style="list-style-type: none"> • Other properties were considered but were not selected for the following reasons: <ul style="list-style-type: none"> ○ Complexity of acquisition-active business on the property ○ Not contiguous to the primary development area ○ Multiple lots with multiple owners and heirs ○ Size of the property • The properties acquired provides 90.62 acres for the medical campos • GovGuam has until the end of December to obligate the funding. <p>Commissioner Torres requested to have the sink holes identified on the properties. Deputy Director Esteves identified three areas on the map and added that according to the engineers, if infiltration is used to properly screen storm water, the process will be a natural storm water drain. This technique had been utilized before in addressing sink holes.</p> <p>Vice Chairman Sanchez requested that Deputy Director Esteves reiterate why it was necessary for GHURA to move forward quickly and efficiently with the purchases of the properties. He added that nothing that GHURA or the board of commissioners had done in the Board of Commissioners meeting had anything to do with any form of corruption or nepotism. Deputy Director Esteves stated that when GHURA was asked to assist in this project, the timeline that accompanied it was about six months. GHURA had to consider the compelling government and public interests. The funding set aside for the medical complex</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>project needed to be obligated by December 31, 2024. Ultimately, GHURA's job is to get the community projects completed.</p> <p>Vice Chairman Sanchez added that GHURA is transparent and stated that if anyone needs more information about anything at all, its doors are always open.</p> <p>Executive Director Napoli added that GHURA has been around since 1962 and has not only been involved in housing, but also in community development. She thanked the board for listening to all the hard work that had gone into ensuring that this funding opportunity for the island of Guam was not missed.</p> <p>Ms. Pram Sullivan entered the board room and requested to read aloud a letter to the board.</p> <p>Mr. Florig stated to the board that Ms. Sullivan's request was out of order of the agenda and advised the board that the board may add Ms. Sullivan to the General Discussions and Announcements. He added that what Ms. Sullivan wanted to read to the board was shared with the board before the board meeting. He also informed Ms. Sullivan that according to the Open Government Law 5 GCA § 8103 (b) states that it does not require that a person who was admitted to a meeting of a public agency shall because of his or her mere presence be afforded an opportunity to participate in such a meeting. Ms. Sullivan's request to read her letter onto record while the board is discussing and deliberating an agenda item would, in fact, do that. Mr. Florig also added that if Ms. Sullivan still insisted that she read her letter to the board, that she will be given the opportunity at the General Discussion and Announcements portion of the agenda.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Dr. Hua Nguyen, meeting attendee, stated that he has observed a lot of rush to spend the ARP money on the proposed medical campos. He added that the money could be used towards projects for Guam Memorial Hospital (GMH) and healthcare centers towards the improvement of the quality of care. He added that the proposed location of the hospital project is in the wrong place. He asked the board to decide wisely.</p> <p>Mr. Florig advised the board that since Dr. Nguyen spoke before the board, Ms. Sullivan also be allowed to speak.</p> <p>Ms. Sullivan indicated that she was there on behalf of the Guam Medical Board Association and is Executive Director of the Guam Medical Association.</p> <p>She read the following letter:</p> <p>ATTN: GHURA (Guam Housing and Urban Renewal Authority:</p> <p>OPPOSITION TO YOUR INTENT TO BUILD HOSPITAL IN BARRIGADA/MANGILAO</p> <p>Dear Board of Commissioners / Directors of GHURA,</p> <p>On behalf of the Guam Medical Association (GMA), we write in OPPOSITION of the proposed site of GHURA’s intent to move forward on the new hospital in Barrigada/Mangilao and your proposed condemnation of private land is further unjustified. Because you have ventured beyond your mission of affordable housing into an arena you are not familiar with, HealthCare, and building a hospital, our healthcare providers who are experts in the arena of development and delivery of healthcare have standing to speak.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Direct from GHURA’s website’s mission statement: Public Law 6-135, GHURA’s purpose is to “... promote the health, safety and welfare of Guam’s people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent and sanitary dwellings for low to moderate-income families, through all available federal and local governmental programs and through encouragement of Guam’s private enterprises to participate in the common task of improving our island community, while upholding family values.”</p> <p>To “promote the health,” of the people of Guam, you must consider our community of healthcare providers. The majority have objected to the creation of a hospital in the land and the area you have unilaterally seeking. Furthermore, part of your mission is to encourage Guam’s private enterprises to participate,” and thus because you have ventured away and beyond the creation of “affordable housing,” and again because you are diving into the arena of HEALTHCARE and building of a HOSPITAL and HEALTHCARE “Complex,” we are rising to ensure that we speak up, to remind you, and to ensure that you are aware of the devastating error of what you are proposing.</p> <p>Attached are letters previously given to the Guam Legislature, and the Governor. The super majority of OBGYNS, PEDIATRICIANS, ENTIRE DEPT OF ANESTHESIA, The Guam Memorial Hospital Authority Medical Executive Committee (MEC), MATERNAL FETAL MEDICINE SPECIALISTS, OUR ISLAND UROLOGIST, AND OUR ISLANDS LARGEST MEDICAL CLINICS, SDA, FHP AND AMC, all have already stated previously, they support the construction of a new hospital but DOES NOT SUPPORT the proposed site</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>in Mangilao at “Eagles Field”, and your new site beyond Eagles, and prefers the site to be in Tamuning. We need a functional practical new hospital, NOT a “jointed public health complex along with physician offices.” Therefore, the new hospital does not require a large area to be built on. There really are no reasons to have co-existence of the new hospital, DPHSS and Behavioral Center. In fact, it is better to have their entities separate to decrease congestion.</p> <p>The new hospital if built in Tamuning would continue to provide great access to all the people of Guam, and healthcare providers and continue to allow shorter time for transport of critical patients from private clinics to the hospital. Transferring patients to a higher level of care from clinics to the hospital is crucial and should be done in minimal time. The two large private practices, FHP and SDA, and majority of the private clinics, especially obstetric care, are in Tamuning. Does every minute of the transfer matter to the patients and their families?</p> <p>Absolutely. Furthermore, majority of physicians reside in Tamuning, and they will not be able to make it to the suggested hospital site outside of their clinic and residents’ area. The new hospital will not be able to be fully “self-staffed,” they will still rely on community physicians for admissions and care of patients within the hospital.</p> <p>In addition, before even attempting to build a new hospital, please realize that the current GMH is half the age of other hospitals in other island community, and yet it is in a state of despair due to the lack of proper maintenance and care, compared to other hospitals that are over 100 years old</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>and still functional and nationally accredited and appears new. So, if the new GMH hospital is going to be built with the same mentality of how it's managed and maintained, it won't last long, and you will have wasted billions of dollars.</p> <p>Finally, the population of Guam noted in the Gov Guam MATRIX study showed that the majority over the people of Guam have the GREATEST, FASTEST ACCESS TO CARE is Ypao Point. You also have 100% of Obstetric providers, 100% of Anesthesia providers living in Tamuning, there is no way they will be able to make it in time to save precious lives of mothers and babies in the area you are proposing. We hope that you take these points at heart and vote appropriately for our people and our future generation.</p> <p>Ms. Sullivan stated that she would submit her letter to the board as supporting documents.</p> <p>Chairman Rivera indicated that although GHURA had appraisals done on the properties, he asked that should the landowners choose to hire additional appraisers would the appraisal value also be accepted into the court proceedings to determine just compensation. Deputy Director Esteves confirmed this and added that the appraisals should not be substantially different because the appraisers use the same standards. Chairman Rivera asked that should the court deem an appraisal more appropriate GHURA prepared to respond accordingly to the price. Deputy Director Esteves also confirmed this and added that GHURA would pay the difference and interest. Chairman Rivera stated that the goal is clear, what is best for the community as a whole and asked</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Deputy Director Esteves if he felt that this project was good for the people of Guam. Director Esteves stated that he absolutely believes that it is. He indicated when you talk about the enabling statute, you talk about health. He added that GHURA has the legal mandate to consider community health. He added that when he evaluated the five social determinants of health; access to healthcare, access to quality healthcare, access to education and the quality of education, access to social spheres, economic stability and determined that from a community development standpoint that this is the best choice. He stated that GHURA must consider the big picture and the long-term implications of what GHURA wants to do.</p> <p>Chairman Rivera asked Executive Director Napoli to clarify GHURA's mission and if this project was the best decision. Director Napoli indicated that there was much work, research, compilation of data, and consultations with experts that went into the planning of this project and added that it is the best decision especially regarding the opportunity with the funding.</p>	<p>[372/24] Commissioner Rice moved to approve Resolution No. FY2025-009, approving the Condemnation of properties by eminent domain of Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2, including fee simple title thereto, for public use. Commissioner Torres seconded the motion. Motion passed unanimously.</p>

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		<p>[376/24] Commissioner Torres moved to adjourn the November 26, 2024, meeting. Commissioner Rice seconded the motion. There were no objections. Motion passed. The meeting was adjourned.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-011**

Moved by: _____

Seconded by: _____

RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ENGINEER II POSITION (PERMANENT 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, with the upcoming A/E construction projects, specifically for the Modernization Grant Program; and

WHEREAS, with the completion of the recruitment of the Engineer II permanent position and having been issued the job offer, Mr. Miguel T. Fernandez submitted his request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Engineer II based on exceptional qualifications; and

WHEREAS, Mr. Fernandez’s exceptional qualifications for the Engineer II position consists of the following:

- 30+ years of experience in civil engineering design and construction management that spans over various military, government, and privately own projects.
- Various certifications which include: Construction Project Management, Occupational Safety & Health Practitioner, NAVFAC Construction Quality Management, and EPA CGP Site Inspector Training;
- Worked in GHURA A/E Division for almost 2 years – Contributing to several ongoing projects, whilst collaborating effectively with the engineering team.
- Certified Engineer by the Professional Regulation Commission (PRC) of the Republic of the Philippines; and
- Bachelor of Science in Civil Engineering, Manuel T. Quezon University, Manila, Philippines – March 1987

WHEREAS, the Board of Commissioners acknowledges both the recruitment difficulty and Mr. Fernandez’s exceptional qualifications, and the critical need to move the construction projects along; and

WHEREAS, Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc.) is reasonable and respectfully requests an above step recruitment of Mr. Fernandez, NG5-10(E), \$78,214 p/a; \$37.60 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management’s recommendations (i.e., **NG5-2(A)**, \$50,044 p/a; \$24.06 p/hr through **NG5-10(F)**, \$83,727 p/a; \$40.25 p/hr - maximum), but supports management’s request for the above-step recruitment; and

WHEREAS, in consideration of both the recruitment difficulty and exceptional qualifications, the Board of Commissioners wishes to compensate Mr. Fernandez at above the minimum step for the temporary position of Engineer II at Pay Grade “NG4,” Step 9(F), which is \$68,271.00 per annum; and

WHEREAS, Funding for the above-step recruitment is available under federal funds; and now therefore 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:

Mr. Miguel T. Fernandez, NG5-9(E), \$78,214 p/a; \$37.60 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – DECEMBER 10, 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 December 10, 2024.

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

November 27, 2024

MEMORANDUM

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

Hafa adai! Please find the attached amended resolution for your review and approval of the updated Section 8 Payment Standards schedule for CY 2025. The payment standards schedule is an internal tool to determine the maximum assistance for eligible families under the Housing Choice Voucher Program. The housing assistance consists of the monthly rental payment to landlords on behalf of the Section 8 participant and the utility allowance necessary to maintain a safe, decent and sanitary condition of the unit. HUD regulation 24 CFR 982.503 (a)(1) mandates PHAs to establish and adopt a Payment Standard Schedule that sets voucher payment amounts for each Fair Market area in the PHA's jurisdiction.

The schedule must list single payment standards for each unit size, and the amounts **must be between 90 percent and 110 percent**, except for the payment standards established for persons with disabilities and VASH participants per 24 CFR 982.503(d)(5). The Exception Payment Standards schedule **is set at not more than 120 percent of the published FMR**. Adopting higher rent payment standards aims to help ease some of the rental difficulties for persons with disabilities.

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

2025 Payment Standards for the regular HCV and Special Purpose Voucher Programs
The payment standard schedule has been updated to comply with 24 CFR 982.503 where the amount must be between 90 percent and 110 percent. Updates can be found in blue in the table below. For 1-bedroom, 2-bedroom, 5-bedroom, and 6-bedroom units, each payment standard amount has decreased by one dollar from the amount that was published in RESOLUTION NO. FY2025-007.

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

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

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

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

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

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

Moved by:

Seconded by

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

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

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

WHEREAS, with exceptions to HUD-approved waivers and reasonable accommodations for persons with disabilities, 24 CFR 985.3(i) requires Public Housing Agencies to review and adjust its voucher payment standard amounts annually, to ensure it is within the basic range that is not less than 90 percent and not more than 110 of the area’s Fair Market Rent. The 2025 FMR for each unit size below has increased as much as 4 percent. The FY2025 Payment Standards **are based on the published Fair Market Rent** for Guam as illustrated below:

Table 1: Fair Market Rents for 2025 and 2024

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

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

These factors include:

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

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

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

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

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

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

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

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

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

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

IN REGULAR BOARD MEETING, SINAJANA, GUAM – DECEMBER 10, 2024

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted By the Guam Housing and Urban Renewal Authority Board of Commissioner on December 10, 2024.

Elizabeth F. Napoli
Board Secretary / Executive Director

Change Order No. 1
Rehabilitation of Bradley Building IFB-Ghura-24-12

November 26, 2024

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

SUBJECT: Change Order No. 1 - IFB#GHURA-24-12; Rehabilitation of Bradley Building

Dear Mr. Kim:

In connection with your Contract dated October 22, 2024, for the Rehabilitation of Bradley Building. The following change order in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

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

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

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

	Material and Labor description	Amount
1.	Remove existing weather-head and concrete repair	\$350.00
2.	Utility Earthwork trench w/bedding sand	\$4,500.00
3.	Design and build new reinforced concrete pedestal	\$12,000.00
4.	Electrical raceway (New 3-#2/0 and 1-#6 Ground Rod in ½ dia Conduit)	\$5,500.00
5.	Electrical Gutter splice with Aluminum 2in. dia pipe	\$3,500.00
6.	Master Electrical engineer certification	\$2,500.00
		Total: \$28,350.00

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

Supporting Documents Attached

1. Contractor's Request

Original Contract:	\$183,000.00	Contract NTP Date:	October 28,2024
Changes Approved:	-0-	Contract Duration:	120 Calendar Days
Adjusted Contract Amount:	-0-	Contract Completion Date:	February 25, 2025
This Change Order:	\$28,350.00	Extention This Change Order:	Original completion date
Adjusted Contract Amount:	\$211,350.00	New Completion Date:	Original completion date

Genesis-Tech Corporation

 Mr. Young Kim
 General Manager

Date:_____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

 Elizabeth F. Napoli
 Executive Director

Date:_____

Genesis-Tech Corporation

P.O. Box 23059 Barrigada, Guam 96921
Tel/Fax: (671)637-3370
genesistechguam@gmail.com

11/07/2024

To: **Ms. Elizabeth F. Napoli**
Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida, Sinajana Guam 96910

Attn: **Mr. Sonny Perez** A/E Manager
Architect and Engineering Division

Reference: **Rehabilitation of Bradley Building**
IFB-GHURA-24-12

Subject: **A Change Order Request No. 01**(Additional/Change Order)

Hafa Adai,

This change order requests a cost proposal is contains comprehensive and detailed information about the cost of additional work not included in the original scope of the work.

Additional work: **New Power Meter Pedestal**

- 1. Remove existing weather-head and concrete repair-----\$350.00
- 2. Utility Earthwork trench w/ bedding sand -----\$4,500.00
- 3. Design & build new reinforced concrete pedestal----- \$12,000.00
(Earthwork, ftg. basecourse fill & compaction, 8in x 8in x 16in masonry, new weather-head, new meter assemblies, plaster & painting)
- 4. Electrical raceway (New 3- #2/0 & 1- #6 Gound Rod in ½ dia Conduit) ----\$5,500.00
- 5. Electrical Gutter splice with aluminum 2in dia pipe -----\$3,500.00
- 6. Master electrical engineer certification -----\$2,500.00

Total Lot, Labor & Materials Quotation -----**\$28,350.00**
(Twenty-Eight Thousand Three Hundred Fifty and Zero Cents)

****ALL ITEMS INCLUDE PROFIT AND OVERHEAD****

Please feel free to contact us at (671)637-3370 or (671)888-5785 for any question that you might have.

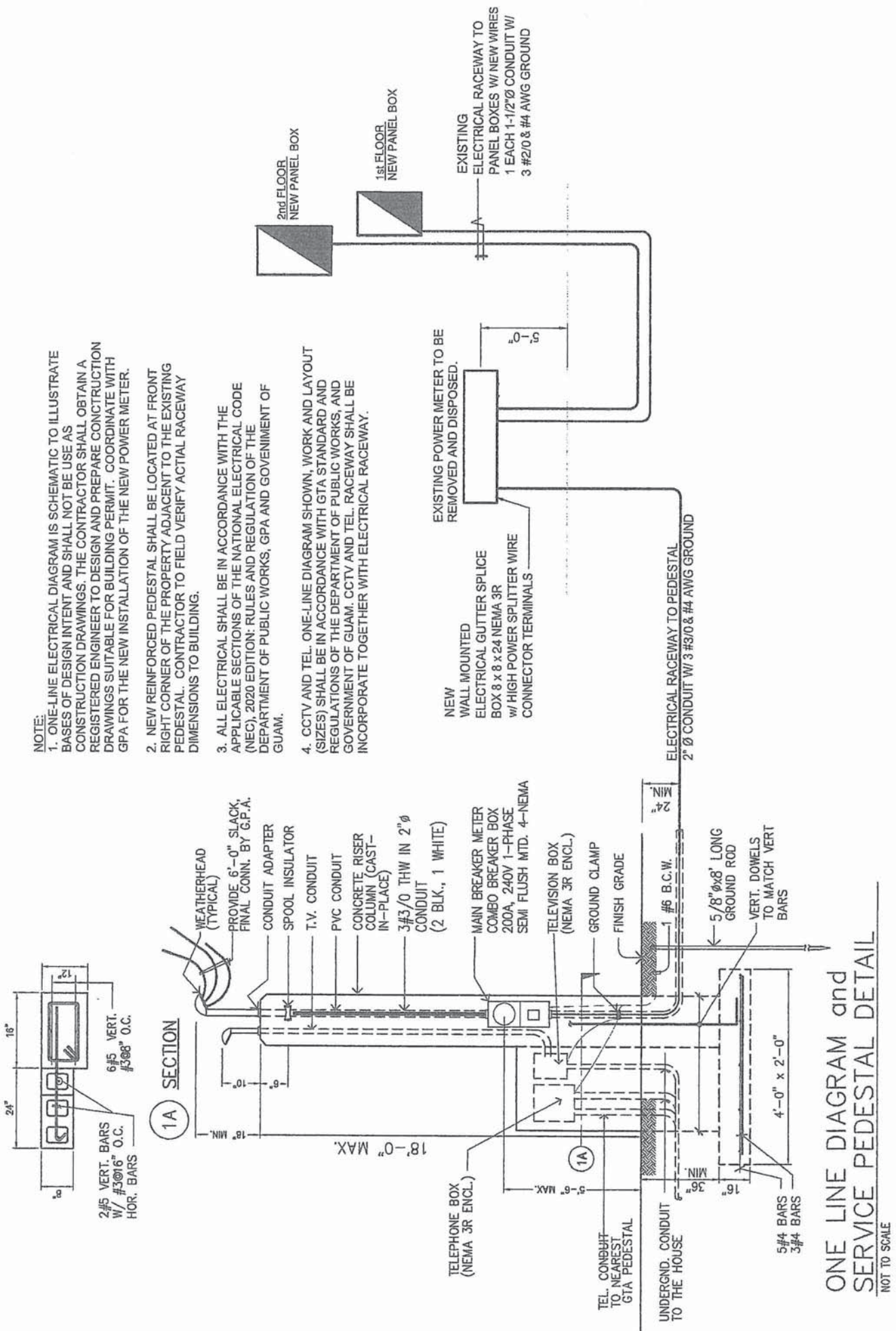
Sincerely yours,

A handwritten signature in black ink, appearing to read 'Young Kim', written in a cursive style.

Young Kim
General Manager

Attachment: Detail of New work

CC: **Mr. Andrew Manglona**
AE Planner





GHURA

Guam Housing and Urban Renewal Authority

Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
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Website: www.ghura.org



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

MEMORANDUM

To BOARD OF COMMISSIONERS
From EXECUTIVE DIRECTOR 
Date December 10, 2024
Subject LIHTC 2024 Application, Panel Results and Recommendation

Greetings Board of Commissioners:

The 5-member Panel (3 GHURA personnel and 2 non-GHURA personnel) concluded their evaluation of 5 LIHTC applications during the 2024 cycle on November 18, 2024.

The Panel consisted of the following individuals:

1. Nicole Alejandro, Section 8 Program Coordinator III, GHURA
2. Monica Guerrero, Chief Planner, Bureau of Statistics and Plans (BSP)
3. Robert San Agustin, Director, Office of Homelessness Assistance and Poverty Prevention (OHAPP)
4. Philomena San Nicolas, AMP4 Property Site Manager, GHURA
5. Ervin Santiago, AE Program Coordinator III, GHURA

Panelists were tasked to review the applications and to independently score each applicant on the merits of their project. In addition, Panelists utilized Selection Criteria established in the 2024 Qualified Allocation Plan (QAP pg. 8) to guide them in the scoring process. The Panel was briefed on October 28, 2024 and finalized their scores on November 18, 2024.

A total of 111 points were available for award to each project (per Panelist). The Panelists' scores are presented on the following page.



GHURA

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Lourdes A. Leon Guerrero
 Governor of Guam

Joshua F. Tenorio
 Lt. Governor of Guam

PANELIST	Project #1 Dos Amantes Senior Residence Awarded	Project #2 Summer Vista II Awarded	Project #3 Summer Vista III Awarded	Project #4 Rosewood Parks Awarded	Project #5 Flores Rosa Awarded
Ervin Santiago	87	98	99	100	105
Philomena San Nicolas	83	100	100	95	105
Monica Guerrero	85	99	99	100	105
Rob San Agustin	83	96	96	96	101
Nicole Alejandro	83	98	96	100	105
Total	421	491	490	491	521
Rank	4th	2nd	3rd	2nd	1st

	Points Averaged	Rank
Flores Rosa	104.20	1st
Rosewood Parks	98.20	2nd
Summer Vista II	98.20	2nd
Summer Vista III	98.00	3rd
Dos Amantes	84.20	4th

At the end of the evaluation and review, the proposed Flores Rosa has ranked first.

The BOC may award the following tax credits for the 2024 LIHTC cycle:

LIHTC 2023	\$ 3,185,000
LIHTC 2024	<u>\$ 3,360,000</u>
Credits Available LIHTC 2024	\$ 6,545,000

I propose the following recommendation:

Based on the results of the Evaluation Committee, I recommend the Board of Commissioners award \$1,793,120.00 to Flores Rosa, LLC for the Flores Rosa project.

GHURA will have \$4,751,880.00 remaining balance of 2024 tax credits left for allocation. Per the Qualified Allocation Plan guidance, awarding of the tax credits rests solely on the GHURA Board of Commissioners (LIHTC QAP 2024 pg. 21). GHURA also reserves the right, in its sole discretion, to do the following:

- (i) Hold back a portion of the annual federal housing credit ceiling for use during later reservation cycles,



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Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

-
- (ii) Carryover a portion of the current year's housing credit ceiling for allocation to a project which has not yet been Placed in Service, and
 - (iii) Issue a reservation for the next year's housing credit ceiling.

With that in mind, I present the following options for the remaining tax credits:

1. Award no other projects and hold back the balance from the 2024 cycle to be allocated during the coming 2025 application cycle for a total of \$8,206,880.00 (\$4,751,880.00 remaining balance of 2024 tax credits plus \$3,455,000.00 2025 tax credits¹).
2. Make a second award to the next project whose total request is no greater than the \$4,751,880.00 remaining balance of 2024 tax credits.²
3. Issue a reservation of 2025 tax credits in the amount of \$3,455,000.00 to Summer Vista II. Summer Vista II tied with Rosewood Parks in total points, however, their credit request exceeds the available credits available in 2024.

GHURA Board of Commissioners may make a decision at the December 10, 2024 meeting or if the decision warrants further review and consideration, a decision can be made at the 2nd meeting in December 2024.

¹ For Calendar year 2025, the amount used under § 42(h)(3)(C)(ii) to calculate the State housing credit ceiling for low-income housing credit is the greater of (1) \$3.00 multiplied by the State population, or (2) \$3,455,000.00. (Reference: Rev. Proc. 2024-40, pg.10)

² The Summer Vista II project, while also achieving an equal point score to Rosewood Parks, is requesting for funds greater than the balance available for 2024 credits. The Summer Vista request is for \$5,545,000.00.

Low Income Housing Tax Credit Program
2024 Competition Cycle
Review

The 2024 LIHTC application cycle closed on October 23, 2024. Below you will find a brief summary of the process and results thereof. Applicants in the 2024 cycle competed for a credit allocation amount of up to \$6,545,000.00 to address the needs our island community has portrayed in the 2024 Qualified allocation Plan (QAP).

The following are the applicants and developers:

Project 1: Dos Amantes Senior Residence
Applicant: Dos Amantes Development, LLC
Developer: Dos Amantes Development, LLC

Project 2: Summer Vista II
Applicant: Summer Vista II DE, LLC
Developer: Core Tech Development, LLC

Project 3: Summer Vista III
Applicant: Summer Vista III DE, LLC
Developer: Core Tech Development, LLC

Project 4: Rosewood Parks
Applicant: Rosewood Parks, LLC
Developer: Pacific Federal Management, Inc.

Project 5: Flores Rosa
Applicant: Flores Rosa, LLC
Developer: Pacific Federal Management, Inc.

A panel of five individuals were assembled to review the submissions and consisted of the following:

1. Nicole Alejandro, Section 8 Program Coordinator III, GHURA
2. Monica Guerrero, Chief Planner, Bureau of Statistics and Plans (BSP)
3. Robert San Agustin, Director, Office of Homelessness Assistance and Poverty Prevention (OHAPP)
4. Philomena San Nicolas, AMP4 Property Site Manager, GHURA
5. Ervin Santiago, AE Program Coordinator III, GHURA

Each Panelist signed and submitted nondisclosure and conflict of interest agreements pertaining to the information provided by the applicants. The Panel was given several weeks to review all applications from Monday October 28, 2024 through November 18, 2024 to finalize the results.

Basic project descriptions (highlights) are provided for your information on the following pages.

	Project 1	Project 2	Project 3	Project 4	Project 5
Name	Dos Amantes Senior Residence	Summer Vista II	Summer Vista III	Rosewood Parks	Flores Rosa
Applicant	Dos Amantes Development, LLC	Summer Vista II DE, LLC	Summer Vista III DE, LLC	Rosewood Park, LLC	Flores Rosa, LLC
Developer	Dos Amantes Development, LLC	Core Tech Development, LLC	Core Tech Development, LLC	Pacific Federal Management, Inc.	Pacific Federal Management, Inc.
Amount of Tax Credits Requested	\$ 4,465,894.00	\$ 6,545,000.00	\$ 3,360,000.00	\$ 4,751,879.00	\$ 1,793,120.00
No of Units:	68	120	56	76	30
Unit Mix:	53 - 1BR/1BA 15 - 2BR/1BA	24 - 1BR/1BA 72 - 2BR/1BA 18 - 3BR/2BA 6 - 4BR/2BA	12 - 1BR/1BA 36 - 2BR/1BA 6 - 3BR/2BA 2 - 4BR/2BA	12 - 1BR/1BA 64 - 2BR/1BA	8 - 1BR/1BA 22 - 2BR/1BA
Property Location	Dededo	Dededo NCS Area	Dededo NCS Area	Mangilao	Tumon Heights
Occupancy Type	100% of project to HH earning 60% or less AMGI (Elderly)	100% of project to HH earning 60% or less AMGI	100% of project to HH earning 60% or less AMGI	100% of project to HH earning 60% or less AMGI (20% set aside for veterans, elderly, individuals with children and victims of domestic violence)	100% of project to HH earning 60% or less AMGI (20% set aside for veterans, elderly, individuals with children and victims of domestic violence)
Extended Use Period	61 years (15 year compliance period plus 46 years)	61 years (15 year compliance period plus 46 years)	61 years (15 year compliance period plus 46 years)	61 years (15 year compliance period plus 46 years)	61 years (15 year compliance period plus 46 years)
Developer has prior experience with LIHTC program	Yes	Yes	Yes	No	No
Project Details	2-Story Garden Style Multi-family apartment	15 distinct 2-story buildings	15 distinct 2-story buildings	4 2-story buildings	1 2-story building

<p>Unit Amenities: Energy stove, refrigerator, LED lighting, water heater and typhoon shutters.</p>	<p>Unit Amenities: Energy Star appliances, solar-powered water heaters; LED light fixtures; central air conditioning units; special glass windows to withstand typhoon winds; washer & dryer connections; parking stalls; outdoor patio; high-end kitchen cabinets; and solid-surface countertops</p>	<p>Unit Amenities: Energy Star appliances, solar-powered water heaters; LED light fixtures; central air conditioning units; special glass windows to withstand typhoon winds; washer & dryer connections; parking stalls; outdoor patio; high-end kitchen cabinets; and solid-surface countertops</p>	<p>Unit Amenities: Energy Star appliances, fully solar-powered, LED strip lighting, radon mitigation, granite table tops, wood-like plank tiles or granite flooring, floor to ceiling bedroom windows</p>	<p>Unit Amenities: Energy Star appliances, fully solar-powered, LED strip lighting, radon mitigation, granite table tops, wood-like plank tiles or granite flooring, floor to ceiling bedroom windows</p>	<p>Unit Amenities: Energy Star appliances, fully solar-powered, LED strip lighting, radon mitigation, granite table tops, wood-like plank tiles or granite flooring, floor to ceiling bedroom windows</p>
<p>Community Amenities: Community Center, Dining Area, Conference Room, Community Garden, Centralized Laundry Facility, Partnering with GCC Culinary Arts, Nursing, and Cosmetology Programs, UOG Agriculture, Public Health Services, and Todu Guam Foundation</p>	<p>Community Amenities: Open greenspace for communal gatherings; community center with meeting and function rooms; community areas, solar-powered streetlights; walking paths; playground (basketball court); perimeter fencing; CCTV and onsite security guards; state-of-the-art fitness center; onsite leasing and property management office</p>	<p>Community Amenities: Open greenspace for communal gatherings; community center with meeting and function rooms; community areas, solar-powered streetlights; walking paths; playground (basketball court); perimeter fencing; CCTV and onsite security guards; state-of-the-art fitness center; onsite leasing and property management office</p>	<p>Community Amenities: Open greenspace for communal gatherings; community center with meeting and function rooms; community areas, solar-powered streetlights; walking paths; playground (basketball court); perimeter fencing; CCTV and onsite security guards; state-of-the-art fitness center; onsite leasing and property management office</p>	<p>Community Amenities: Open greenspace for communal gatherings; community center with meeting and function rooms; community areas, solar-powered streetlights; walking paths; playground (basketball court); perimeter fencing; CCTV and onsite security guards; state-of-the-art fitness center; onsite leasing and property management office</p>	<p>Community Amenities: Open greenspace for communal gatherings; community center with meeting and function rooms; community areas, solar-powered streetlights; walking paths; playground (basketball court); perimeter fencing; CCTV and onsite security guards; state-of-the-art fitness center; onsite leasing and property management office</p>
<p>Community Amenities: Playground, Parking Lot, Community/Workforce Development Center, Garbage disposal</p>	<p>Community Amenities: Playground, Parking Lot, Community/Workforce Development Center, Garbage disposal</p>	<p>Community Amenities: Playground, Parking Lot, Community/Workforce Development Center, Garbage disposal</p>	<p>Community Amenities: Playground, Parking Lot, Community/Workforce Development Center, Garbage disposal</p>	<p>Community Amenities: Playground, Parking Lot, Community/Workforce Development Center, Garbage disposal</p>	<p>Community Amenities: Playground, Parking Lot, Community/Workforce Development Center, Garbage disposal</p>

	<p>Close proximity to employment hubs: restaurants, small businesses, military installations, retail stores, schools, hospitals, airport, and other government agencies</p>	<p>Close proximity to employment hubs such as the Guam Regional Medical Center, Micronesia Mall, Tumon Hotel/Resortemployment center, Harmon Industrial and Camp Blaz</p>	<p>Close proximity to employment hubs such as the Guam Regional Medical Center, Micronesia Mall, Tumon Hotel/Resortemployment center, Harmon Industrial and Camp Blaz</p>	<p>Close proximity to employment hubs: University of Guam and Guam Community College.</p>	<p>Close proximity to employment hubs: various retail stores, government agencies, healthcare facilities, hotels and restaurants</p>
<p>Close proximity to educational facilities: elementary, middle, high schools and community colleges/universities</p>	<p>Close proximity to educational facilities: Okkodo High School, As'Tumbo Middle School and As'Tumbo Elementary School and Ligan Elementary School</p>	<p>Close proximity to educational facilities: Okkodo High School, As'Tumbo Middle School and As'Tumbo Elementary School and Ligan Elementary School</p>	<p>Close proximity to educational facilities: Price elementary, GW high school, UOG and GCC</p>	<p>Close proximity to educational facilities: public elementary, middle, and high schools</p>	