



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., December 11, 2025  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
**AGENDA****

---

**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Wednesday, December 03, 2025

2<sup>nd</sup> Printing – Tuesday, December 09, 2025

**III. APPROVAL OF PREVIOUS BOARD MINUTES – November 26, 2025**

	<b>PAGE (S)</b>
<b>IV. NEW BUSINESS</b>	
1. Intent of Award ..... IFB GHURA-26-001; Renovation of 107 JT Tasipic Court, Yona	1 - 3
2. Intent of Award ..... IFB GHURA-26-003; Rehabilitation of 314B Unit Duplex, Chalan Macajna, Agana Heights	4 - 6
3. Resolution No. FY2026-005 ..... Resolution Approving the FY2026 Annual PHA Plan for Public Housing, Significant Amendment #1	
4. Resolution No. FY2026-006 ..... Resolution to Approve and Adopt the Revised Public Housing 2025 Admissions and Continued Occupancy Policy (ACOP) Adding a Preference for Emergency Housing Voucher (EHV) Participants	7 - 8
5. Resolution No. FY2026-020(A) ..... Resolution Amending the Guam Community Development Block Grant-Disaster Recovery Procurement Policy Adopting Federal Compliance Standards	9 - 10
6. Resolution No. FY2026-007 ..... Resolution Approving Up to (68) New Temporary Full-Time Equivalents to Provide Ancillary Support for the Community Development Block Grant-Disaster Recovery	
7. Resolution No. FY2026-008 ..... Resolution Declaring a Stand-Alone Low-Income Housing Tax Credit (LIHTC) Policy Requirement	11 - 12
8. 2025 LIHTC QAP / Application Cycle, Award .....	13 - 16

**V. OLD BUSINESS**

Summary of Executive Director, Board Evaluation for CY2025 .....

**VI. EXECUTIVE DIRECTOR'S REPORT**

Project Updates

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

Next proposed scheduled Board Meeting: Tuesday, January 13, 2026  
@ 12:00 p.m.

**VIII. ADJOURNMENT**

**LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.**  
*A Professional Corporation*  
 259 Martyr Street, Suite 100  
 Hagatna, Guam 96910  
 Telephone No.: (671) 472-8889  
 Telecopier No.: (671) 472-8890  
 Email address: info@ecubelaw.com

**Attorney for Petitioner**  
**DAVID SHAWN TAITAGUE**

**IN THE SUPERIOR COURT OF GUAM**  
**HAGATNA, GUAM**  
**IN THE MATTER OF THE ESTATES OF**  
**DAVID SALAS TAITAGUE and**  
**ANITA C. HONG-YEE TAITAGUE,**  
*Deceased.*  
**PROBATE CASE NO. PR0153-25**  
**NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN by the undersigned Executor of the Estates of DAVID SALAS TAITAGUE and ANITA C. HONG-YEE TAITAGUE, *Deceased*, to the creditors of, and all persons having claims against the said Estates or against said Decedents, that within two (2) months after the first publication of this Notice, they either file them with the necessary vouchers to the LAW OFFICE OF CYNTHIA V. ECUBE, ESQ., *A Professional Corporation*, 259 Martyr Street, Suite 100, Hagatna, Guam 96910, the same being the place for the transaction of the said Estates.

DATED: 11/19/2025

/s/DAVID SHAWN TAITAGUE, Executor  
 Estates of DAVID SALAS TAITAGUE and  
 ANITA C. HONG-YEE TAITAGUE

**ANITA P. ARRIOLA, ESQ.**  
**ARRIOLA LAW FIRM, LLC**  
 259 MARTYR STREET, SUITE 201  
 HAGATNA, GUAM 96910  
 TEL: (671) 477-9730/33  
 aarniola@arriolafirm.com

Counsel for Petitioner  
 David P. Crisostomo

**IN THE SUPERIOR COURT OF GUAM**  
**TERRITORY OF GUAM**

**IN THE MATTER OF THE ESTATE OF**  
**DESIDERIO L. CRISOSTOMO,**  
*Deceased.*  
**PROBATE CASE NO. PR0138-25**  
**NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN the undersigned DAVID P. CRISOSTOMO, Administrator of the Estate of DESIDERIO L. CRISOSTOMO, deceased, to the creditors of, and all persons having claims against the said Estate or against said deceased, that within sixty (60) calendar days after the first publication of this Notice, they either file them with necessary vouchers in the Office of the Clerk of the Superior Court of Guam, or exhibit them with necessary vouchers to the ARRIOLA LAW FIRM, LLC, 259 Martyr Street, Suite 201, Hagatna, Guam 96910, the same being the place for the transaction of said Estate.

Dated at Hagatna, Guam: 11/24/2025.

/s/DAVID P. CRISOSTOMO



**GUAM ENVIRONMENTAL PROTECTION AGENCY**  
**AHENSIAN PRUTEKSION LINA'LA GUAHAN**

## PUBLIC NOTICE:

Seeking Public Comment On  
 Proposed Updates to Risk Assessment Document for Dieldrin Interim Action Level

Pursuant to 10 GCA §53113 (Guam Safe Drinking Water Act) The Guam Environmental Protection Agency (Guam EPA) issues this public notice to seek public comment on the Guam EPA's proposed updates to the Risk Assessment Document: Interim Action Level for Dieldrin, approved in November 2024. This notice also serves to notify the general public that a public hearing will be held to seek public comment on the same proposed updates.

### PUBLIC COMMENT PERIOD:

**WEDNESDAY, NOVEMBER 26, 2025-WEDNESDAY, DECEMBER 17, 2025**  
 Draft proposed updates may be viewed at the Agency's administration building located at 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913 from 8:00 a.m. to 4:30 p.m. on business days on or after Wednesday, November 26, 2025 through 4:30 p.m., Wednesday, December 17, 2025. Proposed updates will also be available for viewing at [www.epa.guam.gov](http://www.epa.guam.gov)

Written comments must be addressed to: Administrator, c/o Guam EPA: 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913. E-mail submissions may be sent to: [elizabeth.degrange@epa.guam.gov](mailto:elizabeth.degrange@epa.guam.gov) with the subject line: "Dieldrin Public Comment." Written, E-mail, and Oral comments will be received through 11:59 p.m. ChST on Wednesday, December 17, 2025.

Facsimile submissions will not be accepted.

### PUBLIC HEARING:

**WEDNESDAY, DECEMBER 17, 2025 • 3:00 P.M.**

at the Guam EPA Administration Building Conference Room located at 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913. For more information, contact Guam EPA at 671-588-4751/2.

The hearing will be live streamed on [youtube.com/guamepa](http://youtube.com/guamepa), where a recording of the hearing will also be available after the hearing.

In compliance with the American with Disabilities Act (ADA), individuals requiring assistance or accommodations, should contact Guam EPA at 671-588-4751/2 or email: [arlene.acfalle@epa.guam.gov](mailto:arlene.acfalle@epa.guam.gov)

/s/ **MICHELLE C.R. LASTIMOZA, Administrator**

GUAM EPA | 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617 | Tel: (671) 588-4751/2 | Fax: (671) 588-4531 | [epa.guam.gov](http://epa.guam.gov)  
 TODU Y NITIAI Y TANO MAN UNO • ALL LIVING THINGS ARE ONE  
 Like and follow guamepa

## APPLY NOW!!

### 6 - CAMP COOK with min. 1 yr. exp.

**\$14.09 PER HR.\***  
 Duties: Prepares and cooks family-style meals for construction crew. Cooks foodstuffs in quantities according to menu and number of persons to be served. Washes dishes. Bakes bread and pastries. Cuts meat. Plans menu and takes advantage of foods in season and local availability. May serve meals. May order supplies and keep records and accounts. Cleans kitchen facilities according to health standards. (Must possess a health certificate after hiring.)

### 120 - CEMENT MASON with min. 1 yr. exp.

**\$17.51 PER HR.\***  
 Duties: Smooths and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures using hand tools or power tools including floats, trowels, and screeds. Signals concrete deliverer to position truck to facilitate pouring concrete. Spreads concrete into inaccessible section of forms using rake or shovel. Levels concrete to specified depth and workable consistency using hand screed and floats to bring water to surface and produce soft topping. Lays concrete blocks and mixes cement using shovel or cement mixing machine.

### 142 - PAINTER with min. 1 yr. exp.

**\$19.82 PER HR.\***  
 Duties: Paint walls, equipment, buildings, and other structural surfaces, using brushes, rollers, and spray guns. Read work orders or receive instructions from supervisors or homeowners to determine work requirements. Erect scaffolding or set up ladders to work above ground level. Fill cracks, holes, or joints with caulk, putty, plaster, or other fillers, using caulking guns or putty knives. Apply primers or sealers to prepare new surfaces, such as bare wood or metal, for finish coats. Mix and match colors of paint, stain, or varnish with oil or thinning and drying additives to obtain desired colors and consistencies. Apply paint, stain, varnish, enamel, or other finishes to equipment, buildings, bridges, or other structures, using brushes, spray guns, or rollers.

### Verification of qualifications required

\*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 and may require paid holidays and/or paid sick leave.

**Benefits:** Round-trip airfare for off-island hire, food and lodging @ \$150.00/wk.; local transportation to/from jobsite from the employer's housing facility designated; and Employer/employee-paid group medical and dental insurance provided.

Successful applicant must be able to obtain military base access. Off-island hires must complete a health screening prior to working on Guam.

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 the American Job Center  
 414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam  
 Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword: 2026-016

## THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting • Thursday, December 11, 2025 at 12:00 PM.

This meeting is open to the public via Zoom

Topic: GHURA BoC Meeting, Thursday, December 11, 2025 at 12PM

Time: Dec 11, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/87228275919?pwd=hHKF9Hce47AVF4fVLY9lpiEpiWAl.1>

Meeting ID: 872 2827 5919 • Passcode: 835575

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48U4Laq>

### AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - November 26, 2025
- IV. NEW BUSINESS
  1. Intent of Award; IFB GHURA-26-001; Renovation of 107 JT Taisipic Court, Yona
  2. Intent of Award; IFB GHURA-26-003; Rehabilitation of 314B Unit Duplex, Chalan Macajna, Agana Heights
  3. Resolution No. FY2026-005; Resolution Approving the FY2026 Annual PHA Plan for Public Housing, Significant Amendment #1
  4. Resolution No. FY2026-006; Resolution to Approve and Adopt the Revised Public Housing 2025 Admissions and Continued Occupancy Policy (ACOP) Adding a Preference for Emergency Housing Voucher (EHV) Participants
  5. Resolution No. FY2025-020(A); Resolution Amending the Guam Community Development Block Grant - Disaster Recovery Procurement Policy Adopting Federal Compliance Standards
  6. Resolution No. FY2026-007; Resolution Approving Up to (68) New Temporary Full-Time Equivalents to Provide Ancillary Support for the Community Development Block Grant-Disaster Recovery
  7. Resolution No. FY2026-008; Resolution Declaring A Stand-Alone Low-Income Housing Tax Credit (LIHTC) Policy Requirement
  8. 2025 LIHTC QAP / Application Cycle, Award
- V. OLD BUSINESS
  - Summary of Executive Director, Board Evaluation for CY2025
- VI. EXECUTIVE DIRECTOR'S REPORT
  - Project Updates
- VII. GENERAL DISCUSSION / ANNOUNCEMENTS
  - Next proposed scheduled Board Meeting - Tuesday, January 13, 2026 @ 12:00 p.m.
- VIII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA website at [www.ghura.org](http://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 TYT 472-3701.

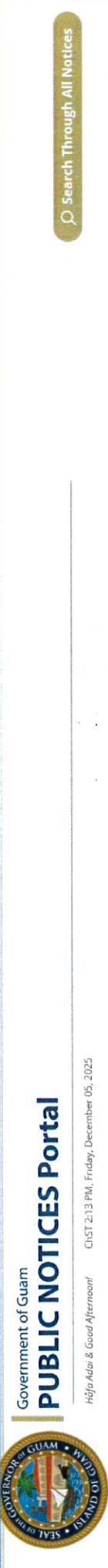
This advertisement was paid for by GHURA.

# Open lot for rent.

Advertise your Real Estate properties here in The Guam Daily Post.

FOR RENT  
 649-1924





# FIRST NOTICE: GHURA Board of Commissioners Meeting - 12/11/2025 @ 12:00pm ChST

## FIRST NOTICE: GHURA Board of Commissioners Meeting - 12/11/2025 @ 12:00pm ChST

### ANNOUNCEMENT

**Posted on:** 12/05/2025 01:38 PM

**Posted by:** William Eriksen

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

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

**Notice Topic(s):** BOARD MEETING

**Types of Notice:** ANNOUNCEMENT

**For Audience(s):** PUBLIC

**Share this notice**



GHURA Board of Commissioners Meeting will be held on December 11, 2025 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20December%2011%2C%2025%20BOC%20Mtg.%20Announcement.pdf>





## GUAM LAND USE COMMISSION

Department of Land Management  
ITC Building, Third Floor, Tamuning, GU 96913  
P.O. Box 2950, Hagåtña, Guam 96932  
Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



### AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, December 11, 2025, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes -None
- III. Old Business [None]
- IV. New Business
  - A. Application No. 2024-12, Jeremy and Roisin Ralph, requests a Conditional Use Permit to allow for the operation of a short-term vacation rental on an existing single-family dwelling in an "R1" zone, on Lot 194-2-2-3 Hagat.
- V. Administrative & Miscellaneous Matters
  - B. Application No. 2007-25C, Orion Construction Corporation (Guam), submits its third annual renewal request for a previously approved Conditional Use Permit, for its Temporary Workforce Housing Facility, on Lot 5224-1-5-1 and Lot 5224-1-5-R1, Barrigada
- VI. Adjournment

*Funding Source provided by the Applicant.*

*Person(s) requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375*



## GUAM POWER AUTHORITY

ATURIDAT ILEKTRESEDAT GUANAN  
P.O. BOX 2977 • HAGATÑA, GUAM U.S.A. 96932-2977  
Telephone Nos. 671-648-3045/55 or Facsimile 671-648-3165

### INVITATION FOR BID

This notice is paid for by the GUAM POWER AUTHORITY REVENUE FUNDS  
Public Law 26-12

BID NO.:	DUE DATE:	TIME:	DESCRIPTION:
GPA-007-26	12/16/2025	09:00 A.M.	Point of Sale (POS) System (CIP)
GPA-008-26	12/16/2025	10:00 A.M.	Mid-Tower Desktop Computer Work Station (CIP)
GPA-009-26	12/16/2025	11:00 A.M.	Insulations (Revenue)
GPA-010-26	12/17/2025	09:00 A.M.	Various Wires (Revenue)
GPA-011-26	12/18/2025	10:00 A.M.	Fadian Headquarter Enterprise Class Adaptive Security Firewall (CIP)
GPA-013-26	12/17/2025	11:00 A.M.	Rubber Glove, Sleeve, & Blanket Combination Tester Set (CIP)
GPA-014-26	12/17/2025	2:00 P.M.	Wire (Revenue)
GPA-015-26	12/16/2025	2:00 P.M.	Pole Mounted Transformers (Revenue)

Bid packages may be picked up at the GPWA Procurement Office, 1st Floor, Room 101, Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam. All interested firms should register with GPA's Procurement Division to be able to participate in the bid. Please call our office at (671) 648-3045 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all bidders throughout the bid process. Procurement instructions are posted on the Authority's web site at <https://notices.guam.gov>.

/s/ John M. Benavente, P.E.  
General Manager

## LEXUS 350 SUV 2015

73K MILEAGE  
SALE FOR \$11,500 OBO  
CALL 671 688-1181



## NOTICE OF PUBLIC HEARING

### Proposed Policies and Procedures for Competitive Solicitation, Selection, and Award of Concession Agreements

Tuesday, December 16, 2025 at 3:00 PM in Terminal Conference Rooms 1 & 2 and by Videoconference and Live Streamed via GIAA website:  
[www.guamairport.com](http://www.guamairport.com) or <https://www.guamairport.com/corporate/media-center/public-notice-concessions-policies-and-procedures-concession-agreements>

### AGENDA

1. Call to Order and Attendance
2. Public Comments
3. Adjournment

Parking is available in the Public Parking Lot. Call the GIAA Administration Office at (671) 646-0300 for special accommodations, auxiliary aids, or services. This ad is paid for by GIAA.



John M. Benavente, P.E.  
General Manager

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Facility: Guam Mini Storage  
Address: 380 East Harmon Industrial Park Rd.  
Tamuning, GU 96913  
Date of Sale: Sunday, December 14, 2025  
Time: 10:00AM (registration begins at 9:00AM)

### Tenant Name / Unit #

- J. Gutierrez / #B41
- A. Baretto / #C5
- M. Hernandez / #C21C34
- M. Hernandez / #C33
- M. Idelbong / #E34

All items will be sold "as is, where is," to the highest bidder. Sale is for cash only. \$100.00 refundable cleaning deposit is required. Please bring an I.D. to register. Must be 18+ to bid. Please bring a padlock to secure the unit. Contents must be removed within 48 hours after sale.

Right to Withdraw: Facility reserves the right to cancel or withdraw any unit from the sale at any time before or during the auction.

Contact: For more information,  
call (671) 647-5720 or visit  
[www.guamministorage.net](http://www.guamministorage.net)

## THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting • Thursday, December 11, 2025 at 12:00 PM.

This meeting is open to the public via Zoom

Topic: GHURA BoC Meeting, Thursday, December 11, 2025 at 12PM  
Time: Dec 11, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting  
<https://us06web.zoom.us/j/87228275919?pwd=hHK9FHce47AVF4fVLY9lpjEpiWAl.1>  
Meeting ID: 872 2827 5919 • Passcode: 835575  
Watch YouTube Live Stream  
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLyn48ULag>

### AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - November 26, 2025
- IV. NEW BUSINESS
  1. Intent of Award; IFB GHURA-26-001; Renovation of 107 JT Taisipic Court, Yona
  2. Intent of Award; IFB GHURA-26-003; Rehabilitation of 314B Unit Duplex, Chalan Macajna, Agaña Heights
  3. Resolution No. FY2026-005; Resolution Approving the FY2026 Annual PHA Plan for Public Housing, Significant Amendment #1
  4. Resolution No. FY2026-006; Resolution to Approve and Adopt the Revised Public Housing 2025 Admissions and Continued Occupancy Policy (ACOP) Adding a Preference for Emergency Housing Voucher (EHV) Participants
  5. Resolution No. FY2025-020(A); Resolution Amending the Guam Community Development Block Grant - Disaster Recovery Procurement Policy Adopting Federal Compliance Standards
  6. Resolution No. FY2026-007; Resolution Approving Up to (68) New Temporary Full-Time Equivalents to Provide Ancillary Support for the Community Development Block Grant-Disaster Recovery
  7. Resolution No. FY2026-008; Resolution Declaring A Stand-Alone Low-Income Housing Tax Credit (LIHTC) Policy Requirement
  8. 2025 LIHTC QAP / Application Cycle, Award
- V. OLD BUSINESS
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. GENERAL DISCUSSION / ANNOUNCEMENTS
- VIII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA website at [www.ghura.org](http://www.ghura.org).  
For more information, please contact Audrey Aguiar 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.

## RAZZANO WALSH & TORRES, P.C.

Pan American Building  
139 Murray Blvd, Suite 100  
HAGATÑA, GUAM 96910  
TELEPHONE: (671) 989-3009  
FACSIMILE: (671) 989-8750  
ELECTRONIC SERVICE: [eservices@rwtguam.com](mailto:eservices@rwtguam.com)

### IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE  
OF  
STEVEN PAULINO,  
Decedent.

Superior Court Case NO. PRO149-25

### 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 *Tabatha Paulino* filed a Petition for Letters of Administration and Probate, reference to such petition is hereby made for further particulars.

2. A hearing on the petition will be heard on **Wednesday, December 17, 2025, at 9:30 a.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://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.

Dated: October 22, 2025

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

## CAMACHO CALVO LAW GROUP LLC

NICHOLAS J. ENNIS  
[nennis@camachocalvo.law](mailto:nennis@camachocalvo.law)  
356 E. Marine Corps Drive, Suite 201  
Hagåtña, Guam 96910  
Telephone No. 671.472.6813  
Facsimile No. 671.477.4375  
Attorneys for Administrator  
FRANK THOMAS PRESTON

### IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF DONALD CURRY PRESTON, Deceased.

PROBATE CASE NO. PRO145-25

### NOTICE TO CREDITORS

**NOTICE IS HEREBY GIVEN** by FRANK THOMAS PRESTON, Administrator of the Estate of DONALD CURRY PRESTON, deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of the Clerk of the Superior Court of Guam or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, Camacho Calvo Law Group, LLC, 356 E. Marine Corps Drive, Suite 201, Hagåtña, Guam 96910, the same being the place for the transaction of the business of said Estate.

DATED: Hagåtña, GU, November 14, 2025.

CAMACHO CALVO LAW GROUP LLC  
/s/ NICHOLAS J. ENNIS  
Attorneys for Administrator  
FRANK THOMAS PRESTON

**Quick Links:** [View ALL Notices](#) | [Posted Today](#) | [Posted This Week](#) | [Posted This Month](#) | [More Filters...](#)

Use these quick filters to narrow your search.

Department(s):

Select one or more department(s) ▼

Division(s):

Select one or more division(s) ▼

Notice Topic(s):

Select one or more topic(s) ▼

USE SELECTED FILTERS

➤ Reset Filters

Notices Posted Today

ⓧ HIDE



**SECOND NOTICE: GHURA Board of Commissioners Meeting - 12/11/2025 @ 12:00pm ChST**

**ANNOUNCEMENT**

**Posted on:** 12/09/2025 10:26 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

**Share this notice**

VIEW MORE DETAILS





**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., November 26, 2025  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

**I. CALL TO ORDER**

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:05 P.M., Tuesday, November 26, 2025**, at the GHURA Sinajana Main Office, 1<sup>st</sup> floor Conference room. Acting Chairman Sanchez indicated that **6 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<b>Viewed virtually via</b>	<b>ZOOM:</b> <a href="https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjlalo4JADYUGahnz.1">https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjlalo4JADYUGahnz.1</a> <b>YOUTUBE:</b> <a href="https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag">https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag</a>		
<b>BOC Commissioners Attendance</b>	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"/> Virtual <input type="checkbox"/> Virtual <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	<i>*Request to attend meeting virtually was submitted via email and acknowledged by Chairman Rivera.</i>		
<b>GHURA Management/ Staff</b>	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje, CD Manager <input type="checkbox"/> Miguel Fernandez, AE <input type="checkbox"/> Maria Cherry Canete, AE <input type="checkbox"/> Sherene Mantanona <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input type="checkbox"/> Frances Danieli, Controller <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Housing Procurement Admin. <input type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro, Section 8 Administrator <input type="checkbox"/> Michael Ricuyal, AE <input type="checkbox"/> Patrick Lucas <input type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Thalia Pablo <input checked="" type="checkbox"/> Joyce Aguon <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Andrew Manglona <input type="checkbox"/>
<b>Legal Counsel</b>	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> Brittany Quinata <input checked="" type="checkbox"/>		
<b>Public</b>	None		

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Tuesday, October 14, 2025**

**2<sup>nd</sup> Printing – Sunday, October 19, 2025**

**ACKNOWLEDGED BY CHAIRMAN RIVERA**



**III. APPROVAL OF PREVIOUS BOARD MINUTES: [577/25] Vice Chairman Sanchez moved to approve the board meeting minutes of October 21, 2025, subject to corrections. Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously.**

**IV. NEW BUSINESS:**

AGENDA ITEM	DISCUSSION	ACTION
<b>1. Resolution No. FY2026-002; Resolution Approving the Section Eight Management Assessment Program (SEMAP) Certification (Form HUD-52648) for Fiscal Year Ending 2025</b>	<p><b>[578/25] Executive Director Napoli presented the memorandum prepared by Mrs. Nicole Alejandro, Section 8 Administrator. She highlighted:</b></p> <ul style="list-style-type: none"> <li>• SEMAP is an annual self-assessment required by HUD under 24 CFR 985 for FYE2025</li> <li>• Guam's program includes 15 indicators, though Indicators 7 and 15 do not apply to Guam.</li> <li>• Quarterly internal quality control reviews have helped maintain compliance.</li> <li>• HUD system reporting (PIH Information Center/IPC System) validated Indicators 9 through 15 through GHURA's monthly submission of HUD 50058 form</li> <li>• Maximum possible points: 140</li> <li>• GU scored above 95 percent on all indicators, projecting a perfect score of 140.</li> </ul> <p><b>[579/25] Executive Director Napoli read Resolution No. FY2026-002; Resolution Approving the Section Eight Management Assessment Program (SEMAP) Certification</b></p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>(Form HUD-52648) for Fiscal Year Ending 2025 on pages 1-12 in the GHURA Board of Commissioners (BoC) November 26, 2025 meeting packet, which was also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p>Chairman Rivera asked out of the total possible score of 140, if the SEMAP program scored 140. Mrs. Alejandro confirmed this. The Board of Commissioners congratulated her on a job well done.</p>	<p>[579/25] Commissioner Torres moved to approve Resolution FY2026-002, Resolution Approving the Section Eight Management Assessment Program (SEMAP) Certification (Form HUD-52648) for Fiscal Year Ending 2025 subject to corrections. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2026-003; Resolution Approving the Fiscal Year 2026 Section Eight Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with Disabilities</p>	<p>[580/25] Executive Director Napoli read Resolution No. FY2026-003; Resolution Approving the Fiscal Year 2026 Section Eight Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with Disabilities and summarized the memorandum included on pages 13-20 in the GHURA Board of Commissioners (BoC) November 26, 2025 meeting packet, also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p>Commissioners asked clarifying questions about gas rates, fuel recovery charges, and allowances.</p> <p>Mrs. Alejandro explained that changes were driven by revised consumption formulas and verified rates from utility companies. She added that if changes within 10% take place in 2026, she and her staff will revisit, re-evaluate, and work on updating the Utility Allowance Schedule.</p> <p>Chairman Rivera inquired about where table #6 on page 15 of 63 was taken from and further asked how GHURA can address the changing technology requirements that can make the standard of life better for the individuals that need the medical equipment.</p> <p>Mrs. Alejandro indicated that the chart was formulated years prior that was used year to year. In the event that a disabled person has a mobility device, additional allowance would be given to that person. She added that a doctor's certification is required.</p>	



AGENDA ITEM	DISCUSSION	ACTION
	<p>Commissioner Rice asked if there were units for persons with disabilities available throughout GHURA or if they were only at specific AMPs. Mrs. Alejandro indicated that some landlords have units that are ADA compliant and work closely with GHURA and the tenant to ensure the safety of the tenant.</p>	<p>[581/25] Vice Chairman Sanchez moved to approve Resolution FY2026-003. Resolution No. FY2026-003; Resolution Approving the Fiscal Year 2026 Section Eight Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with Disabilities Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p><b>3. Resolution No. FY2026-004; Resolution Approving Fiscal Year 2026 Section Eight Housing Choice Voucher Program Payment Standards</b></p>	<p><b>[582/25] Executive Director Napoli read Resolution No. FY2026-004; Resolution Approving Fiscal Year 2026 Section Eight Housing Choice Voucher Program Payment Standards and the payment standards analysis on pages 21-25 in the GHURA Board of Commissioners (BoC) November 26, 2025 meeting packet, also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</b></p> <p>Commissioner Torres asked questions regarding market competitiveness and tenant impact. Mrs. Alejandro provided assurance that the rate is what GHURA uses to calculate its standard and is updated every year.</p>	<p><b>[583/25] Commissioner Rice moved to approve Resolution FY2026-004. Resolution Approving Fiscal Year 2026 Section Eight Housing Choice Voucher Program Payment Standards. Vice Chair Sanchez seconded the motion. There were no objections. Motion passed unanimously.</b></p>

## **V. OLD BUSINESS**

<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION</b>
1. Summary of Executive Director, Board Evaluations for CY2025	<b>[584/25] Due to an unexpected scheduling conflict, the Executive Director requested to table this item for the next meeting.</b>	<b>[585/25] Item approved to be carried over to the next meeting</b>

## **VI. EXECUTIVE DIRECTOR'S REPORT**

<b>AGENDA ITAM</b>	<b>DISCUSSION</b>	<b>ACTION</b>
1. Project Updates	<b>[586/25] Due to an unexpected scheduling conflict, the Executive Director requested to table this item to the next meeting.</b>	<b>[587/25] Item approved to be carried over to the next meeting</b>



**VII. GENERAL DISCUSSION/ANNOUNCEMENTS/ADJOURNMENT:**

AGENDA ITEM	DISCUSSION	ACTION
<b>1. Introduction of New Staff</b>	Mr. Eliseo Florig Jr., GHURA's Legal Counsel, introduced <b>Mrs. Brittney Quinata</b> , newly hired Paralegal II under CDBG-DR. Commissioners welcomed her warmly and offered encouragement.	<b>No Action Taken</b>
<b>2. Next proposed scheduled Board Meeting</b>	Executive Director requested rescheduling the next meeting: <ul style="list-style-type: none"><li>• <b>From:</b> Tuesday, December 9, 2025</li><li>• <b>To:</b> Thursday, December 11, 2025 at 12:00 p.m.</li></ul>	<b>BOC Agreed</b>
<b>3. ADJOURNMENT</b>		<b>[588/25] Vice Chairman Sanchez moved to adjourn the November 26, 2025 GHURA BoC meeting. Commissioner Rice seconded. There were no objections. Motion passed. Meeting was adjourned at 1:02PM.</b>

SEAL

---

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

Date \_\_\_\_\_

## Kathleen J. Taitingfong

---

**From:** John Rivera  
**Sent:** Wednesday, November 26, 2025 12:01 PM  
**To:** Anisia Delia  
**Cc:** Kathleen J. Taitingfong; Nate Sanchez; Emilia Rice; Victor Robert Hara Torres; Karl Corpus; Elizabeth Napoli; Fernando Esteves; Audrey Aguon; Eliseo M. Florig Jr.  
**Subject:** Re: GHURA's November 26, 2025 BOC Mtg.

Approved. Thank you Commissioner Delia.

On Nov 24, 2025, at 5:50 PM, Anisia Delia wrote:

Hafa Adai Chairman,

Requesting to attend this meeting via Zoom.

Thank you.

Anisia

On Nov 24, 2025, at 2:59 PM, Kathleen J. Taitingfong <kathleen@ghura.org> wrote:

Hafa Adai Commissioners!

Attached for your review and information is the Board Packet for Wednesday's board meeting. Please respond to this email to confirm your attendance. Thank you!

**Topic: GHURA BoC Meeting, Tuesday, November 26, 2025 at 12PM**

**Time: Nov 26, 2025 12:00 PM Guam, Port Moresby**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjlalo4JADYUGahnz.1>**

**Meeting ID: 844 8555 0661**

**Passcode: 657603**

---

**One tap mobile**

**+16892781000,,84485550661#,,,,\*657603# US**

**+17193594580,,84485550661#,,,,\*657603# US**

**Join instructions**

[https://us06web.zoom.us/join/84485550661?signature=3N5kNUZXxR\\_R0QXPXfDt4a3TcOaG75I8TEg3XlxYaP4](https://us06web.zoom.us/join/84485550661?signature=3N5kNUZXxR_R0QXPXfDt4a3TcOaG75I8TEg3XlxYaP4)

Watch YouTube Live Stream

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

Respectfully,

*Kathleen Taitingfong*


Data Control Clerk II  
GHURA's ADMIN Division  
671-475-1376  
[kathleen@ghura.org](mailto:kathleen@ghura.org)

<Board Packet of November 26, 2025 BOC Mtg..pdf>

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli   
Executive Director

**DATE:** December 01, 2025

**SUBJECT:** Intent of Award  
IFB GHURA-26-001  
Renovation-107 JT Taisipic Court, Yona

Bid opening for the subject project was held on November 20, 2025, at 2:00 p.m. A total of 13 bidders registered for the bid and given bid specifications of which 2 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendors:	Bid Bond	150 Consecutive Calendar Days.
1	Genesis-Tech Corporation	[X] Cashier's Check 15% of total bid amount	<b>Awarded</b> Base Bid Item No. 1  <b>Total: \$159,500.00</b>
2	Itech Builders-Ilma International Inc.	[X] Cashier's Check 15% of total bid amount	Base Bid Item No. 1  <b>Total: \$164,000.00</b>
<b>Government Estimate</b>			<b>\$179,794.30</b>

A breakdown is required for each item description as noted below:

**Genesis-Tech Corporation (Awarded)**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
1.	Demolition & Approval	1	LS		\$15,000.00
2.	Exterior Work	1	LS		\$50,000.00
3.	Door & Window Work	1	LS		\$24,000.00
4.	Architectural Work	1	LS		\$20,000.00
5.	Interior Work	1	LS		\$15,000.00
6.	Structural Work	1	LS		\$3,000.00
7.	Plumbing Work	1	LS		\$4,500.00
8.	Electrical Work	1	LS		\$10,000.00
9.	Additive Scope Survey Control Points	1	LS		\$6,000.00
10.	Building Interior Cleaning to common areas	1	LS		\$5,000.00
11.	Other Work	1	LS		\$7,000.00
	<b>Total Amount Base Bid 1:</b>				<b>\$159,500.00</b>

**Itech Builders – Ilma International Inc.**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
	No detailed works submitted				\$164,000.00
	<b>Total Amount Base Bid:</b>				<b>\$164,000.00</b>





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

The CD Division manages a diverse housing portfolio, including single-family, rental, and commercial properties. By prioritizing affordable housing, it supports GHURA's mission to provide safe and decent living conditions for low-to-moderate-income families. Through effective oversight, the division helps create sustainable housing solutions that benefit the community. A property assisted with Home Investment Partnerships (HOME) funding under the Renewal Affordable Homes Program has been foreclosed. The unit has been determined to be below current housing standards and therefore requires renovations to comply with all applicable property, inspection, and building code requirements.

In review of the bid result: Genesis-Tech Corporation provided the lowest responsive and responsible bid. The committee members determined to proceed with the award of the project to Genesis-Tech in the amount of \$159,500.00 for Bid Item No. 1. The following project timeline: is 150 consecutive calendar days at the cost of \$159,500.00, with no option periods, and not to exceed the amount of \$159,500.00

Concurred and accepted by the committee members:


  
\_\_\_\_\_  
Michael Racuyal, Engineer III  
\_\_\_\_\_  
Maria Cherry Canete, Program Coordinator II  
\_\_\_\_\_  
Perfecto Taladoc, Program Coordinator III  
\_\_\_\_\_  
Eddie Paulino, Program Coordinator I  
\_\_\_\_\_  
Brencis Briones, Buyer II



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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli   
Executive Director

**DATE:** December 01, 2025

**SUBJECT:** Intent of Award  
IFB GHURA-26-003  
Rehabilitation of 314 B. Unit Duplex, Chalan Macajna Agana Heights

Bid opening for the subject project was held on November 14, 2025, at 2:00 p.m. A total of 16 bidders registered for the bid and given bid specifications of which 2 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendors:	Bid Bond	180 Consecutive Calendar Days.
1	Genesis-Tech Corporation	[X] Cashier's Check 15% of total bid amount	<b>Awarded</b> Base Bid Item No. 1  <b>Total: \$151,000.00</b>
2	Asia-Pacific International Inc.	[X] 15% of total bid amount	Base Bid Item No. 1  <b>Total: \$218,779.00</b>
<b>Government Estimate</b>			<b>\$199,064.33</b>

A breakdown is required for each item description as noted below:

**Genesis-Tech Corporation (Awarded)**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
1.	Civil Works	1	LS		\$40,000.00
2.	Exterior Works	1	LS		\$26,000.00
3.	Structural Repairs	1	LS		\$600.00
4.	Kitchen Works	1	LS		\$12,000.00
5.	Bathroom Works	1	LS		\$7,400.00
6.	Bedroom 1 & 2	1	LS		\$20,500.00
7.	All Interior Works	1	LS		\$7,000.00
8.	Electrical Works	1	LS		\$2,000.00
9.	Miscellaneous Works	1	LS		\$14,500.00
10.	Other Works	1	LS		\$21,000.00
	<b>Total Amount Base Bid 1:</b>				<b>\$151,000.00</b>

**Asia Pacific International Inc.**


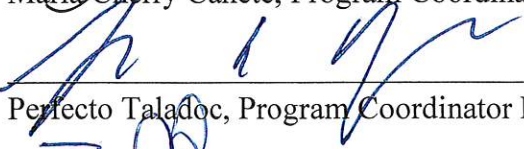

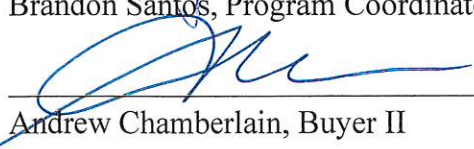
Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
	No detailed works submitted				
	<b>Total Amount Base Bid:</b>				<b>\$218,779.00</b>

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

A Duplex located at 314 Chalan Macajna in Agana Heights has been acquired. It has been determined that the Duplex will be transferred to Westcare Pacific Islands to support one of their rental housing programs for applicants who meet the program criteria. This duplex will expand the affordable rental inventory for households earning below 30% of the area median income. One of the units in the Duplex requires rehabilitation to meet regulatory standards. In addition, upgrades will be addressed for the exterior of the building.

In review of the bid result: Genesis-Tech Corporation provided the lowest responsive and responsible bid. The committee members determined to proceed with the award of the project to Genesis-Tech in the amount of \$151,000.00 for Bid Item No. 1. The following project timeline: is 180 consecutive calendar days at the cost of \$151,000.00, with no option periods, and not to exceed the amount of \$151,000.00

Concurred and accepted by the committee members:

  
\_\_\_\_\_  
Michael Racuyal, Engineer III  
\_\_\_\_\_  
Miguel Fernandez, Engineer II  
\_\_\_\_\_  
Maria Cherry Canete, Program Coordinator II  
\_\_\_\_\_  
Perfecto Taladoc, Program Coordinator III  
\_\_\_\_\_  
Brandon Santos, Program Coordinator II  
\_\_\_\_\_  
Andrew Chamberlain, Buyer II



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2026-006**

Moved by:

Seconded by:

---

**RESOLUTION TO APPROVE AND ADOPT THE REVISED PUBLIC HOUSING 2025 ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) ADDING A PREFERENCE AND POINTS FOR THE EMERGENCY HOUSING VOUCHER (EHV) PARTICIPANTS**

**WHEREAS,** 24 CFR 960 requires all Public Housing Agencies with a Public Housing Program to adopt a written Admissions and Continued Occupancy Policy (ACOP) that establishes local policies for the administration of the Public Housing Program in accordance with requirements prescribed by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS,** Notice PIH 2025-19 guides Public Housing Authorities (PHAs) on how to transition Emergency Housing Voucher (EHV) Families into their Housing Choice Voucher (HCV) program. The U.S. Department of Housing and Urban Development (HUD) strongly encourages PHAs to transition EHV families to the HCV program so that EHV families do not lose assistance and potentially face homelessness; and

**WHEREAS,** the 2025 ACOP will be revised to add the following preference and points:

***Displacement Preference (5 points)** – Only Emergency Housing Voucher (EHV) participants are eligible for this preference. The displacement preference is for EHV families who will be displaced, through no fault of their own, but by governmental action due to the end of the funding timeline established by the U.S. Department of Housing and Urban Development (HUD).*

***Chapter 4: Applications, Waiting List and Tenant Selection (Discretionary Policy Change)***

*o Added an Emergency Housing Voucher (EHV) preference to the Public Housing waitlist from January 1, 2026, to June 30, 2026, for families displaced as a result of the termination of the EHV program.*

***Chapter 7: Verification***

***Chapter 7.A. • (Discretionary Policy Change)***

*o Added language explaining how the PHA will verify the EHV preference.*

***Chapter 7.B. • (Discretionary Policy Change)***

*o Added language explaining how the PHA will verify the EHV preference.*

The revisions to the ACOP consist of both mandatory and discretionary policies that are necessary to ensure access to fair and equal housing for all constituents; and now, therefore, be it

**RESOLVED**, that the Board of Commissioners hereby approves and adopts the Revised Public Housing 2025 Admissions and Continued Occupancy Policy (ACOP), adding a preference and points for the Emergency Housing Voucher (EHV) Participants.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – DECEMBER 11, 2025  
PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYES:**

**ABSENT:**

**ABSTAINED:**

(SEAL)

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on December 11, 2025.

---

**ELIZABETH F. NAPOLI**  
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2025-020(A)**

**Moved By:**

**Seconded By:**

---

**RESOLUTION AMENDING THE GUAM COMMUNITY BLOCK GRANT – DISASTER RECOVERY (CDBG-DR) PROCUREMENT POLICY ADOPTING FEDERAL COMPLIANCE STANDARDS**

- WHEREAS,** pursuant to 12 GCA § 5104, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA or Authority), is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for GHURA; and
- WHEREAS,** pursuant to 12 GCA § 5105(b), the Guam Procurement Law requires that GHURA comply with any federal rules, requirements, regulations, or procedures and may execute declarations or other agreements or documents of every nature, as may be necessary, or required by the Federal Government and to fully comply with any conditions imposed by the Federal Government upon participation by GHURA in such programs; and
- WHEREAS,** on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000.00 to aid in the long-term recovery from Typhoon Mawar in May 2023 and the mitigation of future disasters, and
- WHEREAS,** this CDBG-DR Grant will be administered by GHURA; and
- WHEREAS,** the Board of Commissioners recognize that to implement and execute the CDBG-DR, GHURA must certify and commit to its compliance with federal statutes, regulations, rules, and requirements; and
- WHEREAS,** pursuant to 12 GCA § 5105, it states in part, that GHURA shall comply fully with any conditions imposed by the Federal Government upon participation by the Authority in such programs enabling GHURA to do any and all things necessary to secure participation and to carry out, undertake, develop, construct, maintain and operate any project, in carrying out the functions of GHURA to assure strict compliance of GHURA with any conditions imposed by the Federal Government.
- WHEREAS,** pursuant to 5 GCA § 5501, it states in part, that where procurement involving the expenditure of federal funds, all persons within the government of Guam shall comply with such federal law and regulations which are applicable and which may be in conflict with or may not be reflected; and
- WHEREAS,** pursuant to 12 GCA § 5132, it states in part, that Title 5 of the Guam Code annotated is applicable to GHURA except when requirements of federal law with respect to the expenditure of federal funds are inconsistent with provisions of Title 5; and
- WHEREAS,** pursuant to CDBG-DR requirements relative to Public Law 118-158, 2 CFR 200, Section III.A.2d of the Universal Notice, required certification to timeliness in the Administrative Action Plan, and the required certification to timeliness with the Action Plan submission; and
- WHEREAS,** the United States Department of Housing and Urban Development (HUD) provides that GHURA may elect and certify under Section II.A.1.B(i)(1) “Option 1” of of the Universal Notice, to adopt federal procurement standards in parts 2 CFR 200.318 through 2 CFR 200.327 for both its own procurement processes and for its subrecipients for CDBG-DR grant B-25-DU-66-0001 in addition to other procurement requirements described in Section III.B.7 of the Universal Notice; and



- WHEREAS,** on February 27, 2025, HUD acknowledged GHURA’s intent to certify under “Option 1” for its procurement and its subrecipients; and
- WHEREAS,** executive management proposes that federal procurement standards be adopted for the procurement of goods, supplies, equipment, construction services, and professional services funded under CDBG-DR grant B-25-DU-66-0001; and therefore, be it
- RESOLVED,** that the Board of Commissioners approves the amended “Community Development Block Grant – Disaster Recovery (CDBG-DR) Procurement Policy” appended herewith below, to be utilized exclusively for procurement activities funded by the CDBG-DR Grant; and be it further
- RESOLVED,** that the Executive Director may approve amendments to this policy on behalf of the Board of Commissioners as may be necessary or required and shall report amendments to the Board of Commissioners when exercising this authority; and be it further
- RESOLVED,** that the Deputy Director, designated as the Grant Manager, shall promulgate and have published subsequent procedures derived from this policy.

**IN A REGULAR BOARD MEETING, SINAJANA, GUAM – DECEMBER 11. 2025**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYES:**

**ABSENT:**

**ABSTAINED:**

**I hereby certify that the foregoing is a complete, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on December 11, 2025.**

**(S E A L)**

---

**ELIZABETH F. NAPOLI**

**Board Secretary / Executive Director**

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2026-008**

**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**RESOLUTION DECLARING A STAND-ALONE LOW-INCOME HOUSING TAX CREDIT (LIHTC) POLICY REQUIREMENT**

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA or Authority) is responsible to administer, oversee, and serve as the allocating agency for Guam's apportionments of the federal Low-Income Housing Tax Credit (LIHTC) program pursuant to Executive Order 2005-15; and
- WHEREAS,** pursuant to 12 GCA § 5104, the GHURA Board of Commissioners is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Authority; and
- WHEREAS,** the LIHTC program, created by the Tax Reform Act of 1986 and administered by the Internal Revenue Service (IRS), is intended to encourage the construction and rehabilitation of low-income rental units by providing tax incentives to developers who build or rehabilitate affordable housing for low-income households, and
- WHEREAS,** the GHURA Board of Commissioners utilizing its broad discretionary authority, provided and guided by Section 42 of the Internal Revenue Code (IRC), approved a non-competitive allocation of a housing credit dollar amount, pursuant to Section 42(m)(1)(A)(iv) of the IRC, from the 2024 Guam allocation; and
- WHEREAS,** the GHURA Board of Commissioners, in further recognition of the authority's broad discretion in crafting the Qualified Allocation Plan (QAP), desires to establish clear policy in its future development; now, therefore be it,
- RESOLVED,** that the GHURA Board of Commissioners hereby prohibits its officers and agents from drafting or incorporating any non-competitive nine percent (9%) LIHTC allocations into any subsequent Qualified Action Plan(s); and be it further,
- RESOLVED,** that this prohibition, shall be effective immediately, only severable by rescission of this resolution, by the GHURA Board of Commissioners, in a duly noticed public meeting pursuant to the Open Government Law having clearly informed the public of its intent to revoke this commitment to fair and open competition, and by providing an opportunity for the public to petition the GHURA Board of Commissioners on this matter, following the public notice, for a period of no less than thirty (30) days preceding any vote to rescind, revoke, or amend this policy.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – DECEMBER 11, 2025  
PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAINED:**

**I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on December 11, 2025.**

**(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  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



## MEMORANDUM

**To** Board of Commissioners  
**From** Executive Director  
**Date** December 09, 2025  
**Subject** LIHTC 2025 Evaluation Panel Results

Approval by the GHURA Board of Commissioners is requested to award 2025 LIHTC Application Cycle credits.

The total tax credits available for award for this 2025 LIHTC application cycle is:

LIHTC 2024	\$ 3,360,000
LIHTC 2025	<u>\$ 3,455,000</u>
Credits Available LIHTC 2025 Cycle	\$ 6,815,000
Less Reservation	<u>\$ 1,793,120<sup>1</sup></u>
<b>Credits Available for Award</b>	<b><u>\$ 5,021,880</u></b>

Two LIHTC project applications were submitted by the deadline on November 26, 2025. Projects ranged in size and scale with offerings of 76 and 96 units, respectively of the two projects. Additional details on the project proposals are provided in Attachment 1 to this memorandum.

A 5-member evaluation panel was assembled to evaluate the two applications. The Panel consisted of the following GHURA staff:

1. Gina Cura, Property Site Manager, AMP2
2. Sonny Perez, Manager, AE Division
3. Philomena San Nicolas, Property Site Manager, AMP4
4. Perfecto Taladoc, Program Coordinator III
5. Jo Lyn Terlaje, Manager, Community Dev. Div.

Attachment 2 to this memorandum consists of the consolidated point tally for each project as evaluated by each member of the panel. Panelists were tasked to review applications and to individually score each application on the merits of the project. A total of 111 points were available for award to each project (per panelist).

**ELIZABETH F. NAPOLI**  
**Executive Director**

Attachment 1: 2025 LIHTC Cycle Project Details Sheet  
Attachment 2: 2025 LIHTC Consolidated Point Tally Sheet

<sup>1</sup> In the 2025 LIHTC QAP, the Board of Commissioners approved the issuance of an allocation reservation of 2025 tax credits in an amount not to exceed \$1,793,120 to Flores Rosa Gardens LLC for the Flores Rosa Gardens development.

## Attachment 1: 2025 LIHTC Cycle Project Details Sheet

### Low Income Housing Tax Credit Program 2025 Competition Cycle Review

The 2025 LIHTC application cycle closed on November 26, 2025. Below you will find a brief summary of the process and results thereof. Applicants in the 2025 cycle competed for available 2024 and 2025 credit allocations authorized by the U.S. Internal Revenue Service. LIHTC funds are intended to address the needs of our island community in accordance with the terms of Guam's 2025 LIHTC Qualified Allocation Plan.

The following are the applicants and developers:

Project 1:	Rosewood Park	Project 2:	Summer Vista II
Applicant:	Rosewood Park, LLC	Applicant:	Summer Vista II DE, LLC
Developer:	Rosewood Park, LLC	Developer:	Core Tech Development, LLC

A 5-member evaluation panel was assembled to evaluate the two applications. The Panel consisted of the following GHURA staff:

1. Gina Cura, Property Site Manager, AMP2
2. Sonny Perez, Manager, AE Division
3. Philomena San Nicolas, Property Site Manager, AMP4
4. Perfecto Taladoc, Program Coordinator III
5. Jo Lyn Terlaje, Manager, Community Development Division

Non-Disclosure Forms and Conflict of Interest Disclosure Forms were submitted by each Panel member. Panelists completed their independent reviews between Monday, December 01, 2025 and Tuesday, December 9, 2025.

Applications were evaluated against the following 15-points criteria. A total of 111 points were available to award per project, per panelist.

	CRITERIA	POINTS
1	Project Location and Proximity	20
2	Project Financial Feasibility/Viability	18
3	Project Characteristics	12
4	Populations Served by the Project	15
5	Developer, Owner, and Management Team Experience and Capacity	12
6	The Community Support and Involvement for the Project and its Impact on the Neighborhood	5
7	The Affordability of the Rents and the Length of the Affordability Period	8
8	Increase in the Extended Use Period / Conversion to Homeownership	6
9	Local/Federal Government Support	2
10	Qualified Non-Profit Organization	1
11	Qualified Census Tract	2
12	Public Housing Waiting Lists	1
13	Project will Receive Project-Based Rental Assistance	1
14	Historic Nature of the Project	1
15	Developer Fee	7

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



**Attachment 1: 2025 LIHTC Cycle Project Details Sheet (continued)**

	<b>Project 1</b>	<b>Project 2</b>
Name	Rosewood Park	Summer Vista II
Applicant	Rosewood Park, LLC	Summer Vista II DE, LLC
Developer	Rosewood Park L.L.C.	Core Tech Development, LLC
Amount of Tax Credits Requested	\$ 3,994,405.00	\$ 5,021,880.00
No of Units:	76	96
Unit Mix:	12 - 1BR/1BA (6 ADA) 64 - 2BR/1BA (10 ADA)	20 - 1BR/1BA 60 - 2BR/1BA 12 - 3BR/2BA 4 - 4BR/2BA
Property Location	Mangilao	Dededo NCS Area
Occupancy Type	100% of project to HH earning 60% or less AMGI (20% (16 units, set aside for veterans, elderly, individuals with children and victims of domestic violence)	100% of project to HH earning 60% or less AMGI
Extended Use Period/Conversion to Homeownership	Conversion to Homeownership	61 years (15 year compliance period plus 46 years)
Developer has prior experience with LIHTC program	No	Yes
Project Details	<p>4 2-story buildings</p> <p>Unit Amenities: Energy Star appliances, solar-power, radon mitigation, granite table tops, VCT and granite flooring typhoon proof windows.</p> <p>Community Amenities: Playground, parking lot, community center, garbage disposal, basketball court.</p> <p>Identified proximity to: -Employment (University of Guam and Guam Community College) -Health Care (American Medical Clinic) - Education (GCC, UOG, GWHS, Price Elem.) - Shopping (small area shops, Payless Market) - Public Transportation (Red Line)</p> <p>General Summary.</p>	<p>12 2-story buildings</p> <p>Unit Amenities: Energy Star appliances; solar-powered water heaters; LED light fixtures; central air conditioning units; special glass windows to withstand typhoon windows; washer &amp; dryer connections; parking stalls; outdoor patio; high-end kitchen cabinets; and solid-surface countertops.</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>Identified proximity to: -Employment (Guam Regional Medical Center, Micronesia Mall, Tumon Hotel/Resort employment center, Harmon Industrial and Camp Blaz -Health Care (Guam Regional Medical Center and surrounding clinics) - Education-(Okkodo High School, As'Tumbo Middle School and As'Tumbo Elementary School and Liguana Elementary School) -Shopping (Micronesia Mall, Dededo Farmers Market, Payless Supermarket, 7 Day Super Market, and others) -Public Transportation (All Lines)</p> <p>General Summary.</p>




**Attachment 2: 2025 LIHTC Consolidated Point Tally Sheet**


Project 1: Rosewood Park							
Panelist		GC	SP	PSN	PT	JT	
Criteria	Points Available	Points Given	Points Given	Points Given	Points Given	Points Given	Combined Panel Points
1	20	20	17	16	20	20	
2	18	18	18	18	18	18	
3	12	12	12	10	12	12	
4	15	15	10	15	15	15	
5	12	12	12	12	12	12	
6	5	5	5	5	5	5	
7	8	8	8	8	8	8	
8	6	6	6	6	6	6	
9	2	1	2	0	2	2	
10	1	1	1	1	1	1	
11	2	1	1	1	1	1	
12	1	1	1	1	1	1	
13	1	0	0	0	0	0	
14	1	0	0	0	0	0	
15	7	7	7	7	7	7	
<b>Totals</b>	<b>111</b>	<b>107</b>	<b>100</b>	<b>100</b>	<b>108</b>	<b>108</b>	<b>523</b>

Average Total Points: 104.60  
 70% Total Minimum: 388.50  
 70% Individual Minimum: 77.70

Project 2: Summer Vista II							
Panelist		GC	SP	PSN	PT	JT	
Criteria	Points Available	Points Given	Points Given	Points Given	Points Given	Points Given	Combined Panel Points
1	20	20	20	20	20	20	
2	18	16	16	16	16	16	
3	12	12	12	12	12	12	
4	15	15	15	15	15	15	
5	12	12	12	12	12	12	
6	5	5	5	5	5	5	
7	8	8	8	8	8	8	
8	6	6	6	6	6	6	
9	2	2	2	2	2	2	
10	1	1	1	1	1	1	
11	2	2	2	2	2	2	
12	1	1	1	1	1	1	
13	1	0	0	0	0	0	
14	1	0	0	0	0	0	
15	7	5	5	5	5	5	
<b>Totals</b>	<b>111</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>525</b>

Average Total Points: 105.00  
 70% Total Minimum: 388.50  
 70% Individual Minimum: 77.70

Tallied by:   
 Sign Katherine T. Taitano  
 Print

Reviewer:   
 Sign Francesca Gatz  
 Print

Date: 12.09.2025

Date: 12/09/25