



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., July 26, 2022  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Friday, July 15, 2022

2<sup>nd</sup> Printing – Sunday, July 24, 2022

**III. APPROVAL OF PREVIOUS BOARD MINUTES – July 08, 2022**

**PAGE (S)**

**IV. NEW BUSINESS**

- |   |         |
|---|---------|
| 1. Contract Amendment No. 1.....  | 1 - 3   |
| IFB#GHURA-01-27-2022-AMPs 1, 2, 3 & 4; Renovation of Seven Public Housing Units     |         |
| 2. Change Order .....   |         |
| Inarajan Basketball Court   |         |
| 3. Intent of Award .....  | 4 - 13  |
| RFP#GHURA-COCC-022-001; Legal Counsel Services                                      |         |
| 4. Resolution No. FY2022-013 .....  | 14 - 15 |
| Resolution to approve the appointment of Mr. Fernando B. Esteves as Deputy Director |         |

**V. CORRESPONDENCE AND REPORTS**

- |  |         |
|--|---------|
| 1. Family Self-Sufficiency (FSS) Program Activity Report ..... | 16 - 27 |
|--|---------|

**VI. EXECUTIVE DIRECTOR'S REPORT**

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Friday, August 12, 2022  
@ 12:00 p.m.

Commissioners will attend the next scheduled GHURA BOC meeting via:

Dr. John Rivera, Chairman	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Monica Guzman, Vice Chairwoman	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Frank Ishizaki, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Anisia Delia, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Nate Sanchez, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Emilia Rice, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Karl Corpus, Resident Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person

Acknowledged by Chairman Rivera \_\_\_\_\_ Date: \_\_\_\_\_

**VIII. ADJOURNMENT**

# Free masks, tests as NZ health system struggles with COVID

By Lucy Craymer  
Reuters

WELLINGTON - The New Zealand government Thursday announced free masks and rapid antigen tests as it tries to stem the spread of COVID-19 and relieve pressure on the country's health system which is dealing with an influx of COVID and influenza patients.

There has been a significant jump in the number of new COVID cases in New Zealand in the past couple of weeks and authorities are forecasting that this wave of Omicron might be worse than the first.

The hospital system is already

struggling with increases in wait times and surgeries having to be cancelled.

"There's no question the combination of a spike in COVID-19 cases and hospitalizations, the worst flu season in recent memory and corresponding staff absences are putting health workers and the whole health system under extreme pressure," Ayesha Verrall, Minister for COVID-19 Response, said in a statement.

New Zealand, which has a population of 5.1 million, recorded 11,382 new cases of COVID on Thursday, with a total of 68,737 currently infected with the virus. Of those 765 cases are currently in hospital.

A one-time poster child for tackling the coronavirus, New Zealand's swift response to the pandemic and its geographic isolation kept the country largely COVID free until the end of last year. The government, however, retired its zero-COVID policy earlier this year once the population was largely vaccinated and the virus has been allowed to spread.

Verrall said while COVID-zero was no longer a possibility people did need to wear masks, to get tested and to isolate if either they or someone in their home tests positive to the virus.

The government is making free masks and tests more widely available, allowing pharmacies to sell



**AUCKLAND:** People wear masks as they exercise during a lockdown to curb the spread of a COVID-19 outbreak, in Auckland, New Zealand, on Aug. 26, 2021. Fiona Goodall/Reuters

COVID medicines and is expanding the criteria for who is eligible for antiviral medication.

"Now's not the time to stop wearing masks. Evidence tells us wearing a mask halves your chance of being infected with COVID-19. It also helps protect you against influenza and other winter illnesses so if you don't wear a mask for yourself, please wear one for healthcare workers," said Verrall.

# Unemployment in Australia dives to 48-year low

By Wayne Cole  
Reuters

SYDNEY - Australia's unemployment rate dived to a 48-year low in June as hiring outstripped all expectations, while record vacancies suggested the labor market was set to tighten yet further and perhaps justify even larger increases in interest rates.

Figures from the Australian Bureau of Statistics on Thursday showed net employment had surged 88,400 in June from May, when it jumped 60,600. That blew away market forecasts of a 30,000 rise in June and brought gains for the year to a rousing 438,000.

The jobless rate slid to 3.5% from 3.9%, well below forecasts of 3.8% and the lowest since August 1974.

The dive came even as more people went looking for work, with the participation rate climbing to a record high of 66.8%.

The underutilization rate, which combines unemployment and under-

employment, held at its lowest since 1982 at 9.6% and implied that wage growth would accelerate over time.

The number of unemployed also fell by an unusually large 54,300, while layoffs were limited.

"These flows reflect an increasingly tight labour market, with high demand for engaging and retaining workers, as well as ongoing labor shortages," said Bjorn Jarvis, head of labour statistics at the ABS.

He noted that the number of unemployed people, 494,000, now almost matched the number of vacancies, 480,000.

"This equates to around one unemployed person per vacant job, compared with three times as many people before the start of the pandemic," he said.

With the economy essentially at full employment and inflation running red-hot, the Reserve Bank of Australia is considered certain to keep lifting interest rates following last week's half-point hike to 1.35%.

Markets fully expect another 50 basis points in August, with even some talk of a more drastic move if coming inflation data shocks to the high side, as it has globally.


An eye-watering 9.1% June reading on U.S. consumer prices has investors wagering the Federal Reserve could hike by a full percentage point, while the Bank of Canada on Wednesday stole a march by doing just that.

Australia's consumer price report for the second quarter is due on July 27, and analysts had already feared inflation would hit its highest since


1990 at around 6.3%, with worse to come before the year ends.

"With the unemployment rate at a 48-year low, surveyed business conditions well above long-run averages, and COVID-related mobility restrictions fully eased, the economy is bumping-up against capacity constraints in many areas," said Andrew Boak, an economist at Goldman Sachs.

"The Australian economy remains on a path to much higher inflation and interest rates, having entered the tightening cycle with strong momentum."



**GHURA**  
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**Board of Commissioners Meeting**  
**Tuesday, July 26, 2022 at 12:00 PM.**  
**This meeting is open to the public via Zoom.**

**Topic:** GHURA BOC Mtg. Tues., July 26, 2022  
**Time:** July 26 2022 12:00 PM Guam, Port Moresby

**Join Zoom Meeting:**  
<https://us06web.zoom.us/j/86047352892?pwd=U2JVSXRRTOxqNzdpNHNFNSVhSH5wQT09>

**Meeting ID:** 860 4735 2892    **Passcode:** 178677


**Watch YouTube Live Stream:** <https://www.youtube.com/channel/UCGqKWU0kOmTOF0LYn48UoLag>

**AGENDA:**

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- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES – July 08, 2022
- IV. NEW BUSINESS
  1. Change Order #1 for GHURA-01-27-2022-AMPS 1, 2, 3 & 4; Renovation of Seven (7) Public Housing Units
  2. Change Order for the Inarajan Basketball Court
  3. Intent of Award for RFP#GHURA-COCC-022-001; Legal Counsel Services
  4. Resolution No. FY2022-013; Resolution to approve the appointment of Mr. Fernando B. Esteves as Deputy Director
- V. CORRESPONDENCE & REPORTS
  1. Family Self-Sufficiency (FSS) Program Activity Report
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
  1. Next proposed scheduled Board Meeting – Friday, August 12, 2022 @ 12:00 p.m.
- VII. ADJOURNMENT

**The complete Board packet may be viewed on our 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 TTY 472-3701.**

**This advertisement was paid for by GHURA**



**Northern Soil and Water Conservation District Board**

**The Northern Soil and Water Conservation District Board regular monthly Business meeting is scheduled for July 26, 2022 from 3:00PM to 6:00PM with a Partners/Affiliates Report Meeting scheduled for July 27, 2022 (same time). You may access the meeting on Zoom Link:**  
<https://us02web.zoom.us/j/88265160662?pwd=STlBNm5TMnFMZkhldm4dC9KeUxudz09>  
**Meeting ID: 882 6516 0662    Passcode: 659348**

**Agenda 7/26/2022:**

1. Call to Order & Directors Roll Call
2. Approval of 7/26/22 Meeting Agenda
3. Approval of Previous Minutes
4. Board Exec. Committee Reports
5. Old Business (Travel Repts)
6. New Business
7. Announcements
8. Adjournment

**Agenda 7/27/2022:**

1. Partners & Collateral Committee Reports
  - a. UOG-CNAS
  - b. USDA-NRCS
  - c. USDA-FSA
  - d. Others
2. Adjournment

This announcement is paid for by NGSWCD government funds.  
For persons requiring ADA/special accommodations, kindly call Hope Cristobal, Chairperson at (671) 483-0097 or email [hcristobalmom@gmail.com](mailto:hcristobalmom@gmail.com)

**AFFECTING STUDENTS** continued from page 16

offered a generous scholarship? The court ruling "was a huge curveball," she said. "I feel like our options have become much more limited."

Massive numbers of students, especially those who are financially strapped, attend college close to home regardless of abortion views. But federal enrollment data indicates about a quarter of freshmen leave their home state to enroll in four-year colleges and universities.

At Oberlin College, a private liberal arts school in Ohio with 2,700 students and a left-leaning reputation, the out-of-state share is larger. About 5% of its 2020 freshmen were from Ohio. More than half of its incoming students came from states that protect abortion, The Post's analysis found, including 9% from California and 12% from New York.

"As our understanding of this new post-Roe world emerges, Oberlin will evaluate the ways we are able to continue offering our community the best possible access to reproductive health care," the college's president, Carmen Twillie Ambar, said in a June 25 statement.

Washington University in St. Louis, another private institution with national reach, must reckon with Missouri's abortion ban. But just across the Mississippi River lies an abortion-protecting state.

"Students coming to WashU have access to reproductive health care through the resources that are legally available in Missouri and our neighboring state of Illinois," Ronné P. Turner, the university's vice provost for admissions and financial aid, said in a statement. About half of its 2020 freshmen came from abortion-protecting states, The Post found. The university has about 7,700 undergraduates.

Prestigious colleges and universities are likely to be in high demand regardless of changes in abortion law.

"Interest in Vanderbilt remains strong," the private university in Nashville said in a statement. With about 7,000 undergraduates, the university draws about 34% from Tennessee and other states with current or imminent abortion bans. More than 40% come from states likely to protect abortion.

Public universities are often cautious in what they say about abortion, fearful of rousing the wrath of lawmakers and governors who control their funding. Clemson University in South Carolina, Georgia Tech and the universities of Alabama, Georgia and Texas - all public - declined or did not respond to requests for interviews about the potential impact of state abortion restrictions on out-of-state recruiting.

UT-Austin said in a statement that it offers "a variety of reproductive health care services," including wellness exams, pregnancy testing and information on contraceptives. But it

said the university's health services do not "dispense abortive medications" or "provide abortion services."

By contrast, California's public universities are preparing to follow a state law that will require student health centers to offer access to abortion pills - a method of terminating early pregnancies without an abortion provider inserting tools into the uterus.

Whatever their abortion policies, most public universities share this in common: They yearn for out-of-state students because those students typically pay higher tuition.

For schools in abortion-protecting states, the legal upheaval could provide a marketing opportunity.

"We can talk about states that respect the rights of all its residents and all its citizens," said Jon Boeckenedt, vice provost for enrollment management at Oregon State University. "Kids who are smart enough will figure it out." Most of Oregon State's 26,000 undergraduates come from Oregon, but the university is pushing to expand its reach in states such as Idaho, Utah and Texas.

Boeckenedt said he believes political climate, including state abortion laws, "will have some effect around the edges" on recruiting. "We're talking about students who have the luxury of crossing state lines to go to college," he said.

The court ruling could also influence college choices for some students who oppose abortion. Mackenzie Grace Smethers, 17, of Greenville, N.C., is active in the antiabortion group Students for Life of America. Smethers said she is considering public East Carolina University in her hometown and private Hillsdale College, a conservative-leaning school in Michigan.

The fight to overturn Roe v. Wade energized her, Smethers said, and she wants to continue her activism in college. She finds Michigan appealing because the state appears to be



**CHOICES:** Mackenzie Grace Smethers, 17, of Greenville, N.C., is active in Students for Life of America and considering colleges in North Carolina and Michigan. Photo courtesy of Mackenzie Grace Smethers.

a battleground in the quest to make abortion illegal. "Over the last two years, I've been so involved in pro-life politics," she said. "I've never been in a state where I have not had to fight for pro-life laws."

The urge toward activism animates both sides.

Sophie Anderson-Haynie, 18, of Albuquerque, said she is about to enter Agnes Scott College in Georgia. She called her mother, Aeron Haynie, an associate professor of English at the University of New Mexico, on June 24 to commiserate over the Supreme Court's abortion ruling in Dobbs v. Jackson Women's Health Organization. The two of them knew that Anderson-Haynie's journey to the 1,100-student women's college would take her from a place where abortion is protected to one where it is mostly banned.


"I'm not going to change my mind," Anderson-Haynie told The Post. "I still want to go there. In fact, I think I want to go there even more now there are women who aren't going to have access to abortion the same way we have it here in New Mexico." Anderson-Haynie aims to get involved in movements to change Georgia. "If there's a chance I could make a difference, I would want to," she said.

Admission experts say it's unlikely the Dobbs decision will lead many students who just graduated from high school to forfeit deposits paid to start college in the fall. That entering class appears mostly set.

One Alabama mother, who spoke on the condition of anonymity to protect her daughter's privacy, said she offered to help engineer a last-minute switch to a university in abortion-protecting Colorado if the daughter wanted to renege on a commitment to a school in Georgia. But the daughter stuck with her plan. "She's got a roommate, done the orientation," this mother said. "It would just be heart-wrenching to abandon it."

Future classes are another matter. Agitated parents are pressing children to think twice about applying to schools in abortion-ban states. Carissa Hawthorn said she tore into a list that a counselor suggested for her daughter Charlotte: "Tennessee? ... That's a no-go ... Ohio? No, thank you. ... Louisiana? No, thank you. ... St. Louis? I'm not giving money to a state that doesn't think she's an equal member of society."

But Hawthorn acknowledged Charlotte's enduring curiosity about a certain university in a southern state with an abortion ban. "Yes. She is interested ... ugh," the mother wrote. "We would have to have long talk about it."




**YIGO MUNICIPAL  
PLANNING COUNCIL PUBLIC  
HEARING NOTICE**

**1ST PUBLIC HEARING  
NOTICE ANNOUNCEMENT**

The Yigo Municipal Planning Council will hold a public hearing on July 26, 2022 beginning at 6:00 pm, in person at the Yigo Senior Citizens Center. Application for Zone Change from "A" to "R-2" on Lots 7024-4-2B, 7024-4-2C, 7024-4-3A, and 7024-4-3B.


In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor Tony Sanchez via email at [ymayortony@gmail.com](mailto:ymayortony@gmail.com) or call 653-5248/653-9446.



Loures A. Leon Guerrero  
Governor of Guam

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Joshua F. Tenorio  
Lieutenant Governor of Guam

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1<sup>st</sup> floor, Conference Room, Sinajana  
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**I. ROLL CALL**

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 **12:00 P.M. Friday, July 8, 2022**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that **7** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<p><b>PRESENT:</b> Dr. John Rivera, <b>Chairman (in person)</b> Monica Guzman, <b>Vice Chairwoman (via zoom)</b> Frank Ishizaki, <b>Commissioner (in person)</b> Anisia Delia, <b>Commissioner (via zoom)</b> Nate Sanchez, <b>Commissioner (in person)</b> Emilia Rice, <b>Commissioner (via zoom)</b> Karl Corpus, <b>Resident Commissioner (via zoom)</b></p> <p><b>ABSENT:</b></p> <p><b>LEGAL COUNSEL:</b> Anthony Perez, Esq. <b>(via zoom)</b></p>	<p><b>MANAGEMENT &amp; STAFF:</b> Elizabeth Napoli, <b>Executive Director (Acting)</b> Audrey Aguon, <b>Deputy Director (Acting)</b> Katherine Taitano, <b>CD Chief Planner</b> Kim Bersamin, <b>HR Administrator</b> Frances Danieli, <b>Controller (Acting)</b> Alina Butler, <b>ROSS Coordinator</b> Nicole Alejandro, <b>CFP Staff</b> Michael Racuyal, <b>AE Staff</b></p> <p><b>PUBLIC:</b></p>
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**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Thursday, June 30, 2022**  
**2<sup>nd</sup> Printing – Wednesday, July 06, 2022**  
**ACKNOWLEDGED by the board.**

**Chairman Rivera indicated that the original GHURA BOC meeting date of June 24, 2022 was cancelled due to the lack of quorum.**

### **III. APPROVAL OF PREVIOUS BOARD MINUTES – June 06, 2022**

[060/22] Commissioner Ishizaki moved to approve the minutes of the June 6, 2022 BOC meeting subject to corrections. Commissioner Sanchez seconded the motion. There were no objections by the other board members. Motion passed.

Before moving onto New Business, Chairman Rivera stated that on behalf of the GHURA board and everyone at GHURA, he expressed his deepest condolences to the family of the late Lucele Leon Guerrero, GHURA's FISCAL Controller. He stated that Mrs. Leon Guerrero dedicated her life and time to serve GHURA and its people. He requested for a moment of silence in her honor.

Vice Chairwoman Guzman suggested that GHURA staff invite a clergyman to bless the main office which may bring some feeling of comfort to the employees.

Chairman Rivera thanked the Vice Chair for her suggestion and added that the Board of Commissioners offer their full support to the GHURA staff during this difficult time.

Director Napoli added that Dr. Bersamin, HR Administrator, made certain that the staff has access to the grief counseling that the employees may need.

### **IV. NEW BUSINESS**

#### **1. Resolution No. FY2022-TA-001**

[061/22] Director Napoli stated the following:

- Resolution Authorizing off-island travel for the ROSS Service Coordinator to attend the 2022 National Service Coordinator Conference on August 14-17, 2022 in Anaheim, California.
- The authority's travel policy requires advanced authorization from the GHURA Board of Commissioners
- The training is to strengthen and improve the ROSS Service Coordinator's skills and knowledge necessary to promote independent living among its participants.
- The subject training request is an eligible expenditure under FY2021 ROSS NOFA and according to LOCCS is sufficient funding available under the training budget line item.

- BOC authorizes the use of the ROSS service coordinator program grant funds to finance the costs associated with travel and training, including registration fee, continuing education units, airfare, lodging, per diem and ground transportation for an estimated total of \$4592.31. The following is a breakdown of costs:

1. Registration fee:	\$865.00
2. CEU Credits:	\$35.00
3. Lodging Estimate:	\$1508.76

4. Airfare Estimate:	\$1672.55
5. Ground Transportation:	\$100.00
6. Meals and Incidental Expenses:	\$411.00

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TOTAL: \$4592.31

- The ROSS service coordinator, Alina Butler, has done an excellent job in making sure that she is performing her duties and responsibilities to provide the needed services to the elderly population at the GHURA elderly sites.
- Miss Alina Butler has recently earned her Masters Degree in Social Work.

Vice Chairwoman Guzman indicated that at some point in the past, the board approved a resolution for travel that did not require board approval. Director Napoli stated that she did not recall that resolution but believed that what is required in Miss Butler’s case is that she does need approval from HUD, the program that oversees her expenses, so it’s an approved expenditure under her program. Her budget must include whatever she projects for the program year. Vice Chairwoman Guzman requested that the board look at past board minutes that included discussions on travel requirements. Chairman Rivera stated that it would be looked into further.

There were no further discussions.

**[062/22] Vice chairwoman Guzman moved to approve Resolution No. FY2022-TA-001, authorizing off-island travel for the ROSS Service Coordinator to attend the 2022 National Service Coordinator Conference in Anaheim, California on August 14, 2022. Commissioner Ishizaki seconded the motion. With no objections by the other board members, the motion passed.**

## 2. Intent of Award

Renovation of (13) Thirteen Public Housing Unit’s; IFB#GHURA-05-26-2022-AMPs 2, 3 & 4

### **[063/220] Director Napoli stated the following:**

- Bid opening was held on June 24, 2022, at 2pm.
- (5) contractors purchased a set of bid specifications
- (4) submitted bids
- Bids were opened and read out loud:
  1. **Genesis Tech Corp.**- submitted 15% Bid bond, bid on Base Bid #3 at \$298,500.
  2. **Surface Solutions**-submitted 15% Bid bond, bid on Base Bid #1 at \$164,881.88, and bid on Base Bid #2 at \$21,225.86.
  3. **JRJ Construction Inc.**- Did not submit a bid bond. Bid on Base Bid #1 at \$99,318.

4. **OH Construction-** included 15% Bid bond. Bid on Base Bid #1 at \$161,000, Base Bid #2 at \$17,000, and Base Bid #3 at \$264,000.
- Government estimates:
    - Base Bid #1 was \$183,330- renovate a total of (4) units at AMP4 - Toto Gardens (3) and Dededo (1)
    - Base Bid #2 was \$15,000- renovate a total of 2 units in AMP2, Yona
    - Base Bid #3 was \$255,332.50- renovate (7) at AMP3, (4) in Agat and (3) in Umatac
    - Modernization of the units include: electrical upgrades, replacement of termite infested kitchen cabinets and base, retiling floors, complete sewer line replacement, interior painting, exterior and interior door replacements and replacement of existing water lines.
  - The review of the bid results OH Construction provided the lowest responsive and responsible bid for Base bids 1, 2, and 3.
  - OH Construction had completed several GHURA projects over the last year with good standing and has been cleared by the DOL compliance, OSHA, and EPLS Debarred list.
  - Based on AE's staff review and determination, GHURA requested approval to issue the contract to OH Construction for Base bid #1, Base bid #2, and Base bid #3, in the total amount of \$442,000.
  - Funding is available under the Capital Fund program.

Commissioner Corpus inquired about whether the painting of the units would include painting the roof tops and if so, would the type of paint used be reflective paint or anti-mold paint. Director Napoli stated that the scope of work only includes interior painting.

Commissioner Sanchez inquired about whether the issue regarding OH Construction's DOL violation of not paying their employees was settled. Director Napoli confirmed that it had been cleared by DOL for compliance.

Chairman Rivera inquired about whether painting the interior of units with mold coating should be something that GHURA should be considering. Mr. Michael Racuyal, AE staff, stated that mold occurs when there is high humidification. Units to be painted are based on AE staff inspections and added that should the exterior of the seven units or units at other locations need repainting, it will be included in the scope of work. However, for the (7) units, AE did not include repainting into the scope of work.

There were no further discussions.

**[064/22] Commissioner Delia motioned to approve the Intent of Award for the renovation of (13) public housing units, IFB #GHURA -0526- 2022 for AMPS 2, 3, and 4 to OH Construction for Base Bids 1, 2, and 3 in the amount of \$442,000. Commissioner Sanchez seconded the motion. With no objections by the other board members, the motion passed.**



**3. Resolution No. FY2022-011, Resolution approving the Write-off of Tenant Accounts Receivable.**

**[065/22] Director Napoli stated the following:**

- Resolution number FY 2022 Dash 011 is the resolution approving the write-off of tenant accounts receivable.
- Guam Housing and Urban Renewal authority is the Guam public housing authority that provides Decent Homes and suitable living environments for families of low income to afford to pay for safe, sanitary, and decent dwelling accommodations.
- the governance and wellbeing of GHURA is vested in the Board of Commissioners and empowered by 12 Guam Code Annotated chapter five session 5104
- The Board of Commissioners resolution number FY 2018-002, the resolution adopting the wright off policy for uncollectible accounts for girl rental properties.
- The normal course of business, the authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect.
- As necessary, the property site managers submit summaries of deaths considered for write off to prevent overstating of assets, which are affecting the authority's financial performance.
- Currently, gross receivables include outstanding accounts which have remained in GHURA's books for over 90 days as of March 31, 2022.
  - AMP 1 write off amount is \$10,298.25.
  - AMP 2 write off amount is \$7,210.98
  - AMP 3 off amount is \$11,946.26.
  - AMP 4 write off amount is \$24,512.96
  - Cumulative total of \$53,968.45 in write off amounts
- GHURA, through the property site managers **exert** diligent collection efforts in pursuit of outstanding receivables.
- GHURA reserves the right and duty to collect should the opportunity arise.
- It is in accordance with GHURA procedure and good business practices to write off accounts receivables, after all reasonable collection procedures have been exhausted, and there is not a reasonable expectation that the accounts will be collected.
- Therefore, the Board of Commissioners approves writing off \$53,968.45 of GHURA receivables after all reasonable collection procedures have been exhausted.

Commissioner Ishizaki inquired about the number of units in each AMP to further understand GHURA's losses per unit. Director Napoli stated that there are 750 public housing units in total. She added that she would obtain the exact number at each AMP and provide it to the board.

Chairman Rivera asked how this write-off compared to previous write offs. Director Napoli stated that she believes that this year's write off is slightly higher than prior write off reports. She added that many factors were included in the pandemic circumstances, such as job loss or the abandonment of the unit. The GHURA staff does its best to collect from tenants, but at times are unsuccessful. Even if GHURA can write it off these amounts, the names and the amounts owed to GHURA, are forwarded to the Department of Revenue and Taxation. The Department of Revenue and Taxation garnishes any tax refunds, and this is how GHURA receives reimbursement for uncollected monies.

Chairman Rivera requested that a report that reflects a breakdown of previous write offs to compare with the current numbers be provided to the board. Director Napoli acknowledged Chairman Rivera's request.

Commissioner Delia inquired about when write off reports are completed and submitted. Director Napoli indicated that she believes that the report is done once a year. However, it depends on the accounts receivables that are uncollected. Fortunately, HUD had taken the pandemic circumstances into consideration and has waived the AMP sites scores for 2020 and 2021, as uncollected monies affect the AMP sites score.

Commissioner Sanchez inquired about some of the reasons why funds would not be collected. Director Napoli stated that the reasons vary. Property site managers have expressed that tenants would often choose to be non-compliant even after signing a promissory note. There have been instances where a tenant has abandoned a unit and GHURA is unable to collect the monies owed, therefore creating an accumulation of arrears in that tenant's name. She added that once a tenant has a noncompliance record with GHURA, it is filed for about five years. It makes the vetting process for the tenant difficult to re-enter the program. GHURA must also be diligent in the vetting process due to its audit requirements.

There were no further discussions.

**[066/22] Commissioner Sanchez moved to approve Resolution No. FY2022-011, resolution approving the Write-off of Tenant Accounts Receivables. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion passed.**

- 4. Resolution No. FY2022-012** -Resolution to approve the appointment of Ms. Elizabeth F. Napoli as Executive Director.

**[067/22] Chairman Rivera stated that Resolution No. FY2022-012 is pursuant to the authority of the Governor under 12GCA -5103 with the nomination of Elizabeth F.**

**Napoli to serve as Executive Director of GHURA. He asked that Ms. Napoli address the board.**

Ms. Napoli stated that the support of the Leon Guerrero/Tenorio administration in coordination and alignment with GHURA's mission has been her daily motivation in the leadership position that she has been entrusted with. She stated that she is cognizant of the fact that she is a public servant and believes that how she has executed her duties and responsibilities for the past three and a half years exemplified that she is committed, as was the late director Ray, to making a difference in the lives of the low to moderate income families that they are here to serve. She added that she is honored to have worked in partnership with the late predecessor Ray Topasna. He is dearly missed by all of GHURA for his excellent leadership, his genuine friendship, and the support that he really provided to all of the staff. She added that she will always remember that when he was complimented about his innovative ideas and brilliance, he would just shrug it off and say that he only looked smart because he surrounded himself with smart people. She indicated that one of the reasons they worked well together was because they never underestimated the talent and the dedicated employees at GHURA, the most valuable asset of the agency. She added that she will continue to pursue the possibilities that Mr. Topasna envisioned in various areas, to best serve our island family community.

Attorney Tony Perez clarified that the mechanism was not a gubernatorial appointment. What the Governor did was nominate Ms. Napoli, but the prerogative for her employment is strictly the province of the board. He added that Ms. Napoli has done a great job and continues to do so.

Commissioner Ishizaki inquired about Ms. Napoli's educational and career accomplishments. Ms. Napoli stated that she received her Bachelor's degree in Communication Disorders from the University of California at Santa Barbara. She also received her Master's degree in Communication Disorders from San Francisco State University. Later she was employed with the Government of Guam from 1991 to the present. Prior to returning to government of Guam in 1991, she lived off Island for 12 years and for seven years, worked in downtown San Francisco for an Exxon Corporation office automation company. Upon returning to Guam, she worked under Carl Peterson as the customer services manager. She has had much experience with administrative and customer service background which she utilizes in her current position.

There were no further discussions.

**[068/22] Commissioner Sanchez motioned to approve Resolution No. FY2022-012, the resolution to approve the appointment of Ms. Elizabeth F. Napoli as the Executive Director of the Guam Housing and Urban Renewal Authority. Commissioner Corpus seconded the motion. There were no objections by the other board members. Chairman Rivera announced with great pleasure the approval of Resolution No.**

**FY2022-012, the appointment of Ms. Elizabeth F. Napoli as the Executive Director of GHURA.**

**Chairman Rivera thanked Governor Leon Guerrero and Lieutenant Governor Tenorio for their nomination of Director Napoli and added that the resolution states that she is empowered by the Lord and serves at the pleasure of the board. He encouraged Director Napoli to continue to keep the people first and foremost in her mind. He also reminded her that the next five years for GHURA is going to be a critical time and to keep the GHURA staff in her mind as the board continues to support her and the efforts of the GHURA staff.**

**Vice Chairwoman Guzman inquired about whether this board packet will be sent to the legislature. Attorney Perez stated that Director Napoli does not require legislative confirmation as the GHURA board controls the process.**

**5. Intent of Award - RFP#GHURA-COCC-022-001; Legal Counsel Services**

**[069/22] Director Napoli deferred this item to Ms. Greta Balmeo, Buyer Supervisor. Ms. Balmeo respectfully requested to table the Intent of Award RFP#GHURA-COCC-022-001, Legal Counsel Services to the next scheduled board meeting. She stated that she would have to revisit with the selection committee to finalize an item on the RFP for this award.**

**[070/22] Chairman Rivera stated that the Intent of Award RFP#GHURA-COCC-022-001; Legal Counsel Services would be tabled.**

**V. CORRESPONDENCE AND REPORTS**

**1. ROSS Program & Status Report**

**[071/22] Miss Alina Buter, ROSS Service Coordinator, stated the following:**

- Service Coordinator of the Resident Opportunity and Self-Sufficiency Program (ROSS) beginning in November 2021**
- Activities from November 2021 to May 2022**
- Purpose- to provide funding to hire and maintain service coordinators who will assess the needs of residents, ages 62 years or older and persons of disabilities, of PH and coordinate available resources in the community.**
- Objective- to help resident population continue to live and age in place independently without having to move assisted care environments.**
- It is accomplished through- case management, connecting residents to needed services and providing outreaches to encourage engagement and decrease social isolation.**
- Online tracking is done through software called Ask Online, designed specifically for service coordinators**

- **Common services provided are:**
  - **outreach, isolation intervention, intergenerational activities, relationship building, and socialization.**
  - **Home Management- involves donations received and distributed to program participants, assisting with bills, and assisting with applying for emergency rental assistance and Progamman Salape.**
  - **Health care and services- includes assessments for fall prevention, medication management, assistive technology, providing information on COVID 19 testing and Vaccine information, nutrition and wellness education.**
- **There are 67 active ROSS participants in AMP 4**
- **There are 57 in AMP 3**
- **There are 25 in AMP 2**
- **There are 20 in AMP 1**
- **More participation has been with AMPs 3 and 4, goal is to sign up new residents or re-enroll past participants in AMPs 1 and 2**
- **Recent partners are Guam System for Assistive Technology and CEDDERS; services provided were canes, walkers, or wheelchairs on short-term loans**
- **Another partner is UOG. The Geriatric Workforce Enhancement Program (GWEP), led by Dr. Margaret Hatori Uchima, Dean of the School of Health, provide presentations to ROSS participants monthly.**
- **Cooperative Extension Program- the SNAP ED provide lessons on nutrition and healthy aging. Participants receive a Certificate of Completion.**
- **Holiday Activities:**
  - **included working with Southern High School's Nation Honor Society. They provided a holiday dinner.**
  - **Ross Necessities Donation Drive- agency donated items most requested by the ROSS participants.**
  - **Intergenerational Gifts of the Hand- Ross coordinated with the GDOE schools to provide homemade cards or art projects gifts for those participants in the Ross program. The intent is to increase self-esteem and life satisfaction while decreasing feelings of loneliness and isolation among the elderly while also increasing a sense of responsibility and empathy in our youth.**
- **Monthly ROSS Newsletter- newly implemented. To provide updates on upcoming events and outreach programs to the ROSS participants.**
- **Training for the ROSS Service Coordinator:**
  - **Attended the National Association of Social Workers, Guam Chapter Regional Conference on Coping through Crisis.**
  - **Attended training on Ethical Decision Making, Cultural Humility, and the Importance of Culture with Service Delivery**

- **Attended the American Association of Service Coordinators on Social Isolation, Mindful Communication, and Self Determination**
- **Attended the Guam System for Assistive Technology Fair along with FSS and MFS. They were able to establish partnerships with other programs from UOG.**
- **Upcoming Events and News- (2) Senior Bachelor of Social Work interns will join the ROSS program in the summer and spring semesters. Their tasks will include assisting with outreach event planning, working with partner agencies, introduction to case management, and gaining experience with reporting and grant evaluation as well as gaining experience working with the vulnerable populations. Miss Butler will serve as the Supervisor and Ms. Francesca Gatuz will serve as the Field Instructor.**
- **Annual Reports are due in October. ROSS is currently conducting their needs assessment for the grant renewal. Areas of need that have been identified are education, financial literacy, health and wellness, employment, and services for elderly or persons with disabilities.**
- **Long Term Goals- Provide Digital Literacy Programs and increase access to health and wellness services**

**Vice Chairwoman Guzman inquired about whether employment will impact their participation in the housing program. Miss Butler indicated that it would depend on the number of hours worked or the amount of money earned because that will determine whether they would still qualify for public housing or not. Vice Chairwoman Guzman stated that she is involved with a non-profit organization called Guma. It provides free training focused on home-based businesses and indicated that a representative from the organization can reach out to Miss Butler to provide her with more information that can be shared with the ROSS participants.**

**Chairman Rivera added that there are a lot of great programs available, especially during this time of recovery, and a lot of great opportunities for the housing residents. So, the more information that we have on how we can partner with these institutions and these services, the better GHURA can increase the lifestyle and livelihood of its clients.**

**[072/22] Director Napoli reported on the following:**

- **Governor's Summer Youth Program 2022- GHURA has been assigned (10) Summer interns ages 14-17 years old. They have been placed at our main office and at AMPs 1, 2, 3, and 4.**
- **GHURA collaboration with partners- GCC, Manelu, and Todu Guam to provide a pilot Educational Bootcamp for AMP4 residents. Introduction and registration for the bootcamp were held on June 22, 2022.**

- **GHURA and UOG Collaboration- Senior nursing students to visit PH elderly residents and those with disabilities to do assessments, make referrals for needed services. Faculty will supervise student nurses. MOU under review. Ongoing planning,**
- **CPD and RP&E Staff attended the grants management training provided by the State Clearing House in Adelup. Additional training is forthcoming.**
- **Weekly Workout Plan Status meetings with CPD and A/E Staff are ongoing to improve the CDBG timeliness expenditures. Timeliness monitoring on August 2, 2022. Outcome to be reported to the board.**
- **All divisions have been notified of the FY2023 budget submission deadlines to FISCAL in preparation for board approval in August BOC mtg.**
- **Divisions have been notified to submit their dashboard for their required timelines**
- **HUD visit on August 10, 2022 to attend the Ribbon Cutting of the Section 108 iLearn Academy Charter School. They also plan to have technical assistance trainings. Details are being finalized and information is forthcoming.**
- **GHURA's 60<sup>th</sup> Anniversary- Planning is ongoing**
- **Director Napoli to join the Civil Military Coordination Council- comprised of all branches of the military and directors from all agencies to discuss military relocation, construction projects, etc.**

## **VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. **Next proposed scheduled Board Meeting: Monday, July 25, 2022  
@ 12:00 p.m.**

**[073/22] Discussion among the board members regarding the date of the next scheduled board meeting. Chairman Rivera requested that the board members indicate their availability via email to the GHURA main office. Date of the next scheduled board meeting to be determined later.**

## **VII. ADJOURNMENT**

**[074/22] Chairman Rivera called to adjourn the meeting at 1:40PM. There were no objections from the other board members.**

**SEAL**

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






# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' 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](http://www.ghura.org)



July 13, 2022

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: **Contract Amendment No. 1**  
IFB#GHURA-01-27-2022-AMPs 1, 2, 3 & 4; Renovation of Seven Public Housing Units

O.H. Construction has an ongoing contract to Renovate (7) Seven Public Housing Units at AMP1 - Asan, AMP2 -Inarajan, AMP3 - Merizo and AMP4 - Agat Sites. During the pre-construction meeting, A/E staff with OH Construction personnel conducted a site visit at Unit No. 132 North Doyle street, Merizo. Existing site conditions have prompted GHURA's A/E staff to request the contractor for additional work not indicated in the original bid specifications:

Cost Analysis and Justification: Original Contract Amount \$197,500.00

1. Removal of existing mango tree: The scope for Unit No 132 North Doyle Street, Merizo, includes the installation of a drainage swale. After further inspection, there is a nearby mango tree close to the drainage swale path and its root growth point towards the direction of the drainage swale. Unless the tree and its roots are removed, we anticipate the tree and roots damaging the installed swale. (Equipment and Dumpster required) Cost: \$3,200.00
2. Exterior yard cleaning (132N Doyle & 132B N Doyle – two units): Work scope includes trash removal and disposal of onsite vegetation, debris, household furniture and goods. (UMS Construction trash bin rental) Cost: \$5,700.00

Based on A/E staff's review, we are requesting Board approval for a change order / contract modification with O.H. Construction in the amount of \$8,900.00 for the additional work stated above. A/E has determined the cost proposals are reasonable and acceptable.



Elizabeth F. Napoli

Attachment: Contractor cost proposals

# O. H. Construction

P. O. Box 11497  
Tamuning, GU 96931

## LETTER OF TRANSMITTAL

Date: June 13, 2022

To: Elizabeth F. Napoli / Executive Director  
GHURA

Attention: Sonny P. Perez, A/E Manager

Subject: The Change Order Request for GHURA-01-27-2022-AMPs 1,2,3,4

Reference: Scope of Work and The Cost Breakdown attached

We are sending you:  Attached  Under separate cover via \_\_\_\_\_

The following items:

- Drawings  Prints  Samples
- Copy of Letter  Change  Specifications
- Payment Request  Plans  Other

NO	DESCRIPTION	SPEC. SEC. / DWG NO.
1	Change Order Request with Cost Breakdown	

These are transmitted:  
 for approval  for your use  for review & comments  as required

Remarks: \_\_\_\_\_  
\_\_\_\_\_

Submitted by: Edward Choi / Payroll Officer 

CC Alice James / Andrew Manglona & Bob Hess

SECTION 8  
JUN 14 2022 10:13

## O.H. CONSTRUCTION

P.O.Box 11497 Tamuning Guam 96931

Phone : 671-777-0105 /688-9175

[michaellceguam@gmail.com](mailto:michaellceguam@gmail.com)

Guam Housing and Urban Renewal Authority

Attn; Mr Sonny P. Perez  
A/E Manager

Subject : The Cost of Change Order Work / Request by GHURA

Project Name : GHURA-01-27-2022-AMPs 1,2,3, & 4 / Unit # 132N. Doyle at Merizo

Amount for Work : Eight Thousand Nine Hundred Dollars ( \$8,900.00 )

### Scope of Work and The Cost Breakdown /

1. Remove big mango tree included root portion and dispose ( Need Equipments and Dumpster )  
3,200.00
2. Clean all yard on 2 units ( 132 N. Doyle & next ) and remove, dispose all trash( vegetation, debris, Household, and furnitures and goods. / rented construction trash bin from UMS.  
\$5,700.00
3. Completion by June 30, 2022

Michael J. Lee  
General Manager



June 13, 2022

CC ; Alice James / Andrew Manglona and Bob Hess

Temp.  
CFP GO 50121, #1480 pson

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

**MEMORANDUM**

July 19, 2022

**TO: Board of Commissioners**

**FROM:**  **Executive Director, Elizabeth Napoli**

**SUBJECT: Intent of Award for RFP#GHURA-COCC-022-001 Legal Counsel Services**

On April 29, 2022, Guam Housing and Urban Renewal Authority (GHURA) issued a Request for Proposal for Legal Counsel Services. A total of three (3) firms obtained a copy of the RFP packet of which only two (2) proposals were received on May 27, 2022. The Law Firm of Anthony C. Perez and McDonald Law Office, LLC submitted their proposals and were evaluated by the Selection Committee.

The Selection Committee met on June 20 and July 15 and selected the proposal of McDonald Law Office, LLC as the best-qualified proposal. Attached are the Summary Rating Sheet and each committee members' individual score sheets of each proposal.

The Selection Committee reviewed and discussed the hourly rate submitted by McDonald Law Office, LLC and agreed that the rates are reasonable compared with the hourly rate submitted by the Law Office of Anthony C. Perez. Attached are the cost proposal fees.

Based on the review and ranking of the Selection Committee and the Procurement Division Administrator, GHURA is requesting for the Board of Commissioners to approve the Notice of Intent to Award to McDonald Law Office as GHURA's primary legal counsel and to the Law Office of Anthony C. Perez as GHURA's conflicts counsel on an as needed basis only.

The contract period for both Law Firms shall begin on or about August 1, 2022 for a period of two (2) years with an option to extend for one (1) year and not to exceed a total period of three (3) years. The contractual hourly rate and for other services are as follows:

Primary Counsel – McDonald Law Office, LLC

Partner rate – \$150 per hour (non-litigation); \$175 per hour (ordinary/special litigation)

Associate rate – \$145 per hour

Paralegal rate – \$85 per hour

Reimbursable copy costs – free up to 200 pages. Over 200 pages, costs are subject to prior written approval from GHURA at the rate proposed/negotiated.

Conflicts Counsel – Law Office of Anthony C. Perez

Partner rate - \$200 per hour

Attachments: (1) Selection Committee Summary Rating Sheet  
(2) Selection Committee Members' Score Sheet  
(3) McDonald Law Office Proposal Fee  
(4) Law Office of Anthony C. Perez Proposal Fee

**RFP#GHURA-COCC-022-001  
LEGAL COUNSEL SERVICES**

**SUMMARY RATING SHEET**

Evaluator's Name	Law office of Anthony C. Perez	McDonald Law Office
Norma San Nicolas	148 98	144 94
Frances Danieli	127 77	150 100
Gina Cura	146 96	137 87
Total Points	421 271	431 281
Ranking	2	1

Prepared by: Andrey Balmco

Date: 6/20/2022

Selection Committee Members:

Norma San Nicolas  
Norma San Nicolas

Frances Danieli  
Frances Danieli

Gina Cura  
Gina Cura

Attachment 2

Evaluation From: RFP#GHURA-COCC-022-001 Legal Counsel Services

Name of Firm: Perez Law office

Evaluation Criteria:

Submitted proposals will be evaluated on the basis of the following criteria with each item being given a weight:

- 1) The Proposer's DEMONSTRATED UNDERSTANDING of the requirement. Points 25 (25 pts max)
- 2) The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN. Points 20 (20 pts max)
- 3) The Proposer's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT plan (including staffing of key positions, method of assigning work and procedures for maintain level of services, etc.). Points 19 (20 pts max)
- 4) The Proposer's DEMONSTRATED EXPERIENCE with HUD housing programs or other similar federal programs, and the Proposer's DEMONSTRATED SUCCESSFUL PAST PERFORMANCE (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. Points 25 (25 pts max)
- 5) The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED, based upon the opinion of the evaluators. Points 5 (5 pts max)
- 6) The PROPOSED COSTS the Proposer proposes to charge the Authority to provide the required work. Points 4 (5 pts max)

Total Points (not inclusive of Preference Points) Total Points 98

Preference Evaluation Factor: the following factors will be utilized by the Authority to evaluate each proposal received.

- 7 - Section 3 Business Preference Participation: a firm may qualify for Section 3 status as detailed within Attachment D (note: max 5 points awarded). Points 0 (5 pts max)
- 7a - Priority I: as detailed of Attachment L Points 0 (15 pts max)
- 7b - Priority II: as detailed of Attachment L Points 0 (12 pts max)
- 7c - Priority III: as detailed of Attachment L Points 0 (9 pts max)
- 7d - Priority IV: as detailed of Attachment L Points 0 (6 pts max)
- 7e - Priority V/VI: as detailed of Attachment L Points 0 (3 pts max)
- Total Preference Points (Additional) Total Points 50

*Non*  
*7-15-2022*  
*Non*

Total Points (inclusive of preference points) TOTAL 148 98

Signature of Reviewer: Norma P. San Nicolas

Date: 6-20-2022

Attachment 2

Evaluation From: RFP#GHURA-COCC-022-001 Legal Counsel Services

Name of Firm: McDonald Law offices, LLC

Evaluation Criteria:

Submitted proposals will be evaluated on the basis of the following criteria with each item being given a weight:

- 1) The Proposer's DEMONSTRATED UNDERSTANDING of the requirement. Points 25 (25 pts max)
- 2) The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN. Points 20 (20 pts max)
- 3) The Proposer's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT plan (including staffing of key positions, method of assigning work and procedures for maintain level of services, etc.). Points 20 (20 pts max)
- 4) The Proposer's DEMONSTRATED EXPERIENCE with HUD housing programs or other similar federal programs, and the Proposer's DEMONSTRATED SUCCESSFUL PAST PERFORMANCE (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. Points 20 (25 pts max)
- 5) The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED, based upon the opinion of the evaluators. Points 5 (5 pts max)
- 6) The PROPOSED COSTS the Proposer proposes to charge the Authority to provide the required work. Points 4 (5 pts max)

Total Points (not inclusive of Preference Points)

Total Points 94

Preference Evaluation Factor: the following factors will be utilized by the Authority to evaluate each proposal received.

- 7 - Section 3 Business Preference Participation: a firm may qualify for Section 3 status as detailed within Attachment D (note: max 5 points awarded). Points 0.5 (5 pts max)
- 7a - Priority I: as detailed of Attachment L. Points 0.15 (15 pts max)
- 7b - Priority II: as detailed of Attachment L. Points 0.12 (12 pts max)
- 7c - Priority III: as detailed of Attachment L. Points 0.9 (9 pts max)
- 7d - Priority IV: as detailed of Attachment L. Points 0.6 (6 pts max)
- 7e - Priority V/VI: as detailed of Attachment L. Points 0.3 (3 pts max)
- Total Preference Points (Additional) Total Points 50

*non*  
7.15.2022

Total Points (inclusive of preference points)

TOTAL 144 94

Signature of Reviewer: Norma P. San Nicolas

Date: 6.20.2022

Evaluation From: RFP#GHURA-COCC-022-001 Legal Counsel Services

Name of Firm: LAW OFFICE OF ANTHONY C. PEREZ

Evaluation Criteria:

Submitted proposals will be evaluated on the basis of the following criteria with each item being given a weight:

- 1) The Proposer's DEMONSTRATED UNDERSTANDING of the requirement. Points 25 (25 pts max)
- 2) The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN. Points 19 (20 pts max)
- 3) The Proposer's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT plan (including staffing of key positions, method of assigning work and procedures for maintain level of services, etc.). Points 18 (20 pts max)
- 4) The Proposer's DEMONSTRATED EXPERIENCE with HUD housing programs or other similar federal programs, and the Proposer's DEMONSTRATED SUCCESSFUL PAST PERFORMANCE (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. Points 25 (25 pts max)
- 5) The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED, based upon the opinion of the evaluators. Points 5 (5 pts max)
- 6) The PROPOSED COSTS the Proposer proposes to charge the Authority to provide the required work. Points 74 (5 pts max)

Total Points (not inclusive of Preference Points)

Total Points 919

Preference Evaluation Factor: the following factors will be utilized by the Authority to evaluate each proposal received.

- 7 - Section 3 Business Preference Participation: a firm may qualify for Section 3 status as detailed within Attachment D (note: max 5 points awarded). Points 0 (5 pts max)
- 7a - Priority I: as detailed of Attachment L. Points 0 (15 pts max)
- 7b - Priority II: as detailed of Attachment L. Points 0 (12 pts max)
- 7c - Priority III: as detailed of Attachment L. Points 0 (9 pts max)
- 7d - Priority IV: as detailed of Attachment L. Points 0 (6 pts max)
- 7e - Priority V/VI: as detailed of Attachment L. Points 0 (3 pts max)

Total Preference Points (Additional)

Total Points 50

Total Points (inclusive of preference points)

TOTAL 1419

Signature of Reviewer: [Signature]

Date: 6.20.22



Attachment 2

Evaluation From: RFP#GHURA-COCC-022-001 Legal Counsel Services

Name of Firm: MCDONALD LAW OFFICE, LLC

Evaluation Criteria:

Submitted proposals will be evaluated on the basis of the following criteria with each item being given a weight:

- 1) The Proposer's DEMONSTRATED UNDERSTANDING of the requirement. Points 20 (25 pts max)
- 2) The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN. Points 18 (20 pts max)
- 3) The Proposer's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT plan (including staffing of key positions, method of assigning work and procedures for maintain level of services, etc.). Points 18 (20 pts max)
- 4) The Proposer's DEMONSTRATED EXPERIENCE with HUD housing programs or other similar federal programs, and the Proposer's DEMONSTRATED SUCCESSFUL PAST PERFORMANCE (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. Points 22 (25 pts max)
- 5) The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED, based upon the opinion of the evaluators. Points 4 (5 pts max)
- 6) The PROPOSED COSTS the Proposer proposes to charge the Authority to provide the required work. Points 5 (5 pts max)

Total Points (not inclusive of Preference Points) 87

Preference Evaluation Factor: the following factors will be utilized by the Authority to evaluate each proposal received.

- 7 - Section 3 Business Preference Participation: a firm may qualify for Section 3 status as detailed within Attachment D (note: max 5 points awarded). Points 0.5 (5 pts max)
- 7a - Priority I: as detailed of Attachment L. Points 0.15 (15 pts max)
- 7b - Priority II: as detailed of Attachment L. Points 0.12 (12 pts max)
- 7c - Priority III: as detailed of Attachment L. Points 0.9 (9 pts max)
- 7d - Priority IV: as detailed of Attachment L. Points 0.6 (6 pts max)
- 7e - Priority V/VI: as detailed of Attachment L. Points 0.25 (3 pts max)

Total Preference Points (Additional) 50  
TOTAL 137 87

Signature of Reviewer: [Signature]

Date: 06.20.22

Attachment 2

Evaluation From: RFP#GHURA-COCC-022-001 Legal Counsel Services

Name of Firm: Law Office of Anthony C. Perez

Evaluation Criteria:

Submitted proposals will be evaluated on the basis of the following criteria with each item being given a weight:

- 1) The Proposer's DEMONSTRATED UNDERSTANDING of the requirement. Points 25 (25 pts max)
- 2) The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN. Points 10 (20 pts max)
- 3) The Proposer's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT plan (including staffing of key positions, method of assigning work and procedures for maintain level of services, etc.). Points 10 (20 pts max)
- 4) The Proposer's DEMONSTRATED EXPERIENCE with HUD housing programs or other similar federal programs, and the Proposer's DEMONSTRATED SUCCESSFUL PAST PERFORMANCE (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. Points 25 (25 pts max)
- 5) The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED, based upon the opinion of the evaluators. Points 2 (5 pts max)
- 6) The PROPOSED COSTS the Proposer proposes to charge the Authority to provide the required work. Points 5 (5 pts max)

Total Points (not inclusive of Preference Points) Total Points ~~72~~ 77

Preference Evaluation Factor: the following factors will be utilized by the Authority to evaluate each proposal received.

- 7 - Section 3 Business Preference Participation: a firm may qualify for Section 3 status as detailed within Attachment D (note: max 5 points awarded) Points 5 (5 pts max)
  - 7a - Priority I: as detailed of Attachment L Points 15 (15 pts max)
  - 7b - Priority II: as detailed of Attachment L Points 12 (12 pts max)
  - 7c - Priority III: as detailed of Attachment L Points 9 (9 pts max)
  - 7d - Priority IV: as detailed of Attachment L Points 6 (6 pts max)
  - 7e - Priority V/VI: as detailed of Attachment L Points 3 (3 pts max)
- Total Preference Points (Additional) Total Points 50

Total Points (inclusive of preference points) TOTAL 127

Signature of Reviewer: [Signature]

Date: 6/20/22

Attachment 2

Evaluation From: RFP#GHURA-COCC-022-001 Legal Counsel Services

Name of Firm: McDonald Law Office

Evaluation Criteria:

Submitted proposals will be evaluated on the basis of the following criteria with each item being given a weight:

- 1) The Proposer's DEMONSTRATED UNDERSTANDING of the requirement. Points 25 (25 pts max)
- 2) The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN. Points 20 (20 pts max)
- 3) The Proposer's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT plan (including staffing of key positions, method of assigning work and procedures for maintain level of services, etc.). Points 20 (20 pts max)
- 4) The Proposer's DEMONSTRATED EXPERIENCE with HUD housing programs or other similar federal programs, and the Proposer's DEMONSTRATED SUCCESSFUL PAST PERFORMANCE (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. Points 25 (25 pts max)
- 5) The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED, based upon the opinion of the evaluators. Points 5 (5 pts max)
- 6) The PROPOSED COSTS the Proposer proposes to charge the Authority to provide the required work. Points 5 (5 pts max)

Total Points (not inclusive of Preference Points)

Total Points 100

Preference Evaluation Factor: the following factors will be utilized by the Authority to evaluate each proposal received.

- 7 - Section 3 Business Preference Participation: a firm may qualify for Section 3 status as detailed within Attachment D (note: max 5 points awarded).
  - 7a - Priority I: as detailed of Attachment L
  - 7b - Priority II: as detailed of Attachment L
  - 7c - Priority III: as detailed of Attachment L
  - 7d - Priority IV: as detailed of Attachment L
  - 7e - Priority V/VI: as detailed of Attachment L
- Total Preference Points (Additional)

ASD

~~Points 5 (5 pts max)~~

~~Points 15 (15 pts max)~~

~~Points 12 (12 pts max)~~

~~Points 9 (9 pts max)~~

~~Points 6 (6 pts max)~~

~~Points 3 (3 pts max)~~

~~Total Points 50~~

Total Points (inclusive of preference points)

TOTAL 150  
100

Signature of Reviewer: [Signature]

Date: 6/20/22

**McDonald Law Office, LLC**

**Costs Table  
RFP#GHURA-COCC-022-001**

RFP Section	Item No.	Qty.	U/M	Description
F	1	150.00	HOURS	Partner (Per Hour), including clerical, non-litigation
F	1	175.00	HOURS	Partner (Per Hour), including clerical, ordinary/special litigation
F	2	145.00	HOURS	Associate (Per Hour), including clerical
F	3	85.00	HOURS	Paralegal (Per Hour), including clerical
F	4	No charge up to 200 pages. External vendor cost over 200 pages.	EACH	Reimbursable Copy Cost: Subject to the prior written approval of the GHURA and at the rate proposed and or negotiated.

LAW OFFICE OF  
ANTHONY C. PEREZ

May 27, 2022

Ms. Elizabeth Napoli  
Executive Director (Acting)  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Ave.  
Sinajana, Guam 96910


**Re: RFP#GHURA-COCC-022-001-Legal Services Proposal Fee**

Dear Ms. Napoli:

The Law Office of Anthony C. Perez (“Offeror”) strives to provide the most capable legal services on Guam at a compensation rate that is fair and reasonable to the Guam Housing and Urban Renewal Authority (“GHURA”). I propose to perform legal services to GHURA at the rate of \$200.00 an hour including clerical. I will be the only attorney providing services and there will be no charge from any associate or paralegal. The proposed hourly rate shall further be the same for special or extraordinary litigation. Such proposed hourly rate is lower than what Offeror normally bills for his private clients. Thank you for your consideration in this matter.

Very truly yours,

**LAW OFFICE OF ANTHONY C. PEREZ**

  
\_\_\_\_\_  
Anthony C. Perez, Esq.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2022-013**

**Moved By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**RESOLUTION TO APPROVE THE APPOINTMENT OF MR. FERNANDO B. ESTEVES AS THE DEPUTY DIRECTOR**

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

**WHEREAS,** the **GHURA** Board of Commissioners is empowered to employ a Deputy Director who shall serve at the pleasure of the Board; and

**WHEREAS,** the Deputy Director will be compensated at E-SG3-8(C) \$92,496.00 per annum; \$44.47 per hour

**WHEREAS,** funding for this position is available under COCC funds; and now therefore be it

**RESOLVED,** the Board of Commissioners hereby appoints Mr. Fernando B. Esteves to the position of Deputy Director and to be effective Monday, August 1, 2022.

**IN REGULAR BOARD MEETING, HAGATNA, GUAM - JULY 26, 2022**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAINED:**

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **JULY 26, 2022**.

**( S E A L )**

\_\_\_\_\_  
**JOHN J. RIVERA**

Chairman, Board of Commissioners

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

UFISINAN I MAGA'HAGAN GUAHAN  
OFFICE OF THE GOVERNOR OF GUAM

June 23, 2022

**BOARD OF COMMISSIONERS**

Guam Housing & Urban Renewal Authority  
117 Bien Venida Ave.  
Sinajana, Guam 96910

*Hafa Adai* Commissioners:

Please be advised that I am nominating Mr. Fernando B. Esteves to serve as the Deputy Director of the Guam Housing and Urban Renewal Authority (GHURA). Pursuant to your authority under 12 GCA § 5103(g), I respectfully request your favorable consideration of my nominee.

Mr. Esteves possesses the qualities and character necessary to carry out GHURA's mission, and to renew and redevelop our community, properly plan for development, and ensure efficient delivery of critical services to our people.

Mr. Esteves's informational packet is attached. Thank you for your attention to and support in this matter.

Please do not hesitate to contact my office should you have any questions, or wish to further discuss this matter.

*Senseramente,*

A handwritten signature in black ink, appearing to read "Lourdes A. Leon Guerrero".

**LOURDES A. LEON GUERRERO**

*Maga'hagan Guahan*  
Governor of Guam

Attachment

cc: *Honorable* Joshua F. Tenorio, Lt. Governor of Guam

# Family Self-Sufficiency Program

Status Report: January 2022 – June 2022  
 Prepared By: Sandrina Cepeda

## PROJECT SUMMARY:

Goal – To enable HUD-assisted families to increase their earned income, reduce dependency on welfare assistance and rental subsidies, and build financial capability and increase assets. To work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources which enable participants to avail of access to education, job training, and employment by linking participants to available community resources.

The program provides a financial incentive by way of an escrow savings account which participants may use to improve their quality of life and advance their personal goals. Escrow deposits occur when the household earnings of FSS participants increase, and lead to an increase in rent. The amount of monthly escrow is generally the equivalent of the increase in rental. Escrow is released to families upon successful completion of their FSS obligations under the contract of participation.

Active Participants	138 (S8=108 + PH=30)	Graduates Since Inception	93
Mandated FSS Slots	76	New Recruitments	27 (S8=21 + PH=6)
Progress Reports Processed	137	Portability	1 Family (pending)
EOP (Section-8)	12	EOP (Public Housing)	4
Waitlist (Section-8)	101	Waitlist (Public Housing)	63

- Graduate(s) this reporting period = 4      Total Earned Escrow Payouts = \$39,955
- Processed 137 Progress Reports / Re-Exams (Annual = 73 + Interim = 21 + Enrollments = 27 + EOP = 16)

## PARTICIPANT STATISTICS:

- TOTAL ACTIVE PARTICIPANTS DURING REPORTING PERIOD: **138**
  - 108 (78%) Section-8 Participants
  - 30 (22%) Public Housing Participants      = AMP 1 = 3    AMP 3 = 1  
    AMP 2 = 12    AMP 4 = 14
- PARTICIPANT AGE RANGE & GENDER:

Section-8 Participants (78%)							Public Housing Participants (22%)								
	21-30	31-40	41-50	51-60	61-70	71+		21-30	31-40	41-50	51-60	61-70	71+		
Male	0	3	5	7	0	0	Male	1	0	1	2	0	0		
Female	16	31	30	14	2	0	Female	3	14	8	1	0	0		
<b>Section-8 Total Participants:</b>							<b>108</b>	<b>Public Housing Total Participants:</b>							<b>30</b>

## PARTICIPANT GOALS:

Homeownership	34% (46)	Business Owner	3% (4)
Employment	13% (19)	Purchase a Vehicle/Drivers' License	17% (24)
GED/High School Diploma	13% (18)	College Degree/Certification	20% (27)



# Family Self-Sufficiency Program

Status Report: January 2022 – June 2022

Prepared By: Sandrina Cepeda

## EARNED INCOME STATISTICS:

- Average Increased Earnings during this reporting period = **\$9,341.**
- 38 (28%) FSS families increased earned income during this reporting period
  - 26 (69%) of these constitute Head of Household
  - 12 (32%) of these constitute other Adult Household Member(s)
- 87 (63%) Heads of Household are employed at 1<sup>st</sup> half
- 10 (7%) of Households gained new employment at 1<sup>st</sup> half
- 41 (30%) of Heads of Household are unemployed at 1<sup>st</sup> half

## ESCROW STATISTICS: CUMULATIVE AT JUNE 2022

- Total Escrow held in Trust = **\$189,277.**
  - 39% (54 of 138 Families) hold Escrow:
    - S8 = 42 (39%) of 108 participants (\$174,889.)
    - PH = 12 (40%) of 30 participants (\$ 14,388.)
- Increased Escrow Earnings = 24 participants (44%) / Average Monthly Increase = \$171.
  - Highest Increased Escrow Earnings for this period = \$449.
- Total Cumulative Escrow Payout = \$770,306 (Average payout is \$8,283.)
  - Largest Escrow Payout, to date = \$38,221 (Santos, Corene (S8) = Homeownership)
  - Second Largest Payout, to date = \$25,062 (Vidal, Roy (PH) = Permanent Employment)

## VIRTUAL WORKSHOP(S) : (BUDGETING & RENTERS-101)

Renters-101 Attendees:	31	ABC's of Credit Attendees:	14
Basic Banking Attendees:	21	Pathways to Homeownership Attendees:	14
Basic Budgeting Attendees:	21		
*Of the total Budgeting Participants, 28 were from S8 HCV households, and 7 were from PH households			
*Of the total Renters-101 Participants, 29 were from S8 HCV, and 2 were from PH household			

## ADMINISTRATIVE TASKS:

Task	%	Task	%
Partnerships with Service Providers	15%	Research Additional Resources	5%
Outreach & Recruitment	30%	Meetings (in-house)	5%
Documentation of Participant Files	15%	Case Management & Client Services	30%
<b>Total = 100%</b>			

\*Multiple Services provided to Individual Participants      \*Services offered to all Adult Household Members

# Family Self-Sufficiency Program

Status Report: January 2022 – June 2022

Prepared By: Sandrina Cepeda

## SERVICE COORDINATION PERFORMED:

Workshop Title	Participants	Workshop Title	Participants
GHURA Renewable Affordable Homes	1	Guam Housing Corporation	1
Housing Counseling	1	American Job Center	16
GCC Adult Education Program	10	DPHSS Child Development Block Grant	1
GCC Post-Secondary Program	2		
Financial Education Series: Budgeting Basics & Basics of Banking	21	Financial Education Series: ABC's of Credit & Pathways to Homeownership	14
Health Fairs (Outreach & Education)	All Families Contacted	Job Fairs: (Outreach & Education)	All Families Contacted

## OUTREACH & EDUCATION:

- Employment Opportunities: All FSS families are contacted and linked with employment opportunities by way of job fairs and job announcements. PC's meet with families who attend, assist with application process, and resume preparation prior to events. All FSS families are contacted and linked with employment opportunities by way of job fairs and job announcement notifications (Email, Telephone Calls, One-to-One Appointments);
  - During this reporting period, there were eighteen (18) Job Fairs, some of which included:
    - Department of Labor Job Readiness Workshop;
    - Department of Labor Island-Wide Job Fair;
    - University of Guam Annual Job Fair;
    - Guam Department of Education Job Fair; and numerous
    - Hotel and Restaurant, Telecommunications, & Service Industry Job Fairs
  - Networking opportunities with potential employers are taken to discuss the FSS program with attending Human Resources personnel
- Training/Certification Program Opportunities: FSS families are linked with Program Coordinating Committee Partners to assist FSS participants with moving into the workforce. Entrepreneurial and Certification/Training opportunities afforded to FSS families include:
  - GUMA (Guam Unique Merchandise & Art) Entrepreneurial Training Program Orientation, *I Bisinum Mami*, for those interested in starting a home-based business;
  - Guam Community College (GCC) Bootcamps (includes Ship Repair Certification, Diesel Mechanic Certification, Bus Driver Certification & Childcare Certification Programs
  - Department of Labor /American Job Center: Job Readiness Workshop, Hospitality Training, and Telecommunications Training;
  - Scholarship Opportunities: In partnership with the Guam Bureau of Women's Affairs (GBWA) the GBWA Scholarship Review Committee has awarded five (5) FSS program participants with "*I Nina'metgot Famalao'an*" adult high school program scholarships. FSS Program Coordinators selected 5 Female Heads of Household, with children who listed "Obtain High School Diploma" as their Final Goal. Program Coordinators worked closely with them to prepare their application packets, and ensure submission before the deadline. Participants were also required to submit a short essay about how they believe they would benefit from the award

# Family Self-Sufficiency Program

Status Report: January 2022 – June 2022

Prepared By: Sandrina Cepeda

## OUTREACH & EDUCATION (CONTINUED):

- (i.e. to secure gainful employment, to advance their career, or continue with post-secondary education). Scholarship awards amount to \$500 each, and covers the cost of testing fees. Any monies remaining are provided directly to the participant.
- Health Fairs: FSS Coordinators regularly provide families with health fair information to include wellness checks, immunization clinics, dental clinics, and etc. Health Outreach opportunities include:
    - Department of Public Health and Social Services Immunization clinics;
    - Guam Behavioral Health & Wellness Clinic Crisis Hotline & Counseling Services;
    - Guam Behavioral Health & Wellness Children's Mental Health Jamboree;
    - Todu Guam Foundation Adult Medical Outreach (Adult Physical Exams, Blood Sugar Checks, etc.)
    - Todu Guam Foundation School-aged children (Immunization & Annual Physical outreach)
  - Provide flyers, applications and contact information to potential participants via AMP resources; Maintain contact with potential participants currently wait-listed to sustain their interest and enthusiasm; Include wait-listed participants on communications intended for current participants (ie: Job Fairs, Job Announcements, Health Fairs, etc);
  - FSS Coordinators continue to participate in online webinars offered through HUD and the Consumer Financial Protection Bureau, relative to financial coaching, housing certification, and running an effective FSS program;
  - FSS Coordinators maintain an affiliation with Compass Working Capital via their FSS link. CWC provides Coordinators with coaching programs intended to empower FSS families as they build assets, and achieve financial goals such as prioritizing debt, building effective budgets, and other feasible discussions. The website also affords for the opportunity to network with other FSS programs across the United States, for ideas, problem solving, and other FSS related topics.
  - Over the course of the past month, Team FSS with the assistance of our Guam Summer Youth Employment Program participant has completed the winten2+ scanning and shredding of 84 expired participant files. This is a continuation of the 2021 project, which helped to ensure that participant information remains safe in the event of natural disasters, freed up much needed office space, and ensured a smaller FSS footprint;
  - Program Coordinators regularly seek out free family/community activities to share with FSS participants, which encourage and promote family time activities, such as the Tango Theater Free Family Movie Night(s).
  - Toys-for-Tots 2021 (Annual Event);
    - FSS received a total of 172 gifts from GHURA's staff and management. All GHURA families with children aged 0 – 17 were invited to participate in choosing the gift of their choice.
  - Guam System for Assistive Technology (GSAT) Expo was held at the Agana Shopping Center in April 2022. The expo aims to assist and support individuals with disabilities, their families, and seniors. Team FSS invited FSS families who meet the criteria to attend and participate. Team FSS was in attendance for one-to-one assistance as they presented themselves, as well as outreach for new enrollees.
  - Peer Representation: Introduce potential participants to current or previous participants and/or successful graduates; provide them with first-hand information on their personal experiences, successes, and growth while in the program;

# Family Self-Sufficiency Program

Status Report: January 2022 – June 2022

Prepared By: Sandrina Cepeda

## GRADUATES:

During the first half of Calendar Year 2022, the FSS Program successfully graduated 4 participants. The 4 participants effectively completed all activities outlined in their respective Individual Training and Services Plan (ITSP), as well as attained both their Interim and Final Goals. A brief description of these goals is listed below. Participant testimonials are attached for reference.

<b>Participant:</b>	<b>Program:</b>	<b>Final Goal:</b>	<b>Completion Date:</b>	<b>Escrow Award:</b>
WALICHU, Joyce	S8-HCV	Employment/Career	February 22	\$ 9,113.27
DUKE, Aubriani	S8-HCV	Prepare for Homeownership	May 22	\$ 0.00
CORPUS, Karl	PH	Purchase a Vehicle	March 22	\$12,865.58
CANDOLETA, Alisha	S8-HCV	Obtain Accounting Degree	June 22	\$18,031.78

\*In the case of Aubriani Duke, enrollment began September 2021, with a final goal of Preparing for Homeownership. She was a very active FSS participant, and joined in on numerous FSS related activities. At March 2022, the households adjusted monthly income exceeded FMR for her unit size, which made her eligible for graduation. Unfortunately, she was not entitled to escrow during her period of participation. The household opted out of remaining under the S8-HCV for 6 months, ending their participation.



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Ben Venida Avenue, Sitaguena, GU 96910  
Phone: (671) 477-9851 Fax: (671) 300-7565 TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



February 07, 2022

To: Ray S. Topasna, Executive Director  
Elizabeth F. Napoli, Deputy Director

Via: Norma P. San Nicolas, Section-8 Administrator

From: Sandrina Cepeda, Family Self-Sufficiency Program Coordinator

Subject: Certificate of Completion (Graduation) – WALICHU, Joyce

Hafa Adai! GHURA's Family Self-Sufficiency (FSS) Program is happy to announce our first graduate for Calendar Year 2022, Ms. Joyce Walichu.

Joyce's FSS journey began on March 1, 2017, with the intended goal of "Obtaining (Full-Time) Employment in the Retail/Customer Service Field". Upon enrollment, Joyce was employed on a part-time basis as a cashier with Island Fresh (currently "Cost-u-Less" (CUL)). She had been seeking to secure full-time employment for some time, but as a single mother, and without very much by way of a support system, she faced numerous challenges. At the time of enrollment, her three (3) children were all school aged, the youngest being five (5).

In March of 2018, after many months of trying, Joyce was able to secure full-time employment. Within the year, she was offered training opportunities by her employer, intended to prepare her for possible Lead Cashier promotion/responsibilities. Soon thereafter, she was promoted to Lead Cashier, and then in January 2019, after obtaining certification, she was promoted to Supervisor of Sales Staff and Customer Service.

Since her promotion, Joyce has received numerous additional Safety Awareness & Risk Mitigation training opportunities and certifications provided through her employer. Other certifications received include, "OSHA Safety & Hazard Recognition", provided by OSH Solutions and "Fall Protection" provided by the Department of Labor. These certifications will be very useful to her as she continues to grow her career in the retail field. She looks forward to additional promotions, and one day managing one of the CUL stores.

During her participation with the program, Joyce was linked with Program Coordinating Committee partners at the Department of Labor, American Job Center, Bank of Hawaii, and the University of Guam, to name a few. She also participated in numerous Family Self-Sufficiency program workshops to include Renters-101, the Smart Money Seminar series (extended), and the Expanded Food & Nutrition Education Program (EFNEP). FSS Program Coordinators worked closely with Joyce to provide her with proper budgeting skills and techniques, to fully grasp the importance of paying down her debt, and to ensure she understands and adheres to the terms of her Lease Agreement.

Joyce expresses her profound appreciation for the guidance, support, and motivation she has received through the years from her FSS Coordinators. She shares that the budgeting courses which were provided to her were by far, of the greatest benefit, as she was never made to realize the importance of making sound financial arrangements/decisions, saving for a rainy day (as well as saving for sunny days!), and ensuring her debt was paid on time. While still a challenge at times, she is grateful for the knowledge received, and shares that she will continue to practice the lessons she has learned through her FSS participation.

FSS is grateful to have been able to partake in Joyce's journey, and contribute as she has progressed and evolved through the years. We congratulate her on her determination, commitment, and resolve to also teaching her children the importance of good budgeting skills, and fiscal responsibility.

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

Joyce Walichu  
P.O. Box 27235  
Barrigada, Guam 96921

January 27, 2022

Guam Housing & Urban Renewal Authority  
Family Self-Sufficiency Program  
117 Bien Venida Avenue  
Sinajana, Guam 96910

Hafa Adai,

I am grateful to be in this program (Family Self-Sufficiency). In July 2015 I got my voucher for section-8, and the same month I signed up for the FSS program. On the day I had my pre-screening they gave us the brochure for this program, I signed up right away. Nine months later I got selected for the program. I was very excited and thankful at the same time. I remembered the first workshop I had was the Renters-101, coordinated by you and Pauline. It was very helpful!

You talked about Foundations for having a clean, safe, and healthy home, Safety Leadership, Managing Debt, Making a Budget. All the pep talks I received throughout my participation were very useful to keeping me focused, and I really appreciate it.

I also attended the Money Seminars about Budgeting offered with FSS and Bank of Hawaii. I learned how to establish my credit and how to save money instead of spending. I learned a lot from them. Also, I attended the program (EFNEP) Expanded Food and Nutrition Education Program. This program (EFNEP) teaches how to eat healthy, Eating Smart Being Active, Plan Shop Save, How to grow our own garden, and local produce. I learned a lot from this workshop also.

In time I observed that it is rare to meet someone as organized and helpful as Sandrina and Pauline. They made me realize how knowledgeable and supportive they are. In every presentation or during their pep talk there was something useful that I found. I really appreciate their time and effort. Their input into this program is really helpful to explain everything to know and to survive in life. They teach me how to save money, how to budget money, how to eat healthy and how to keep my home clean and tidy.

When I started with this program, I was only a Part-Time Cashier at Island Fresh. Now, I am a Full-Time Customer Service Supervisor. I am very grateful for all the things I have learned from this program. That is why, I want to recommend everyone and everybody who's on public assistance to sign up for this program (FSS) to learn everything you need to know and how to be self-sufficient for the rest of your life.

I am thankful to you guys for all the hard work and effort you input for this program. You guys showed me every opportunity to be successful. Like jobs, furthering our education, being sufficient and etc. It's absolutely a great experience for me. I learned a lot from this program.

Sandrina and Pauline are amazing individuals. They were always on the top of their game. They always knew exactly where every opportunity and task to do. That is why, I want to recommend everyone and everybody who's on public assistance to sign up with this program to learn everything you need to know and how to be self-sufficient for the rest of your life. I am working on mine, little at a time, getting there. I am truly grateful for everything you guys have done for me and my family. I really appreciated it.

Respectfully,



Joyce Walichu







# GHURA


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Website: [www.ghura.org](http://www.ghura.org)




April 07, 2022

To Elizabeth F. Napoli, Acting Executive Director   
Audrey A. Aguon, Acting Deputy Director 

Via Sandrina Cepeda, Family Self Sufficiency Program Supervisor   
Norma P. San Nicolas, Section 8 Administrator 

From Pauline Santos, Family Self Sufficiency Program Coordinator 

Subject Certificate of Completion (Graduation)- CORPUS, Karl 

Hafa A dai! GHURA Family Self Sufficiency (FSS) Program is happy to announce our second graduate for the Calendar Year 2022, Mr. Karl Corpus.

Karl began his FSS journey on April 01, 2017, with the final goal of "Purchasing another vehicle" and the interim goal of "obtaining insurance coverage". Upon enrollment and throughout his participation in the program, Karl maintained his employment with Guam Radiology Consultants and achieve full-time status as security personnel. At the time, he was the only one working to support his family, they had only one vehicle which was unreliable for a family of six, and face some challenges in obtaining another vehicle.

The turning point was when he has taken the mass transit to attend a workshop and was denied entry due to arriving late. It made him realize he needed to work on saving money to attain his goal of another vehicle. After many years have passed, Karl's determination paid off. He was able to purchase a second-hand vehicle in July 2021 and obtain full coverage insurance in October 2021 for one full year (which is subject to yearly renewal).

During his participation in the program, Karl was linked with the Program Coordinating Committee such as the Bank of Hawaii, University of Guam, Department of Public Health & Social Services, to name a few. He even participated in Family Self Sufficiency program workshops such as the Renter's 101. He has been a dedicated resident of the Public Housing Program in which he was nominated and appointed as a Resident Member of the Board of Commissioners for our agency. He was confirmed at the Guam Legislature on March 2021 and will continue to serve this honorary position for the next five years.

FSS is very proud of Karl's determination and dedication to maintain his employment, acquire another vehicle with full insurance coverage for his family, and serve as a resident member of the GHURA Board of Commissioners. We are truly inspired and happy to be part of his journey!

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

Karl E. Corpus  
1 Road A7G-35  
Dededo, Guam 96929

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April 01, 2022

Guam Housing and Urban Renewal Authority  
Family Self-Sufficiency (FSS) Program  
117 Bien Venida Avenue  
Sinajana, Guam 96910

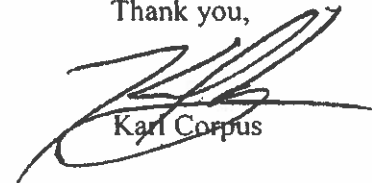
ATTN: FSS Program Coordinators

In 2015, I applied for the Public Housing Program. I moved in 2016 to Public Housing and served on the Resident Advisory Board. I gave helpful advice on conditions and improvements for the GHURA 35 development where my family and I reside. In one of these meetings, I learned about the Family Self-Sufficiency (FSS) Program and submitted my application immediately. Once I was selected, my first meeting was on March 17<sup>th</sup>, 2017. Since my vehicle at that time wasn't reliable, I took the mass transit (public transportation) to get to the meeting. Due to my current situation, and after a discussion with Pauline, I have decided to set my main goals of obtaining a reliable vehicle and car insurance. The training from the GHURA FSS program and other link services offered was a great help. My wife Helena applied for and received training with the American Job Center (Department of Labor) located at the Bell Tower. She completed her classes in medical coding and was temporarily placed to work at the Doctor's Clinic. When the temporary job ended, the Doctor's Clinic hired her, and she continues to work there today.

As for myself, I'm still currently working for Doctor Berg at the Guam Medical Plaza, handling security since July 15<sup>th</sup>, 2015. The turning point which motivated me to achieve my goals occurred when I was set to attend a FSS workshop at the GHURA Main Office in Sinajana. I took the mass transit on 2 separate buses and when I arrived, I was denied entry because I was late. I was determined from then on to start saving more money into my account. It paid off on July 2021 as I finally purchased a vehicle and secured car insurance. Later this year, continuing my journey towards self-sufficiency, I will be attending the Smart Money Seminar in partnership with Bank of Hawaii which will focus on understanding my credit and what steps to take on becoming a homeowner.

Last year, I was asked to join the GHURA Board of Commissioners as a Resident Member. I was appointed and sworn in on March 15<sup>th</sup>, 2021. Although it's very challenging, I believe I may be able to provide feedback coming from a GHURA resident's perspective. It makes me feel better in my heart that I am actually helping others in the same situation that my family is in. I want to thank the FSS Coordinators for their assistance and look forward to graduating from the FSS program. It was very beneficial and strongly encourage other families to join this program.

Thank you,



Karl Corpus





# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima` Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 Fax: (671) 300-7565 TTY: (671) 472-3701



July 06, 2022

To: Elizabeth F. Napoli, Executive Director (Acting) *E.F. Napoli*  
Audrey A. Aguon, Deputy Director (Acting) *A. Aguon*

Via: Norma P. San Nicolas, Section-8 Administrator *N. San Nicolas*

From: Sandrina Cepeda, FSS Program Coordinator III *S. Cepeda*

Subject: Family Self-Sufficiency (FSS) Program  
Alisha R. Candoleta (S8), Certificate of Completion

Hafa Adai! GHURA's Family Self-Sufficiency (FSS) Program is delighted to introduce our newest FSS graduate, **Ms. Alisha R. Candoleta**. Alisha began her journey with FSS in July 2017, with the intended goal of obtaining an Associate Degree in Accounting, and an interim goal of paying off her outstanding balance with the Guam Community College (GCC). As of this writing, she has successfully met those goals!

Alisha is a single parent to 4 children, ranging in ages from 3 to 12 years old, who had been unemployed for about one year prior to her enrollment with the FSS Program. She had been employed by First Hawaiian Bank as a Bank Teller between February 2016 and July 2016. Prior to this, she had been employed by child care centers, with aspirations of becoming a nurse. At enrollment, Alisha initially opted to earn her Nursing Degree as her named goal. Alisha also had a great enthusiasm for numbers, and was simultaneously contemplating pursuing a Degree in Accounting. Soon after her FSS enrollment, she gained employment as an Accounting Technician I with the Government of Guam's Port Authority of Guam (PAG), which she enthusiastically accepted. This reignited her enthusiasm for accounting, and became the catalyst she needed to determine her path forward. It was the sign she looked-for to pursue an Accounting Degree. She called me immediately, enthusiastic to share the good news, and to discuss the idea of modifying the final goal on her Individual Services and Training Plan (ITSP).

After extensive deliberation, and witnessing her light up at the idea of attaining an Accounting Degree, we came to a mutual conclusion that she had definitely found her calling. We immediately prepared the paperwork necessary to modify her final goal, and it was off to the races! Alisha enrolled with the Guam Community College, and has been on an upward trajectory ever since. There doesn't seem to be any stopping her as she continues to conquer and overcome her obstacles, and her career continues to take off!

During her participation, Alisha partook in numerous FSS Program events such as Renters-101, and budgeting workshops, which included the 4 series Smart Money Seminar. The seminar encompasses Basic Banking, Basic Budgeting, ABC's of Credit, and Pathways to Homeownership. She has consistently provided the program with regular updates on her accomplishments, sought advice and guidance when she was met with a barrier, and has in every way, been an exemplary participant!

(continued)



Noteworthy to mention, throughout her enrollment with the Guam Community College, Alisha has consistently ranked in the top percentile of her classes, earning her recognition for outstanding achievement, and placement on both Deans' list, and Presidents' list. This further advanced her growth as she was able to benefit from additional scholarships/financial aid toward her tuition.

Along the way, Alisha maintained employment with the PAG, and continued to advance her career. In May of 2020, she earned her first promotion, and is currently an Accounting Technician II. She consistently receives "outstanding" annual performance evaluations, and will soon celebrate her 5<sup>th</sup> year employment anniversary. Recently, she received her Notice of Assessment for a promotional position of Accountant I within the PAG. With her strong work ethic, and her new Accounting Degree, Alisha is confident she will realize this promotion!

Alisha is excited for all the new opportunities which await her, and looks forward to continued and consistent progression on the self-sufficiency train! Over the past few months, she has expressed a paramount interest in the prospect of homeownership through the Section 8 Homeownership Program. FSS has been very pro-active in providing her with all available information, contacts, and guidance that we possibly can, to include making connections with GHURA's in-house Certified Housing Counselors. She is also determined to complete her degree/education next Fall, and obtain a Bachelor of Science (BS) in Accounting.

She has communicated that in spite of the hard work, and oft times challenging situations she had faced during her FSS journey, she is extremely grateful to the FSS team for providing guidance, support, resources, and instilling a sense that with dogged determination and a readiness to let go of her apprehension, she could conquer any hurdle.

It was an absolute joy to work so closely Alisha, and I am enormously proud of her determination to succeed, her numerous accomplishments, and her continued growth. I feel both privileged and grateful to have shared in her challenges, as well as her successes, and look forward to sharing in her continued advancement! Team FSS has every confidence that with her perseverance and diligence, Alisha and her family will realize all the upcoming goals they have set for themselves! We most heartily congratulate Alisha, and commend her on her sustained commitment to utilizing the knowledge she gained as a result of her participation in GHURA's FSS Program. We wish her every success as she continues her journey toward homeownership, and further economic self-sufficiency!

Alisha R. Candoleta  
551 Route 10, Apt 101, PMB 501  
Mangilao, Guam 96913

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July 07, 2022

Guam Housing and Urban Renewal Authority  
Family Self-Sufficiency (FSS) Program  
117 Bien Venida Avenue  
Sinajana, Guam 96910

ATTN: Ms. Sandrina Cepeda  
FSS Program Coordinator

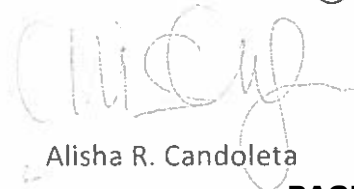
Hafa Adai Ms. Sandrina!

"Thank you" does not begin to describe the immense gratitude I have for you, your generosity and the motivation you have given me throughout the years of me pursuing my degree in accounting. I appreciate all your follow ups, reminders, and words of wisdom that really pushed me to do my very best and finish strong. I could not have asked for a better FSS Coordinator/Caseworker!

I am truly grateful that I had the opportunity to be a part of this program. It has been and will continue to be, very beneficial to myself and my children. If I was not selected for the FSS program, I would not have ever considered that I could pursue and actually complete my degree. As a single parent, I was met with many challenges in trying to pay off my outstanding tuition that had been due to the Guam Community College (GCC) since 2015. Because of this outstanding balance, I had been unable to enroll for new classes. With your guidance, and the help of an FSS interim disbursement, I was able to pay-off that debt in February 2020. Once the debt was clear, I was able to re-enroll with GCC to begin the Fall 2020 semester. I participated every semester since then, to include Summer Sessions, and completing my degree this Spring 2022!

Participating in the FSS Program has changed my life and definitely opened more doors of opportunities in pursuing my goals of becoming an Accountant, purchasing my very first home, and becoming SELF-SUFFICIENT!

Respectfully,  
Your "Star Student" 😊



Alisha R. Candoleta