



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., November 26, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, November 19, 2024

2nd Printing – Sunday, November 24, 2024

III. APPROVAL OF PREVIOUS BOARD MINUTES – November 12, 2024

IV. NEW BUSINESS

PAGE (S)

1. Resolution No. FY2025-009 1 - 5

Resolution approving the Condemnation of properties by eminent domain of Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2, including fee simple title thereto, for public use.

2. Resolution No. FY2025-010 6 - 8

Resolution approving the Amendment authorizing GHURA to accept an additional two million five hundred thousand dollars (\$2,500,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for Community Development Projects; an additional two hundred thousand dollars (\$200,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for associated administrative costs; and the ratification of all Board of Commissioners actions taken pursuant to Resolution Nos. FY2024-016 and FY2024-016(A).

V. OLD BUSINESS

1. Resolution No. FY2025-008

Resolution to extend loan funds to Manelu by GHURA

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. 2024 LIHTC QAP / Application Cycle 9 - 24

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

VII. ADJOURNMENT

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

6 - ELEVATOR INSTALLER HELPER WITH 1 YEAR EXP. \$12.67 PER HR.*

Assists installer in the assembly of elevators. Maintains tools & equipment with knowledge of basic hand tools & power tools. Performs daily check of rigging equipment. Operates power tools, drills, saws, grinder. Operates chain block & hoist. Prepares & sets up workstation for the installer. Performs daily clean-up of pit & hoist way lobby & is able to work on heights. Maintains & checks barricades. Moves materials.

Benefits: Roundtrip airfare for off-island hire; lodging @\$80.00 per week; local transportation from employer's designated lodging facility to/from jobsites; medical insurance provided.

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

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

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

Apply in person at American Job Center
414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2025-016



GUAM MEMORIAL HOSPITAL AUTHORITY

ATURIDÁT ESPETÁT MIMURIÁT GUÁHÑ



Board of Trustees Meeting

Date: Tuesday, November 26, 2024
 Time: 5:00 p.m.
 Meeting will take place via Zoom Video Conferencing.
 Meeting ID: 889 2761 9303
 Passcode: 907879

AGENDA:

I. Call Meeting to Order and Determination of Quorum; II. Open Government Compliance: A. Publication, November 19, 2024, B. Publication, November 24, 2024, C. GovGuam Notices Portal & Website Posting; III. Approval of the Minutes: A. October 30, 2024; IV. Guam Memorial Hospital Volunteers Association Report; V. Management's Report: A. Above-Step Recruitment Petition for Julianne Bernadette Lalic; VI. Old Business: None; VII. New Business: A. Joint Conference and Professional Affairs: 1. Res. 2025-06, Relative to the Reappointment of Active Medical Staff Privileges; 2. Res. 2025-07, Relative to the Appointment of Active Associate Medical Staff Privileges; 3. Res. 2025-08, Relative to the Appointment of Provisional Medical Staff Privileges; 4. CY2023 Strategic Goal 5: Engage Physicians; B. Human Resources: 1. CY2023 Strategic Goal 4: Engage the Healthcare Workforce; C. Facilities, Capital Improvement Projects, and Information Technology: 1. USDA Community Facilities Grant; 2. Critical Infrastructure Projects (\$20M ARPA Funding); 3. CY2023 Strategic Goal 2: Enhance Infrastructure & Technology; D. Quality and Safety: 1. GMHA AAR/IP 2024 Radiation Incident - Mass Casualty (FSE) GMH; 2. GMHA AAR/IP 2024 Radiation Incident - Mass Casualty (FSE) SNF; 3. A-PS800 Patient Safety Program 2024; 4. CY2023 Strategic Goal 3: Transform Healthcare Services; E. Finance and Audit: 1. Resolution Relative to Approval of Patient Receivable Accounts Batch No. 2025-003; 2. CY2023 Strategic Goal 1: Achieve Financial Viability; F. Governance, Bylaws, and Strategic Planning: 1. CY2023 Strategic Goal 6: Engage & Partner with the Community; VIII. Public Comment; IX. Adjournment

For special accommodations, please contact Theo Pangelinan, EEO Officer, at (671) 647-2104, Monday through Friday from 8:00 a.m. to 5:00 p.m.

/s/ Lillian Perez-Posadas, MN, RN
 Hospital Administrator/CEO

This advertisement is paid with government funds by the GMHA.



Guam Memorial Hospital Authority
 Aturidát Espetát Mimuriát Guáñ
 850 Gov. Carlos G. Camacho Rd.
 Tamuning, Guam 96913



INVITATION FOR BID

GMHA IFB No. 010-2025: Pharmaceuticals I.V. Solutions

Submission Due: 9:00 a.m. ChST, Tuesday, December 03, 2024

Opening Time: 9:15 a.m. ChST, Tuesday, December 03, 2024

GMHA IFB No. 014-2025: Pharmaceutical Injectables I

Submission Due: 9:00 a.m. ChST, Tuesday, December 03, 2024

Opening Time: 10:30 a.m. ChST, Tuesday, December 03, 2024

GMHA IFB No. 017-2025: O.R. Supplies

Submission Due: 1:00 p.m. ChST, Tuesday, December 03, 2024

Opening Time: 1:15 p.m. ChST, Tuesday, December 03, 2024

GMHA IFB No. 018-2025: Radiology Supplies

Submission Due: 11:00 a.m. ChST, Thursday, December 05, 2024

Opening Time: 11:15 a.m. ChST, Thursday, December 05, 2024

Funding Source for Bids Listed Above: GMHA Operational Funds

All bids must be sealed, submitted with one (1) original and one (1) duplicate, and received by the Materials Management Department by the assigned due date. Hard copies of the Bidding documents are available until the submission date at the same department for a non-refundable fee of \$20.00 per set or can be downloaded from the GMHA website at no cost.

All interested firms must register with the GMHA Materials Management Department to participate in the bid. Please register online at www.gmha.org and for assistance you may call (671) 647-2165. Registration is required to ensure that all Amendments or Notices are communicated to all bidders throughout the bid process. GMHA shall not be liable for failure to provide notice to any party that did not register contact information with GMHA.

For more information, please visit our public information page at www.gmha.org.

/s/ Lillian Perez-Posadas, MN, RN
 Hospital Administrator/CEO

This advertisement was paid with GMHA Operational funds



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



Josua F. Tenorio
 Lieutenant Governor of Guam

Board of Commissioners Meeting Tuesday, November 26, 2024 at 12:00 PM. This meeting is open to the public via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/83086017248?pwd=pM14bMeAxPsKbYfRwRDb7NiNjlx.f.1>

Meeting ID: 830 8601 7248

Passcode: 201732

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWUokOmTOFOlyN48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - November 12, 2024
- IV. NEW BUSINESS
 1. Resolution No. FY2025-009; Resolution approving the Cancellation of properties by eminent domain of Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2, including fee simple title thereto, for public use.
 2. Resolution No. FY2025-010; Resolution approving the Amendment authorizing GHURA to accept an additional two million five hundred thousand dollars (\$2,500,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for Community Development Projects; an additional two hundred thousand dollars (\$200,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for associated administrative costs; and the ratification of all Board of Commissioners actions taken pursuant to Resolution Nos. FY2024-016 and FY2024-016(A).
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- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 1. 2024 LIHTC QAP / Application Cycle
 2. Next proposed scheduled Board Meeting - Tuesday, December 10, 2024 @ 12:00 p.m.
- VII. ADJOURNMENT

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

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



DEPARTMENT OF ADMINISTRATION

DIPATTAMENTON ATMENESTRACION
 GENERAL SERVICES AGENCY DIVISION
 (Ahension Setibision Hinirat)

Telephone (Telifon): (671) 475-1707/1708/1720

SOLE SOURCE

Public Law 36-70
 5GCA§5214



LOURDES A. LEON GUERRERO
 Governor (Maga'ihága)
 JOSHUA F. TENORIO
 Lt. Governor (Sigundo Maga'ihá)

VENDOR:	DESCRIPTION:	CONTRACT TERMS:	TOTAL AMOUNT:
Data Management Resources, LLC	Maintenance & Technical Support of PH/Pro Bureau of Health Care Financing (BHCF) module enhancements to support checks issued by providers for overpayments	12months	\$267,945.93
Data Management Resources, LLC	Maintenance & Technical Support of PH/Pro Bureau of Health Care Financing (BHCF) module enhancements for BHCF Healthcare Provider Claims Upload Portal	12months	\$42,303.00
Data Management Resources, LLC	Maintenance & Technical Support of PH/Pro Bureau of Health Care Financing module for TMSIS Data Reporting & Compatibility	12months	\$300,991.66
Data Management Resources, LLC	Guam TMSIS Date Reporting Project and PH/Pro Enhancement for TMSIS Data Compatibility	12months	\$541,538.00
Data Management Resources, LLC	Maintenance & Technical Support of PH/Pro (BES Module)	12months	\$344,794.00
Data Management Resources, LLC	Maintenance & Technical Support of the PH/Pro Bureau of Management Support Module (BMS Module)	12months	\$74,486.00
Data Management Resources, LLC	Maintenance & Technical Support of PH/Pro Works Programs Section module (WPS)	12months	\$38,163.00
Data Management Resources, LLC	OnBase Subscription Renewal and Technical Support (BES)	12months	\$70,735.00
Data Management Resources, LLC	OnBase Subscription Renewal and Technical Support (BMS)	12months	\$36,978.00
Data Management Resources, LLC	Summer EBT	12months	\$700,000.00

THIS ADVERTISEMENT WAS PAID WITH LOCAL FUNDS BY:
Department of Public Health and Social Services
Public Law 36-70

Sole Source awarded are posted on the Agency's website at www.gsa.doa.guam.gov



First Notice of GHURA Board Of Commissioners Meeting (11/26/2024)

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First Notice of GHURA Board Of Commissioners Meeting (11/26/2024)



ANNOUNCEMENT

Posted on: 11/19/2024 08:20 AM

Posted by: Julie Lujan

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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GHURA Board of Commissioners Meeting will be held November 26, 2024 at 12:00pm CHST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information

</app/webroot/userfiles/files/GHURA%27s%20November%2026%2C%202024%20BOC%20Mtg.%20Announcement.pdf>

FOR RENT

Agana Heights

1 Bedroom Studio
Ocean View, Security, Mail Delivery
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FOR RENT

NEWLY RENOVATED 2 BEDROOM 1 BATH
APARTMENT IN LATTE HEIGHTS
CLEAN - QUIET - SAFE - SPACIOUS
\$1450/ MONTH INCLUDES POWER & WATER
CALL 671-989-2448

PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

**KWM Corporation
DBA: N/A**

has applied for a Class: 3 (Three) Wholesale Alcoholic Beverage License said premises being marked as Lot: 5106-1 East-West Business Center 744 N. Marine Corps. Dr. Tamuning Suite B113 Tumon, Tamuning, Harmon



**NORTHERN GUAM SOIL & WATER CONSERVATION DISTRICT
REGULAR BOARD MEETING- NORTHERN DISTRICT
Tuesday, November 26, 2024 - 4PM
UOG College of Natural & Applied Sciences Bldg., Room 126**

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Acceptance/Approval of Last Meeting Minutes**
- IV. **Northern District's Report**
- V. **Partners' Report**
- VI. **Old Business**
 - **Perimeter Fencing Selection Committee**
- VII. **Public Comment**
- VIII. **Announcements**
- IX. **Next Meeting:**
 - **Partner Meeting: February 25, 2025**
- X. **Adjournment**

For Zoom Meeting details or Special Accommodations, feel free to contact us!

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



Joshua F. Tenorio
Lieutenant Governor of Guam

**Board of Commissioners Meeting
Tuesday, November 26, 2024 at 12:00 PM.
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Join Zoom Meeting
<https://us06web.zoom.us/j/83086017248?pwd=pMT4bMeAxPsKbfYRwRDb7NiNjJlXf.1>
Meeting ID: 830 8601 7248
Passcode: 201732
Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYN48ULag>

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Government of Guam

PUBLIC NOTICES Portal

Håfo Adai & Good Afternoon! ChST 1:59 PM, Friday, November 22, 2024

Second Notice of GHURA Board Of Commissioners Meeting (11/26/2024)

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Second Notice of GHURA Board Of Commissioners Meeting (11/26/2024)



ANNOUNCEMENT

Posted on: 11/22/2024 01:52 PM

Posted by: Julie Lujan

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

Share this notice

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</app/webroot/userfiles/files/GHURA%27s%20November%2026%2C%202024%20BOC%20Mtg.%20Announcement.pdf>



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

I. CALL TO ORDER

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:02 P.M., Tuesday, November 12, 2024**, at the GHURA Sinajana Main Office, 1st floor Conference room. Vice Chairman Sanchez indicated that **4 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/83354150880?pwd=iBj85JqOCnRS5skn3btDMAtnMunGa.1		
	YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman	Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/>
	Nate Sanchez, Vice Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Anisia Delia, Commissioner	Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/>
	Emilia Rice, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Victor Torres, Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	<i>*There were no virtual attendance requests.</i>		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/>
	Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/>	Sonny Perez, AE Manager <input type="checkbox"/>	Naricel Carlos <input checked="" type="checkbox"/>
	Audrey Aguon, Special Assistant <input checked="" type="checkbox"/>	Norma San Nicolas <input checked="" type="checkbox"/>	
	Frances Danieli, Controller <input checked="" type="checkbox"/>	Narcissa Ada, AMP1 Manager <input type="checkbox"/>	
	Katherine Taitano, RP&E Chief Planner <input type="checkbox"/>	Gina Cura, AMP2 Manager <input type="checkbox"/>	
	Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/>	Patrick Bamba, AMP3 Manager <input type="checkbox"/>	
	Antonio Camacho, Procurement <input type="checkbox"/>	Philomena San Nicolas, AMP4 Manager <input type="checkbox"/>	
	Pearly Mendiola, GT Manager <input type="checkbox"/>	Jolyn Terlaje <input type="checkbox"/>	
	Nicole Alejandro <input checked="" type="checkbox"/>	Miguel Fernandez <input type="checkbox"/>	
	Michael Ricuyal <input type="checkbox"/>	Ervin Santiago <input type="checkbox"/>	
	Maria Cherry Canete <input type="checkbox"/>	Patrick Lucas <input type="checkbox"/>	
Legal Counsel	Eliseo M. Florig Jr., GHURA's Legal Counsel <input checked="" type="checkbox"/>		
Public	None indicated		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, October 8, 2024

2nd Printing – Sunday, October 13, 2024

ACKNOWLEDGED BY VICE CHAIRMAN SANCHEZ

III. APPROVAL OF PREVIOUS BOARD MINUTES: [353/24] Vice Chairman Sanchez moved to approve the board meeting minutes of October 15, 2024 and called for a vote. Board of Commissioners voted unanimously to approve the previous board meeting minutes.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2025-003-Resolution approving the Above-Step Recruitment for the Accountant II (Permanent Position)</p>	<p>[354/24] Executive Director Napoli read Resolution No. FY2025-003, approving the Above-Step Recruitment of the Accountant II, Permanent Position for Ms. Naricel T. Carlos on pgs. 1 and 2 of 27 in the GHURA BoC packet of November 12, 2024.</p> <p>Dr. Kimberly Bersamin, HR Administrator, stated the following:</p> <ul style="list-style-type: none"> • Requested for an Above-step recruitment for the accountant II position. • The Merit system for the position has been completed and is ready to request for the permanent classified position. • She passed the floor to Mrs. Frances Danieli, Controller, to attest to Ms. Carlos’s background and experience. <p>Mrs. Frances Danieli, Controller, stated the following:</p> <ul style="list-style-type: none"> • Ms. Carlos is a quick learner. • She had been instrumental in the Fiscal Division in that other accountants have looked to Ms. Carlos’s guidance for difficult bank reconciliations such as Section 8’s bank accounts and GHURA’s revolving fund. • She had provided great insight into improving GHURA’s bank reconciliations and Fiscal’s processes. • She had been detailed as Fiscal’s Certifying Officer. • Ms. Carlos has combined her experience in the private sector with her position in the government, making her a fine asset for GHURA. 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Vice Chairman Sanchez asked Ms. Danieli if the fiscal division was fully staffed with accountants. Ms. Danieli stated that the fiscal division was not fully staffed and needed four more accountants but is working on recruiting two more accountants.</p>	<p>[355/24] Commissioner Corpus moved to approve Resolution No. FY2025-003, approving the above-step recruitment for the Accountant II permanent position for Ms. Naricel T. Carlos, MG5-8(A), \$65,536.00 p/a; \$31.51 p/hr. Commissioner Rice seconded the motion, There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2025-004-Resolution authorizing the Section Eight Management Assessment Program (SEMAP) Certification (Form HUD-52648) for Fiscal Year Ending 2024</p>	<p>[356/24] Director Napoli read the 2024 SEMAP Certification on pg. 3 of 27 of the Nov. 12, 2024 GHURA BoC packet and Resolution No. FY2025-004, authorizing the Section Eight Management Assessment Program (SEMAP) Certification (Form HUD-52648) for Fiscal Year Ending 2024 on pg. 5 of 27.</p> <p>Ms. Norma San Nicolas, Section 8 Administrator, stated the following:</p> <ul style="list-style-type: none"> • The form is a HUD tool used to evaluate how Section 8 performs and how the Section 8 program is administered, • Mrs. Nicole Alejandro oversees auditing the Section 8 files to determine whether Section 8 is compliant with the program. <p>Mrs. Nicole Alejandro stated the following regarding the evaluation process:</p> <ul style="list-style-type: none"> • The monthly self-assessment includes QC reviews of indicators one through seven • Files are randomly selected for review • If there are discrepancies, it is reviewed by supervisors and corrections are made and discussed with the case worker. • Section 8 staff meets monthly to review discrepancies and make corrections. <p>Vice Chairman Sanchez inquired about some of the discrepancies that were found. Ms. Alejandro indicated that one example for indicator number three may be that a participant’s income is not properly reported to the case worker. It is important that all income is reported to determine the participant’s share. Staff would identify the discrepancy and go through the proper processes to correct it. Vice Chairman Sanchez indicated that the board appreciated that the staff had taken steps to remedy the situation.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Commissioner Rice inquired about the timeline of NSPIRE and what the variables are going to be regarding landlords and the inspections of units. Ms. San Nicolas indicated that HUD had indicated that the absolute drop date will be October 1, 2025. MIS is working with the vendor to obtain the software needed. The staff had received training and will be going through more training to ensure a smooth transition.</p> <p>Deputy Director Fernandez added that GHURA is better poised to succeed in the transition and will continue with the landlord education. Ms. San Nicolas indicated that the inspection team has been briefing landlords and sending out notices regarding NSPIRE and what to expect.</p>	<p>(357/24)] Commissioner Rice moved to approve Resolution No. FY2025-004, approving the Section Eight Management Assessment Program (SEMAP) Certification Form HUD 52648 for FY Ending 2024. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Resolution No. 2025-005, Resolution to adopt the revised Housing Choice Voucher Program Administrative Plan that include changes mandated by the Housing Opportunities Through Modernization Act (HOTMA) of 2016.</p>	<p>(358/24) Director Napoli read the Memorandum of Request for Approval and adoption of GHURA's Revised Section 8 HCV Administrative Plan on pg. 11 of 27 and the Resolution No, FY2025-005, Resolution to adopt the revised Housing Choice Voucher Program Administrative Plan that includes changes mandated by the Housing Opportunities Through Modernization Act (HOTMA) of 2016 on pgs. 12-13 of 27 in the GHURA BoC packet of November 12, 2024.</p> <p>There were no questions or further discussions.</p>	<p>[359/24/24] Commissioner Torres moved to approve the Resolution No, FY2025-005, Resolution to adopt the revised Housing Choice Voucher Program Administrative Plan that includes changes mandated by the Housing Opportunities Through Modernization Act (HOTMA) of 2016. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. Resolution No. 2025-006, Resolution approving the FY2025 Section 8 Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with disabilities</p>	<p>(360/24) Director Napoli read the Memorandum of 2025 Utility Allowance Schedule on pgs. 16-17 of 27 and Resolution No. 2025-006 approving the FY2025 Section 8 Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with disabilities on pgs. 18-19 of 27 in the GHURA BoC packet of November 12, 2024.</p> <p>Vice Chairman Sanchez asked about whether the increasing of utility rates has had a negative impact on GHURA clients. Ms. San Nicolas stated that one of the concerns is that the disconnection of power or water is grounds for termination, so Section 8 must be diligent about monitoring the increases in utility rates. She added that tenants are also more mindful that their utilities must stay running otherwise it becomes a safety issue which will impact the housing quality standards and the condition of the unit.</p>	<p>(361/24) Commissioner Torres moved to approve Resolution No. FY2025-006 approving the FY2025 Section 8 Housing Choice Voucher Program Utility Allowance Schedule and Additional Allowances for Reasonable Accommodations for Persons with disabilities. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p> <p>Vice Chairman Sanchez called for a five-minute recess. Before the break, Mr. Florig, GHURA’s Legal Counsel, recommended that the audio and video remain on and that the commissioners not discuss board matters during the break, and that all discussions by attendees will continue to be recorded.</p> <p>Vice Chairman called to resume the meeting after the break at 1:13p.m.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>5. Resolution No. FY2025-007, Resolution approving Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards</p>	<p>(362/24) Director Napoli read Resolution No. FY2025-007, Resolution approving Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards on pgs. 26-27 of 27 on the GHURA BoC Packet of November 12, 2024.</p> <p>Ms. Norma San Nicolas stated that the primary reason that GHURA is requesting approval for the maximum of 110 is because of the increase in the utility rates and because utilities is a part of housing assistance.</p>	<p>(363/24) Commissioner Corpus moved to approve Resolution No. FY2025-007, Resolution approving Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
6. Resolution No. FY2025-008; Resolution to extend loan funds to Manelu by GHURA	(364/24) Director Napoli informed the board that item number six, Resolution No. FY2025-008, be tabled.	(365/24) Vice Chairman Sanchez acknowledged that item number six, Resolution No. FY2025-008 be tabled.

V. GENERAL DISCUSSIONS / ANNOUNCEMENTS:

AGENDA ITEM	DISCUSSION	ACTION
Next proposed scheduled Board Meeting; November 26, 2024 @ 12:00 p.m.	(366/24) Vice Chairman Sanchez requested that commissioners mark their calendars and confirm with GHURA staff regarding attendance of the next scheduled meeting.	No Action taken.

VI. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		[367/24] Commissioner Rice moved to adjourn the October 15, 2024, meeting. Commissioner Torres seconded the motion. There were no objections. Motion passed. The meeting was adjourned at 1:25p.m.

SEAL

Director

Elizabeth F. Napoli
Board Secretary/Executive

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-009**

Moved by:

Seconded by:

RESOLUTION APPROVING THE CONDEMNATION OF PROPERTIES BY EMINENT DOMAIN OF LOT 5327-4-R5, LOT 5327-4-2, LOT 5327-4-3, LOT 5327-4-4, LOT 5327-4-5, LOT 5328-REM-R2, AND LOT 5328-REM-2, INCLUDING FEE SIMPLE TITLE THERETO, FOR PUBLIC USE.

WHEREAS, the Guam Housing and Urban Renewal Authority (“GHURA”) was created, in part, to adjoin the national policy to promote the health, safety, and welfare of its people by proper planning of community development through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common task of community improvement.; and

WHEREAS, the governance of GHURA is vested in the Board of Commissioners and empowered with all powers, rights, duties, privileges, functions, and obligations prescribed or provided by 12 Guam Code Annotated, Chapter 5; and

WHEREAS, on May 10th 2024, the Honorable Lourdes A. Leon Guerrero, I Maga’hågan Guåhan, transmitted a letter to the GHURA Board of Commissioners; and

WHEREAS, an offer of a loan was made to GHURA for capital projects, specifically, the acquisition of real property for the development of healthcare facilities, and related community development projects, within the Municipality of Mangilao; and

WHEREAS, on May 28th 2024, the GHURA Board of Commissioners accepted the funds and responsibility to its use and purpose, consistent with 12 GCA § 5104(f); and

WHEREAS, the GHURA Board of Commissioners delegated the task to the GHURA Executive Director, empowered with all powers, privileges, duties, or functions under 12 GCA Chapter 5, relative to the purpose and conditions of the loan; and

WHEREAS, powers granted to GHURA by 12 GCA § 5104(j), for the acquisition of real property or any interest or estate, by way of lease, option, purchase, gift, grant, donation, appropriation, bequest, devise, or by the exercise of eminent domain or other; and

WHEREAS, pursuant to 12 GCA § 5104(m), GHURA may acquire any interest in real property, including a fee simple title thereto, in the connection with any project under 12 GCA Chapter 5; and

WHEREAS, 12 GCA § 5104(m), requires as a condition to the exercise of the power of eminent domain to acquire any real property or interest therein which GHURA may deem necessary for its purposes under 12 GCA Chapter 5, that the GHURA Board of Commissioners shall first adopt a resolution finding and declaring that the acquisition of such property is necessary for such purposes; and

WHEREAS, GHURA finds, absent any analysis or study to the contrary, that reasonable consistency to the 2022 Guam Medical Campus Master Plan provided an objective basis for its action; and

WHEREAS, GHURA evaluated potential acquisitions based on information provided in the 2022 Guam Medical Campus Master Plan, further qualifying acquisitions based on size, contiguity, acquisition complexity, and budget; and

WHEREAS, GHURA identified Lot 5327 as “Priority 2” due to its size and contiguity to Lot 5280-3 “Priority 1” and Lot 5328 as “Priority 3”, weighted higher by its contiguity; and

WHEREAS, through additional research, GHURA identified that Lot 5327 was subdivided into six (6) properties, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5327-4-R5, and Lot 5327-2 R/W; and

WHEREAS, five (5) of the prospective properties, collectively designated as (“Priority 2”), Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5327-4-R5, all register ownership Fee Simple to Hong Yi Tian, Inc.;

WHEREAS, Lot 5327-2 R/W is a Right-of-Way owned by the Government of Guam; and

WHEREAS, on August 23rd 2024, GHURA’s real estate agent (“Agent”) engaged with the representative of Hong Yi Tian, Inc., wherein Hong Yi Tian, Inc., indicated interest in an offer from GHURA and gave permission to have the property appraised; and

WHEREAS, on September 30th , 2024, Priority 2 appraisals were completed and reported as follows:

LOT 5327-4-R5 = \$2,200,000
LOT 5327-4-2 = \$110,000
LOT 5327-4-3 = \$120,000
LOT 5327-4-4 = \$144,000
LOT 5327-4-5 = \$109,000
Total = \$2,683,000; and

WHEREAS, on October 1st 2024, GHURA made an Offer to Hong Yi Tian, Inc, in the amounts equal to the appraised values; and

WHEREAS, on October 2nd 2024, GHURA’s initial Offer was declined by Hong Yi Tian, Inc.; and

WHEREAS, through negotiations between Agent and the representative of Hong Yi Tian, Inc., on October 2nd, 2024, the Offer was revised, becoming the second Offer, and made as:

1. appraised values, plus 10%,
2. a property reservation of one (1) acre, commercially (“C”) zoned during the development/planning process, to be determined by GHURA,

representing the maximum GHURA is willing to offer, without abandoning its fiduciary responsibility; and

WHEREAS, a request was made by Hon Yi Tian, Inc to extend the deadline of the Offer to accommodate a meeting between Agent and the owner of Hong Yi Tian, Inc., a citizen of the People’s Republic of China (“PRC”) and who resides there full-time, and in consideration of the circumstances, GHURA agreed to extend the deadline; and

WHEREAS, on October 14th 2024, the owner of Hong Yi Tian Inc., and Agent met, wherein the owner indicated his intention to develop the property and build housing for residents of his city located in the PRC and alternatively requested an even land exchange to this end; and

WHEREAS, GHURA duly considered the proposed alternative and concluded that it was beyond GHURA’s ability to grant; and

WHEREAS, on November 6th 2024, GHURA made its third and final Offer of:

1. appraised values, plus 10%,
2. a property reservation of one (1) acre, commercially zoned during the development/planning process, to be determined by GHURA,

representing the maximum GHURA can offer, without abandoning its fiduciary responsibility; and

WHEREAS, on November 11th 2024, GHURA’s third and final Offer expired without acceptance by Hong Yi Tian, Inc.; and

WHEREAS, GHURA concurrently sought the acquisition of Lot 5328-REM-R2 and Lot 5328-REM-2 collectively referred to herein as (“Priority 3”); and

WHEREAS, on October 15th 2024, Agent contacted the owner of Priority 3 who expressed interest in a potential transaction for the properties, further indicating a desire not to sell for a sum less than \$4,000,000 million; and

WHEREAS, on October 19th 2024, an initial Offer was made of:

1. purchase price of \$4,000,000,
2. subject to the appraised value, plus 10%, not to exceed \$4,000,000; and

WHEREAS, through negotiations between Agent and the owner, on October 23rd 2024, the Offer was revised, becoming the second Offer, and made as:

1. purchase price of \$3,800,000,
2. subject to appraised value,
3. if the appraised value is less than \$3,800,000, the price shall be adjusted to the appraised value, plus 10%,
4. if the adjusted purchase price is less than \$3,500,000 the owner shall have the option to cancel the transaction,
5. a property reservation of (0.60) acre, light-industrial (“M-1”) zoned during the development/planning process, to be determined by GHURA, with Route 15 frontage; and

WHEREAS, on October 24th 2024, the second Offer made on Priority 3 was rejected for the following reasons:

1. owner believed the price was too low,
2. owner desired a reservation of one (1) acre, to be determined by the owner,
3. owner desired that all related improvements (e.g. water, power, sewer, road access, and a driveway) to the reserved lot, be paid by the Government of Guam, and the owner will not be assessed connection fees,
4. owner indicated a desire for a quick sale if GHURA paid \$7,600,000,
5. owner indicated a desire for future discussions when the appraisal is completed; and

WHEREAS, on November 6th 2024, Priority 3 appraisals were complete and reported as follows:

Lot 5328-REM-2 = \$2,020,000
Lot 5328-REM-R2 = \$1,950,000
Total = \$3,970,000; and

WHEREAS, GHURA duly considered the proposed alternatives and concluded that it was beyond GHURA’s ability to grant concessions and purchasing at more than 191% of the appraised value would violate cost reasonableness principles; and

WHEREAS, on November 7th 2024, GHURA made its third and final Offer of:

1. appraised values, plus 10%
2. a property reservation of (0.60) acre, light-industrial (“M-1”) zoned during the development/planning process, to be determined by GHURA, with Route 15 frontage; and

WHEREAS, GHURA finds that all reasonable attempts for land purchase were made and that the heavy decision to acquire these properties through eminent domain is necessary; and

WHEREAS, GHURA finds that plans outlined in the 2022 Guam Medical Campus Master Plan would better serve the community by way of island-wide access to healthcare with future consideration of healthcare access to special populations, including, but not limited to, the elderly and veterans; and

WHEREAS, GHURA further finds, that the opportunities for new infrastructure, economic development, and future attainable housing developments would further benefit the community; and now, therefore be it

RESOLVED, that the Board of Commissioners, hereby finds and declares that the acquisition of Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2 is necessary to carry out its purposes under 12 GCA Chapter 5; and be it further

RESOLVED, that the Board of Commissioners, hereby condemns Lot 5327-4-R5, Lot 5327-4-2, Lot 5327-4-3, Lot 5327-4-4, Lot 5327-4-5, Lot 5328-REM-R2, and Lot 5328-REM-2; and be it further

RESOLVED, that the Board of Commissioners finds and declares that the real property acquired hereinabove shall be inuring to the benefit of the public generally or any substantial segment thereof; and be it further

RESOLVED, that any actions in eminent domain proceedings, pursuant to 12 GCA Chapter 5 § 5104(n) shall be brought in the name of and on behalf of GHURA as plaintiff and title to the property shall vest in the Authority; and be it further

RESOLVED, that declarations of taking in advance of final judgement shall be filed for properties condemned and title to said lands, in fee simple absolute, shall vest in GHURA; and be it further

RESOLVED, that timely deposits be made to the Superior Court of Guam, for each condemned property, in amounts equal to the appraised values, respectively, as just compensation; and be it further

RESOLVED, that an additional sum of ten percent (10%) shall be deposited for each condemned property, respectively, in advance, for any additional sums owed for just compensation, as determined by the Superior Court of Guam.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – NOVEMBER 26, 2024
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYES:

ABSENT:

ABSTAINED:

(S E A L)

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **November 26, 2024**.

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-010**

Moved by: _____

Seconded by: _____

RESOLUTION APPROVING THE AMENDMENT AUTHORIZING GHURA TO ACCEPT AN ADDITIONAL TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00) IN GUAM CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS FOR COMMUNITY DEVELOPMENT PROJECTS; AN ADDITIONAL TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) IN GUAM CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS FOR ASSOCIATED ADMINISTRATIVE COSTS; AND THE RATIFICATION OF ALL BOARD OF COMMISSIONERS ACTIONS TAKEN PURSUANT TO RESOLUTION NOS. FY2024-016 AND FY2024-016(A).

WHEREAS, The Board of Commissioners of the Guam Housing and Urban Renewal Authority (“GHURA”) is granted by 12 Guam Code Annotated §5103 and §5104 the powers, rights, privileges, functions, and duties of the Authority enacted through policy to engage in housing projects as defined in 12 Guam Code Annotated §5102; and

WHEREAS, 12 Guam Code Annotated §5122 outlines provisions for cooperation with GHURA and the Government of Guam; and

WHEREAS, on May 28th 2024, GHURA accepted a loan in an amount up to Ten Million Dollars (\$10,000,000) for capital projects, specifically, the purchase of real property for the development of healthcare facilities, and related community development projects within the Municipality of Mangilao, Guam; and

WHEREAS, GHURA has a long history of assisting or completing community projects, in full or in part, that include, but are not limited to public health laboratories, community health facilities, behavioral health facilities, senior citizen centers, adult-day care facilities, police stations, fire stations, and recreational facilities; and

WHEREAS, GHURA determined the purpose of the loan is consistent with powers, rights, functions, and duties granted by 12 Guam Code Annotated §5103 and §5104 and healthcare facilities and community development projects are housing projects as defined in 12 Guam Code Annotated §5102; and

WHEREAS, on July 23rd 2024, GHURA accepted a grant of Three Hundred Thousand Dollars (\$300,000) to facilitate research, survey, and appraisal costs, as well as associated administrative costs for the purchase real property

viable for the development of healthcare facilities, and related community development projects within the Municipality of Mangilao, Guam; and

WHEREAS, GHURA's acceptance of funding and its purpose were reflected in Resolution FY2024-16 and Resolution FY2024-16(A), respectively; and

WHEREAS, on November 6th 2024, the Honorable Lourdes A. Leon Guerrero, I Maga'hågan Guåhan, offered GHURA additional funding to support acquisition efforts; and

WHEREAS, GHURA determined an additional Two Million Five Hundred Thousand Dollars (\$2,500,000) is necessary for real property acquisitions and an additional Two Hundred Thousand Dollars (\$200,000) is necessary for administrative costs consistent with purposes outlined in FY2024-016(A); and

WHEREAS, the funding source for all funding herein are Federal funds from the Coronavirus State and Local Fiscal Recovery Funds ("SLFRF"); now, therefore, be it

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority accepts the additional funding of Two Million Five Hundred Thousand Dollars (\$2,500,000) in addition to the original Ten Million Dollars (\$10,000,000), for a total amount of Twelve Million Five Hundred Thousand Dollars (\$12,500,000) for capital projects, specifically, the acquisition of real property viable for the development of healthcare facilities, and related community development projects within the municipality of Mangilao, Guam; and be it further

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority accepts the additional Two Hundred Thousand Dollars (\$200,000) in grant funding in addition to the original Three Hundred Thousand Dollars (\$300,000) for a total amount of Five Hundred Thousand Dollars (\$500,000), to facilitate research, survey, and appraisal costs, as well as associated administrative costs for the acquisition of real property viable for the development of healthcare facilities, and related community development projects within the Municipality of Mangilao, Guam; and be it further

RESOLVED, that the Executive Director is duly authorized and directed to exercise any executive powers, privileges, duties, or functions consistent with powers granted to GHURA under 12 Guam Code Annotated Chapter 5 relative to the purpose and conditions of available funding provided by this act; and be it further

RESOLVED, that any real property acquired utilizing funds under this policy shall be held by GHURA for housing projects as defined in 12 Guam Code Annotated §5102; and be it further

RESOLVED, that Resolution FY2025-010 shall supersede Resolution FY2024-016 and FY2024-016(A) and that all prior actions taken pursuant to preceding resolutions hereinbefore are ratified, affirmed, and adopted; and be it further

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority reserves its authority and delegated to the Executive Director, to approve any grant, sale, like-in kind exchange, or any other conveyance of any real property acquired utilizing funds provided under this policy.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM - NOVEMBER 26, 2024
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **November 26, 2024**.

(SEAL)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director



GHURA

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



MEMORANDUM

To BOARD OF COMMISSIONERS
From EXECUTIVE DIRECTOR
Date November 19, 2024
Subject LIHTC 2024 Application and Evaluation, progress update

Five LIHTC project applications were submitted on the deadline, Friday, October 25, 2024. Projects range in size and scale with offerings from 30 to 120 affordable units consisting of 1 bedroom up to 4 bedrooms unit mix. Proposed sites are located in northern and central Guam. Services to specific populations are included in the pool of projects to varying degrees.

A 5-member Panel (3 GHURA personnel and 2 non-GHURA personnel) is assembled to evaluate all applications. The Panel consists of the following individuals:

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

Panelists are tasked to review applications and to independently score each application on the merits of the project. Panelists utilize the Selection Criteria established in the 2024 Qualified Allocation Plan (QAP pg. 8) to guide them in the scoring process. A total of 111 points are available for award to each project (per Panelist). The Panel convened for the first time on October 28, 2024 and will conclude before the end of November 2024.

Evaluation results will be compiled and presented to the Board for review at its next scheduled meeting, presently planned for Tuesday, December 10, 2024. At this time, the GHURA BOC will be tasked to select a project(s) and award credits.



The total tax credits available for award for this 2024 LIHTC application cycle is:

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

The BOC may award one or more projects. Results of the Evaluation process, project details, and other information will be made available at the next board meeting.

ELIZABETH R. NAPOLI
Executive Director

	SELECTION CRITERIA	POINTS
1	Project Location and Proximity	20
2	Project Financial Feasibility/Viability	18
3	Project Characteristics	12
4	The populations served by the Project	15
5	Developer, owner, and management team experience and capacity	12
6	The community support and involvement for the project and its impact on the neighborhood	5
7	The affordability of the rents and the length of the affordability period	14
8	Local/Federal Government Support	2
9	Qualified Non-Profit Organization	1
10	Qualified Census Tract	2
11	Replacement of existing public housing units	1
12	Project will receive project-based rental assistance	1
13	Historic Nature of the Project	1
14	Developer Fee	7

Detailed descriptions of the Selection Criteria are available in the 2024 QAP from pages 8-21. (https://www.ghura.org/sites/default/files/2024_qap_final_approved.pdf)

III. Selection Criteria

Each application will be evaluated and awarded points in accordance with the following criteria. Unless otherwise indicated, all references to low-income unit(s) or low-income rental unit(s) shall mean low-income housing tax credit unit(s).

Application must have a minimum score of 77 out of 111 points to be considered for award. Selection Criteria are as follows:

	CRITERIA	POINTS
1	Project Location and Proximity	20
2	Project Financial Feasibility/Viability	18
3	Project Characteristics	12
4	The populations served by the Project	15
5	Developer, owner, and management team experience and capacity	12
6	The community support and involvement for the project and its impact on the neighborhood	5
7	The affordability of the rents and the length of the affordability period	14
8	Local/Federal Government Support	2
9	Qualified Non-Profit Organization	1
10	Qualified Census Tract	2
11	Replacement of existing public housing units	1
12	Project will receive project-based rental assistance	1
13	Historic Nature of the Project	1
14	Developer Fee	7

Criteria 1. (20 Points) Project Location and Proximity

The location of the project and its proximity to amenities, services, transportation, and jobs will have an impact on the quality of life and economic opportunities for low-income households. Please note this criterion consists of four subcategories: (1) proximity to public transportation; (2) proximity to grocery stores; (3) proximity to health care facilities; and (4) proximity to employment hubs. Each subcategory will be worth up to 5 points, depending on the distance from the proposed location to the nearest amenity or service. Distance is measured by driving distance using Google maps or a similar service. Please provide evidence through market study Points will be awarded as follows:

Subcategory	Distance	Points Available
Public Transportation	Less than 5 miles	5 Points
	5 – 10 miles	4 Points
	10 – 15 miles	3 Points
	More than 15 miles	0 Points
Grocery Store/Shopping	Less than 5 miles	5 Points
	5 – 10 miles	4 Points
	10 – 15 miles	3 Points
	More than 15 miles	0 Points
Health Care Facilities	Less than 5 miles	5 Points
	5 – 10 miles	4 Points
	10 – 15 miles	3 Points
	More than 15 miles	0 Points
Employment Hubs	Less than 5 miles	5 Points
	5 – 10 miles	4 Points
	10 – 15 miles	3 Points
	More than 15 miles	0 Points

Criteria 2. (18 Points) Project Financial Feasibility/Viability

The financial feasibility and viability of the project and its sources and uses of funds helps ensure that project is economically sound, has sufficient funding resources, and can sustain its operations and affordability over time. Applicants should consider including commitment letters, letters of interest or term sheets from experienced LIHTC investors. This criterion is worth 18 points and will consists of three subcategories: (1) debt coverage ratio; (2) operating expense ratio; and (3) sources and uses of funds. The points are awarded as follows:

Subcategory	Standard or Benchmark	Points Available
Debt Coverage Ratio	The ratio of net operating income to debt service payments. A higher ratio indicates ability to repay debt	<p>6 points for a ratio 1.2</p> <p>4 points for a ratio between 1.15 and 1.19</p> <p>2 points for a ratio between 1.10 and 1.14</p> <p>0 points for a ratio below 1.10</p>
Operating Expense ratio	The ratio of operating expenses to effective gross income. A lower ratio indicates greater efficiency in managing costs.	<p>6 points for a ratio 45%</p> <p>4 points for a ratio between 46% and 50%</p> <p>2 points for a ratio between 51% and 55%</p> <p>0 points for a ratio above 55%</p>
Sources and uses of funds	The amount and type of funding sources and how they are allocated to different project costs. A higher percentage of equity indicates greater financial strength and commitment.	<p>6 points for percentage of equity above 80%</p> <p>4 points for percentage of equity between 70% and 80%</p> <p>2 points for percentage of equity between 60% and 70%</p> <p>0 points for percentage of equity below 60%</p>

Criteria 3. (12 Points) Project Characteristics

The design and quality of the project are important in providing affordable housing that is attractive, functional, durable and comfortable for the residents and the community. The energy efficiency, accessibility, and sustainability features of a project are important for reducing the environmental impact of the housing, lowering the operating costs, and enhancing the health and well-being of the residents. Projects are encouraged to incorporate as much features as possible.

Subcategory	Description	Points Available
Unit Layout/Space Efficiency	<p>Efficient floor plans that maximize usable space, adequate storage space in each unit, optimal natural lighting and ventilation, and innovative design solutions to optimize small spaces.</p> <p>80% of the project should consist of 1-to-2-bedroom units.</p>	2 points
Universal Design and Accessibility	<p>Barrier-free access to units and common areas, adherence to accessibility guidelines for doorways, hallways, and bathroom, and inclusion of adaptive design features for individuals with disabilities.</p> <p>If development is a multi-family multi-story project, ground level units should incorporate designs for individual with disabilities.</p>	2 points
Architectural Compatibility and Neighborhood Integration	<p>Design that complements the existing architectural style of the neighborhood; use of materials and colors that blend well with the surroundings; and engagement with community stakeholders to incorporate their feedback.</p>	2 points
Energy Efficiency and Sustainability Design	<p>Integration of energy-efficient building envelope and insulations, specification of high-efficiency HVAC systems and lighting, incorporation of renewable energy generation systems, and use of sustainable materials and construction practices.</p> <p>Projects are encouraged to incorporate green building certifications i.e. energy efficiency, LEED certifications and should provide evidence.</p>	2 points
Community Spaces and Amenities	<p>Provision of common areas for social interaction and communication, inclusion of amenities such as playgrounds, gardens, or fitness facilities.</p>	2 points

Durability and Maintenance	Selection of high-quality construction materials and finishes and implementation of durable and low maintenance building systems.	2 points
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Criteria 4. (15 Points) The populations served by the Project

Successful LIHTC projects service populations of variety both to address the housing needs of the community and give opportunities for special populations to live in affordable housing. Points will be awarded to populations with special housing needs, homeless and at-risk populations, and certain preferences. Projects are encouraged to incorporate one or more types of populations and provide evidence to what extent of services or amenities will be available to each in the application.

Subcategory	Description	Points Available
Special Needs	<p>Physical Disabilities: preference may be given to projects that allocate a percentage of units to individuals or households with physical disabilities, ensuring accessibility features and accommodations.</p> <p>Mental Health Conditions: projects that provide supportive housing or partner with service providers to offer mental health services may receive additional points.</p> <p>Seniors: preference may be given to projects specifically designed for elderly individuals or households with features that support aging in place, such as grab bars, accessible entrances, or proximity to senior centers.</p> <p>The project will set-aside at least 20% of all units for tenant populations with special housing needs. Persons with special housing needs may include the physically and mentally disabled. Units intended to serve the homeless must be used as permanent supportive housing, as regulation forbids the use of LIHTC projects as transient homeless shelters. To receive consideration for this criterion:</p> <p>A. The project must commit to provide case management or services specific to this population or special facilities to accommodate the physically disabled. (Please provide details of the services and/or special facilities i.e. what ADA standards and designs will be incorporated in unit construction or facilities? How many units will meet ADA standards, if any?)</p> <p>B. The Market Study shall specifically address the housing needs for the special needs group.</p>	5 Points
Homeless and At-Risk Populations	Homelessness: projects that reserve units for individuals or households transitioning from homelessness may receive priority.	5 Points

	<p>Foster Youth or Emancipated Youth: preference may be given to projects that allocate a portion of units specifically for foster youth aging out of the system or supportive services for these individuals.</p> <p>Domestic Violence Survivors: projects that prioritize housing for survivors of domestic violence and offer supportive services may receive additional points.</p>	
Preferences	<p>Local Residents: preference may be given to individuals or families who currently reside in the local community or have strong ties to the area, promoting community stability and integration.</p> <p>Veterans: projects that allocate units or collaborate with veteran support organizations to provide housing for military veterans may receive preference.</p> <p>Displaced Individuals or Families: special consideration may be given to households that have been displaced due to natural disasters, eminent domain, or other emergencies, ensuring they have access to affordable housing.</p> <p>Individuals with Children: The Project will serve tenant populations of individuals with children and provide evidence through the service of programs for children.</p>	5 Points

Criteria 5. (3-12 Points) Developer/Owner, and Management Team experience and capacity.

	Description	Points Available
Developer/Owner Experience	<p>Developer/Owner (or any member/staff of the development team) has a record of successfully completing LIHTC projects.</p> <p>Developer/Owner has an understanding of the LIHTC program, application process, and compliance requirements.</p> <p>Developer/Owner has the financial stability and capacity i.e., the ability to secure financing, managing costs, and handle any unexpected expenses that may arise during the project.</p>	6 points

	<p>Developer/Owner (or any member/staff of the development team) has no record of LIHTC projects but has experience of building affordable housing projects of similar design.</p> <p>Developer/Owner has made efforts to research and understand the LIHTC program, the application process and compliance requirements</p> <p>Developer/Owner has the financial stability and capacity i.e., the ability to secure financing, managing costs, and handle any unexpected expenses that may arise during the project.</p>	3 points
	<p>Developer who have a track record of chronic or substantive non-compliance, returned allocations or failed projects.</p> <p>Developer has no experience in LIHTC projects or the LIHTC program</p>	0 points
Management Team	<p>Management team has experience with LIHTC properties, a track record of successfully meeting LIHTC compliance requirements, understanding of income certifications and handling the unique challenges that come with managing affordable housing</p> <p>Management team can assess the property for maintenance and upkeep to maintain high-quality standards, addressing maintenance issues promptly and can conduct regular inspections to ensure property remains in good condition</p> <p>Management team has the ability to provide supportive services to low-income residents, can emphasize tenant satisfaction, communication, and responsiveness.</p>	6 points
	<p>Management team has no experience in servicing LIHTC properties but has experience in servicing projects of similar design.</p> <p>Management team will be able assess the property for maintenance and upkeep to maintain high-quality standards, addressing maintenance issues promptly and can conduct regular inspections to ensure property remains in good condition</p> <p>Management team will have the ability to provide supportive services to low-income residents, can emphasize tenant satisfaction, communication, and responsiveness.</p>	3 points

Criteria 6. (5 Points) The community support and involvement for the project and its impact on the neighborhood

LIHTC projects should take into consideration the following in regards to the community support and involvement:

Subcategory	Description	Points Available
Community Engagement Strategy	Project will include local stakeholders and decision-making processes	1 Point
Partnerships with Local Organizations	Project will partner with local organizations that provide support services to residents	1 Point
Community Development Initiatives	Projects developer/management team will support community development initiatives beyond the LIHTC property, such as support for economic development or neighborhood revitalization projects.	1 Point
Community Outreach and Education	Project will make efforts to educate the community about the LIHTC program and affordable housing options, including hosting informational sessions or participating in community events.	1 Point
Tenant Input and Feedback	Project management team will consider mechanisms for collection and incorporating tenant input and feedback. This could include tenant meetings, surveys, suggestion boxes or other channels of communication. The management team that actively seeks and values tenant input demonstrates the commitment to resident empowerment and community building for better LIHTC projects.	1 Point

Criteria 7. (14 Points) The affordability of the rents and the length of the affordability period

The affordability of rents and the length of the affordability period are critical for the LIHTC developments. Factors such as the percentage of units set aside for low-income tenants compared to the Area Median Gross Income (AMGI) helps ensure the commitment to maintain affordable rents and to keep it within the LIHTC program guidelines. LIHTC developments typically have minimum affordability period of 15 years, but some developments may have longer commitments.

Subcategory	Description	Points Available
Affordability of Rents	100% of the project to households earning 60% or less of AMGI	8 Points
	60% of the project to households earning 60% or less of AMGI, or 80% of the project to households earning 50% of less of AMGI.	4 Points
	40% of the project to households earning 60% or less of AMGI, or 60% of the project to households earning 50% or less of AMGI	2 Points
Length of Affordability Period	15-year compliance period plus 46 years or more	6 Points
	15-year compliance period plus 30 years extended use period	4 Points
	15-year compliance period plus 15 years extended use period	2 Points
	15-year compliance period no extended use period	0 Points

Criteria 8. (0-2 Points) Local/Federal Government Support

The project will receive a below market loan or grant from a federal agency or Government of Guam agency other than GHURA which, in total amounts to 10% or more of the total development cost.

Description	Points Available
The project has not applied for a below market loan or grant from a federal agency or Government of Guam agency, or if the total amount applied for is less than 10% of total development costs.	0 Points
The project has applied for a below market loan or grant from a federal agency or Government of Guam agency. Documentation must provide evidence that an application for financing has been submitted.	1 Point
The project has received a commitment from a federal agency or Government of Guam agency. A copy of a commitment letter or contractual agreement must be included in the application.	2 Points

Criteria 9. (1 Point) Qualified Non-Profit Organization

The project will be owned by a qualified non-profit organization as defined in Section 42(h)(5)(B), (C) of the Internal Revenue Code.

Description	Points Available
If the answer to the question is NO	0 Points

<p>If the answer to the question is YES, the organization must be a qualified non-profit organization at time of application submission. Organization must exist in and be qualified to do business in Guam. In addition, the following must be submitted:</p> <ol style="list-style-type: none"> 1. Articles of Incorporation 2. Copy of a current 501(c)(3) IRS Tax Exemption Letter for the Qualified Non-Profit Organization 3. Most recent Treasury Form 990 with all supporting documentation, as filed with the IRS 4. The Qualified Non-Profit Organization is required to have a physical office on Guam 	1 Point
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Criteria 10. (0-2 Points) Qualified Census Tract

Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan

Project is located in Qualified Census Tract. The project will redevelop existing housing, which contributes to a concerted community revitalization plan as determined by GHURA.

Description	Points Available
The project is located in a Qualified Census Tract.	1 Point
The project will contribute to a community revitalization plan. (Copy of the plan to be submitted with the completed Application for GHURA's review to claim the point.)	1 Point
The project is neither located in a Qualified Census Tract nor contributing to a community revitalization plan.	0 Points

To receive consideration for this criterion, applicant must provide an explanation on how this project is in compliance with such plan and its benefit to the overall community. The applicant must provide a letter of interest or a binding agreement with the government agency administering the community revitalization plan.

Criteria 11. (1 Point) Replacement of existing public housing units

Project includes the development of new housing to replace existing public housing units.

	Points Available
If the answer to the question is NO	0 Points
If the answer to the question is YES	1 Point

To receive consideration for this criterion, the applicant must provide a letter of interest or a binding agreement from the local administering Public Housing Authority to participate in a HUD-approved activity.

Criteria 12. (0-1 Points) Project will receive project-based rental assistance.

Project will be receiving project-based rental assistance subsidies which would result in eligible tenants paying approximately 30% of their gross monthly income towards rent. Eligible programs shall include, but not be limited to, the Rural Development 515 Loan Program and HUD Housing Choice Voucher/Section 8 Project-Based Rental Assistance Program.

	Points Available
If the answer to the question is NO	0 Points
If the answer to the question is YES If the whole project has a secured authorization for project-based subsidies then 1 point will be awarded.	1 Point

Criteria 13. (0-1 Points) Historic Nature of the Project

The proposed project will preserve the historic nature of an existing building.

The proposed project involves the preservation of a building(s) on a national or state historic registry.

	Points Available
If the answer to the question is NO	0 Points
If the answer to the question is YES	1 Point

Criteria 14. (0 to 7 Points) Developer Fee

The applicant elects to limit the total Developer Fee as a percentage of the total development cost (excluding developer fee and reserves) as presented in the application. The Developer Fee includes total fees paid to the Developer, including, but is not limited to, consulting fees, project management fees, developer overhead, and developer fees. Architectural, Engineering, Accounting, and Legal fees are not included as the Developer Fee.

Applicants receive scores for this criterion based on the table below. Please note the different categories for New Construction vs. Acquisition / Rehabilitation applications.

New Construction		Acquisition / Rehabilitation			
		Fee on Acquisition		Fee on Rehabilitation	
Fee	Points	Fee	Points	Fee	Points
18% > Fee ≥ 16%	0	13% > Fee ≥ 11%	0	18% > Fee ≥ 16%	0
16% > Fee ≥ 14%	1	11% > Fee ≥ 9%	1	16% > Fee ≥ 14%	1
14% > Fee ≥ 12%	2	Fee < 9%	3	14% > Fee ≥ 12%	2
12% > Fee ≥ 10%	3			Fee < 9%	4
10% > Fee ≥ 8%	5				
Fee < 8%	7				

IV. Rights of GHURA

The awarding of tax credits rests solely with the GHURA Board of Commissioners. Further, GHURA retains its discretionary authority to approve or disapprove any post-award modifications to the project.

GHURA reserves the right to disapprove any application or project for any tax credit reservation or allocation, regardless of ranking under the criteria and point system as contained in Sections III of this QAP. GHURA shall have the authority to defer consideration of any application if such deferral is deemed in the best interest of meeting housing needs.

GHURA reserves the right, in its sole discretion, to do the following:

- (i) Hold back a portion of the annual federal housing credit ceiling for use during later reservation cycles,
- (ii) Carryover a portion of the current year's housing credit ceiling for allocation to a project which has not yet been Placed in Service, and
- (iii) Issue a reservation for the next year's housing credit ceiling.

GHURA is required under the IRC of 1986, as amended, to allocate the minimum amount of tax credits required to make a project feasible. The determination of the amount of tax credits to be reserved or allocated to a project shall be made solely at the discretion of GHURA. GHURA may, at the time of issuance of the IRS Form(s) 8609 for the project, decrease the amount of tax credits allocated to a project based on the actual cost and financing of the project.

GHURA may, at its sole discretion, conduct a special round after the final scheduled round for a year for projects (i) where the applicant's tax counsel has attested to an itemization of how the ten percent test prescribed by Internal Revenue Code Section 42(h)(1)(E) will be met; (ii) which have no deficient application items; and (iii) for which all exhibits have been submitted ("Year-End Round"). Year-End Round projects will receive a Carryover Allocation, not a reservation of LIHTCs, which may contain certain conditions and time periods for satisfying them. The circumstances for conducting a Year-End Round are (1) availability of LIHTCs and (2) potential loss of LIHTCs to the national pool. When a Year-End Round is being conducted, applicants need to satisfy the above requirements in order to receive a Carryover Allocation; and LIHTCs will be processed on a first-come-first-served basis and allocated to the extent available and to the extent applications can be processed.

GHURA in no way represents or warrants to any interested party which may include, but is not limited to, any developer, project owner, investor or lender that the project is, in fact, feasible or viable.

No GHURA member, officer, agent or employee shall be personally liable concerning any matters arising out of, or in relation to, the reservation or allocation of Low-Income Housing Tax Credits.