

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
**Aturidat Ginima' Yan Rinueban Siudat Guahan**  
**BOARD OF COMMISSIONERS**  
**RESOLUTION NO. FY2023-015**

**Moved By: ANISIA S. DELIA                      Seconded By: NATHANAEL P. SANCHEZ**

**Resolution Approving the Capital Fund Program (CFP) Five-Year Action Plan (2023-2027)**

**WHEREAS,** Section 9 of the U.S. Housing Act of 1937 is the statutory basis for the Public Housing Capital Fund Program (CFP) as created as part of the Quality Housing and Work Responsibility Act (QHWRA) of 1998; and

**WHEREAS,** The Public Housing Capital Fund Program provides financial assistance to public housing agencies (PHAs) to make physical improvements to the public housing stock; and

**WHEREAS,** The Capital Fund Program (CFP) Five-Year Action Plan describes the capital improvements to be undertaken within the five-year period. The capital improvements are necessary activities to ensure long-term physical and social viability of the PHA's public housing developments; and

**WHEREAS,** The goals and objectives of the CFP Five-Year Action Plan are consistent with Guam's Five-Year Consolidated Plan, which identifies and prioritizes the housing and community development needs of Guam; and

**WHEREAS,** This Plan was prepared in accordance with 24 CFR Part 905; now, therefore, be it

**RESOLVED,** that the Board of Commissioners of the Guam Housing and Urban Renewal Authority hereby approves the Capital Fund Program Five-Year Action Plan (2023-2027).

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JUNE 20, 2023**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:**                **John Rivera, Nathanael Sanchez, Frank Ishizaki, Anisia Della,  
Emilia Rice, Karl Corpus**

**NAYES:**             **NONE**

**ABSENT:**           **NONE**

**ABSTAINED:**     **NONE**

**(S E A L)**

I 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 June 20, 2023.



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

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/03/2023

Approved By: HO, KEVIN

<b>Part I: Summary</b>						
<b>PHA Name :</b> Guam Housing & Urban Renewal Authority		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> GQ001		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>		
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2023</b>	<b>Work Statement for Year 2 2024</b>	<b>Work Statement for Year 3 2025</b>	<b>Work Statement for Year 4 2026</b>	<b>Work Statement for Year 5 2027</b>
	AUTHORITY-WIDE	\$700,000.00	\$645,000.00	\$640,000.00	\$645,000.00	\$835,000.00
	GHURA 99 (GQ001000003)	\$524,000.00	\$882,620.00	\$455,620.00	\$666,502.00	\$389,220.00
	GHURA 250 (GQ001000001)	\$524,000.00	\$366,000.00	\$342,000.00	\$561,115.00	\$744,220.00
	GHURA 100 (GQ001000002)	\$524,000.00	\$366,000.00	\$722,000.00	\$666,502.00	\$404,220.00
	GHURA 250 (GQ001000004)	\$933,620.00	\$946,000.00	\$1,046,000.00	\$666,501.00	\$832,960.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$700,000.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$12,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$300,000.00
ID0121	Audit(Contract Administration (1480)-Audit)	Audit costs		\$500.00
ID0122	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$250,000.00
ID0123	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisements for public comment/hearing on all CFP-related projects, such as IFBs, RFPs, RFQs, etc.		\$7,000.00
ID0124	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal consultation services on issues pertaining to the CFP program, such as reviews on contract work on construction and contractual services		\$500.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0182	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$10,000.00
ID0229	Operations(Operations (1406))	Operations Costs		\$120,000.00
	GHURA 99 (GQ001000003)			\$524,000.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$100,000.00
ID0128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0225	Replace Damaged Typhoon Shutters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Exterior (1480)-Windows)	Remove damaged accordion typhoon shutters and replace with new aluminum shutters on 50 units at AMP3. Shutters will lock from the inside for increased security and protection.		\$158,000.00
	GHURA 250 (GQ001000001)			\$524,000.00
ID0125	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$100,000.00
ID0223	Replace Damaged Typhoon Shutters(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical)	Remove damaged accordion typhoon shutters and replace with new aluminum shutters on 50 units at AMP1. Shutters will lock from the inside for increased security and protection.		\$158,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$524,000.00
ID0126	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)( Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00
ID0158	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP2 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$100,000.00
ID0224	Replace Damaged Typhoon Shutters(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical)	Remove damaged accordion typhoon shutters and replace with new aluminum shutters on 50 units at AMP2. Shutters will lock from the inside for increased security and protection.		\$158,000.00
	GHURA 250 (GQ001000004)			\$933,620.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0127	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Building Slab)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00
ID0173	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$100,000.00
ID0226	Replace Damaged Typhoon Shutters(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical)	Remove damaged accordion typhoon shutters and replace with new aluminum shutters on 50 units at AMP4. Shutters will lock from the inside for increased security and protection.		\$158,000.00
ID0253	Drainage Correction @ AMP4(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Provide new percolation drainage chamber to alleviate flooding within AMP4 and adjacent private properties. New percolation chamber shall be below grade 5 ft deep+ 40-50 ft+ long, construct with reinforced concrete walls, footings, and suspended slab and consisting with metal gratings for storm water inlets.		\$409,620.00
	Subtotal of Estimated Cost			\$3,205,620.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GHURA 250 (GQ001000004)			\$946,000.00
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35.G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace exterior doors, jambs, screens, add security screen doors at Toto and Dededo, AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$580,000.00
ID0172	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$366,000.00
	GHURA 99 (GQ001000003)			\$882,620.00
ID0108	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Completely remove and replace exterior door and jamb at 103 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$516,620.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0171	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$366,000.00
	AUTHORITY-WIDE (NAWASD)			\$645,000.00
ID0155	Operations(Operations (1406))	Operations Costs		\$30,000.00
ID0163	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,000.00
ID0164	Audit(Contract Administration (1480)-Audit)	Audit costs		\$500.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0165	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$260,000.00
ID0166	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisements for public comment/hearing on all CFP-related projects, such as IFBs, RFPs, RFQs, etc.		\$7,000.00
ID0167	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal consultation services on issues pertaining to the CFP program, such as reviews on contract work on construction and contractual services		\$500.00
ID0185	Management Improvements(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software, includes inventory bar coding software and hardware		\$15,000.00
ID0238	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$12,000.00
	GHURA 250 (GQ001000001)			\$366,000.00
ID0169	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)( Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to		\$366,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		
	GHURA 100 (GQ001000002)			\$366,000.00
ID0170	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$366,000.00
	Subtotal of Estimated Cost			\$3,205,620.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$722,000.00
ID0130	Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	Design & Build New Reinforced Concrete Shade structure; shall consist of free standing columns (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assembled and anchored on reinforced foundation. Design shall be considered insurable.		\$380,000.00
ID0194	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$342,000.00
	GHURA 250 (GQ001000004)			\$1,046,000.00

## Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0135	Design & Construct New Metal Frame Structure over Existing Basketball Court at AMP4(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Build/Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category C. Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide sliding gate and 1-5ft. wide personal gate with lock provision, retrofit existing basketball pipe stands, resurface of existing basketball court, and provide new basketball markings.		\$580,000.00
ID0197	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$342,000.00
ID0227	Resurface deteriorated asphalt in garage(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Resurface asphalt in 35 garage parking stalls at GH35 Dededo units that have eroded through the years. Resurfacing is the process of removing and replacing the top layers of your existing asphalt. The new surface, will be between 1-2; thick		\$49,000.00
ID0252	Installation of Water Meters at 7 Clusters, Dededo Elderly, AMP4(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	To install individual water meters at 7 clusters, consisting of 4-10 units per cluster at Dededo Elderly units, AMP4. Current water meter is located outside the development and registers all units as one making it difficult to pinpoint where the leak is coming from. Work requires disconnecting the current meter after establishing individual water meters for each cluster.		\$75,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$640,000.00
ID0188	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,000.00
ID0189	Audit(Contract Administration (1480)-Audit)	Audit costs		\$500.00
ID0190	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$260,000.00
ID0191	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisements for public comment/hearing on all CFP-related projects, such as IFBs, RFPs, RFQs, etc.		\$7,000.00
ID0192	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal consultation services on issues pertaining to the CFP program, such as reviews on contract work on construction and contractual services		\$500.00
ID0230	Operations(Operations (1406))	Operations Costs		\$40,000.00





Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		
ID0228	Resurface deteriorated asphalt in car port (Dwelling Unit-Exterior (1480)-Carports -Surface Garage, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Parking)	Resurface asphalt in 81 garage parking stalls at GH99 Agat units that have eroded through the years. Resurfacing is the process of removing and replacing the top layers of your existing asphalt. The new surface, will be between 1-2 inch thick		\$113,620.00
	Subtotal of Estimated Cost			\$3,205,620.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		4	2026	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GHURA 250 (GQ001000001)			\$561,115.00
ID0133	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Concrete Roof Repair at AMPI units: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$298,115.00
ID0210	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$263,000.00
	AUTHORITY-WIDE (NAWASD)			\$645,000.00
ID0204	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0205	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal consultation services on issues pertaining to the CFP program, such as reviews on contract work on construction and contractual services		\$500.00
ID0206	Audit(Contract Administration (1480)-Audit)	Audit costs		\$500.00
ID0207	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisements for public comment/hearing on all CFP-related projects, such as IFBs, RFPs, RFQs, etc.		\$7,000.00
ID0208	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$260,000.00
ID0209	Operations(Operations (1406))	Operations Costs		\$35,000.00
ID0214	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$12,000.00
ID0232	Management Improvements(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software, includes inventory bar coding software and hardware, staff training		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$666,502.00
ID0211	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)( Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$263,000.00
ID0218	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Concrete Roof Repair at AMP2 units: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$298,116.00
ID0254	Installation of New Site Lighting at AMP2(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.		\$105,386.00
	GHURA 99 (GQ001000003)			\$666,502.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0212	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$263,000.00
ID0219	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Concrete Roof Repair at AMP3 units: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$298,116.00
ID0255	Installation of New Site Lighting at AMP3(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.		\$105,386.00
	GHURA 250 (GQ001000004)			\$666,501.00
ID0213	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset		\$263,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		
ID0220	Concrete Roof Repair, Thermal & Moisture Protection (Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Concrete Roof Repair at AMP4 units: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$298,116.00
ID0221	Installation of New Site Lighting at AMP4 (Dwelling Unit-Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Site Utilities)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.		\$105,385.00
	Subtotal of Estimated Cost			\$3,205,620.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GHURA 99 (GQ001000003)			\$389,220.00
ID0143	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$85,000.00
ID0244	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine))	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00
ID0258	Installation of Shut-Off Valve at PHA Side at AMP3 Sites(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 195 units at AMP3.		\$38,220.00
	AUTHORITY-WIDE (NAWASD)			\$835,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0168	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	Professional services to conduct a Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit		\$190,000.00
ID0231	Operations(Operations (1406))	Operations Costs		\$30,000.00
ID0233	Management Improvements(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software, includes inventory bar coding software and hardware, staff training		\$15,000.00
ID0234	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,000.00
ID0235	Audit(Contract Administration (1480)-Audit)	Audit costs		\$500.00
ID0236	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisements for public comment/hearing on all CFP-related projects, such as IFBs, RFPs, RFQs, etc.		\$7,000.00
ID0237	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal consultation services on issues pertaining to the CFP program, such as reviews on contract work on construction and contractual services		\$500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0240	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$12,000.00
ID0241	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$260,000.00
	GHURA 100 (GQ001000002)			\$404,220.00
ID0201	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$100,000.00
ID0243	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
5				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0257	Installation of Shut-Off Valve at PHA Side at AMP2 Sites(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 163 units at AMP2.		\$38,220.00
	GHURA 250 (GQ001000001)			\$744,220.00
ID0203	Design & New Construct New Metal Frame with new Basketball Half-Court(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Construct New Basketball Half-Court with new Steel Frame Covered Structure, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category $\zeta C_c$ . Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide sliding gate and 1-5ft. wide personal gate with lock provision.		\$400,000.00
ID0242	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0246	Remove and Replace Existing Fencing and/or Install New Fencing/Bollards @ Eron Lane, Sinajana(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$40,000.00
ID0256	Installation of Shut-Off Valve at PHA Side at AMP1 Sites(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 158 units at AMP1.		\$38,220.00
	GHURA 250 (GQ001000004)			\$832,960.00
ID0245	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, cabinets, counters, & countertops, appliances, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Remove hollow core doors & replace with solid core doors to include new privacy lockset and hinges; replace interior door jambs if damaged; remove closet doors. add grounding rod; remove concrete exterior sink and replace with hard plastic utility sink with new plumbing hardware; separate kitchen/laundry drains on duplex units.		\$266,000.00
ID0247	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$528,740.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0259	Installation of Shut-Off Valve at PHA Side at AMP4 Sites(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 234 units at AMP4.		\$38,220.00
	Subtotal of Estimated Cost			\$3,205,620.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Relocation(Contract Administration (1480)-Relocation)	\$12,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$300,000.00
Audit(Contract Administration (1480)-Audit)	\$500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$250,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Operations(Operations (1406))	\$120,000.00
Subtotal of Estimated Cost	\$700,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$30,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,000.00
Audit(Contract Administration (1480)-Audit)	\$500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$260,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Management Improvements(Management Improvement (1408)-System Improvements)	\$15,000.00
Relocation(Contract Administration (1480)-Relocation)	\$12,000.00
Subtotal of Estimated Cost	\$645,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,000.00
Audit(Contract Administration (1480)-Audit)	\$500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$260,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00
Operations(Operations (1406))	\$40,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Relocation(Contract Administration (1480)-Relocation)	\$12,000.00
Subtotal of Estimated Cost	\$640,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00
Audit(Contract Administration (1480)-Audit)	\$500.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$260,000.00
Operations(Operations (1406))	\$35,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Relocation(Contract Administration (1480)-Relocation)	\$12,000.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$10,000.00
Subtotal of Estimated Cost	\$645,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
Operations(Operations (1406))	\$30,000.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$15,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,000.00
Audit(Contract Administration (1480)-Audit)	\$500.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00
Relocation(Contract Administration (1480)-Relocation)	\$12,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$260,000.00
Subtotal of Estimated Cost	\$835,000.00



# 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



## DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2023 CAPITAL FUND PROGRAM and 2024 PHA PLAN

GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives
- A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events
- A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program
- A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA
- A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan

### **Significant Amendment/Modification to Capital Fund Program**

GHURA considers a "significant amendment/modification" to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a significant amendment/modification:

- Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan); and
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed finance or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. HUD will not consider such changes as significant amendment.



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



## RESIDENT ADVISORY BOARD

Via ZOOM

MINUTES OF MEETING

MAY 4, 2023; 6:00 p.m.

### I. Meeting start: 18:00

### II. Introductions:

- Cathy Taitano, Chief Planner
- Patrick Bamba, Property Site Manager, AMP3
- Rocco Samuel, Program Coordinator II, AMP4
- Breanne Bliss, Program Coordinator II, MOD
- Gina Cura, Property Site Manager, AMP2
- Elvina Solden, RAB Member, AMP2
- Serena Raed, RAB Member, AMP3
- Philly SanNicolas (host), Property Site Manager, AMP4/MOD

### III. Discussion

Ms. San Nicolas stated that this one of more upcoming RAB meetings to discuss a number of items relating to GHURA, such as revisions to ACOP and lease, PHA Plan, and Capital Fund Program.

Ms. San Nicolas indicated that the members in this board are the spokespersons for the residents in relaying to the residents about GHURA's projects, programs, and other matters relating to the residents. The RAB members will also relay comments from the residents to the Property Site Managers or GHURA representative.

#### A. ACOP

Ms. San Nicolas indicated that the ACOP has been updated to reflect changes to policy. There was a delay in sending out the 2022 revisions; and when it was advertised, the 2023 revisions were issued. Both revision years were combined. Residents and the public can view the 2022/2023 ACOP revisions on GHURA's website since the ACOP has over 400+ pages. Some highlights consist of:

1. Self-Certification - Ms. San Nicolas pointed out that residents can self-certify on documents they are submitting. However, she also stressed that the Property Site Manager can request for additional documentation, if required.
2. HUD regulations require families who have selected the Flat Rent option to be terminated from the public housing program. However, GHURA has stated in its policy to keep the families within the development, but these families would be under a separate contract and pay the fair market rent without any utility allowance.
3. Comments submitted requested if appointments can be done via on-line versus person-to-person. Ms. San Nicolas stated that there are mixed comments about this; it



will be commented that GHURA has the option to do either to conduct annual recertifications.

4. Public Hearing is scheduled for May 11, 2023, 10 am. The public is welcomed to attend and/or submit comments to Ms. San Nicolas' email address.

There being no further discussion, Ms. San Nicolas moved on to the next item.

#### B. 2023 Capital Fund Program

Ms. San Nicolas informed those in attendance that the 2023 CFP grant is at \$3,205,620. She apologized for the late email to members regarding the proposed projects covered under this grant. Because of the upcoming new HUD inspection, NSPIRE, projects were "rearranged" as requested by the Property Site Managers, who wanted projects to focus on the units.

A list of projects was proposed under the Five-Year (2023-2027) Annual Plan for each AMP. These projects could be moved between years, but the first year is the most important.

Public Hearing is scheduled for June 2, 2023. Detailed reports were provided to the PSMs to post at the AMP's lobby for public review and comment. The public is welcomed to attend and/or submit comments to Ms. San Nicolas' email address. The grant projects will start upon HUD's approval.

There being no further discussion, Ms. San Nicolas moved on to the next item.

#### C. PHA Plan (FY2024)

Ms. San Nicolas informed those in attendance that the PHA Plan is a 57-page document and can be viewed at either GHURA's website or at the AMP's office lobby. This document provides information as to what GHURA has completed in the past year and what GHURA proposes for the next year. Revisions to the ACOP along with the 2023 Capital Fund Program will be incorporated into this PHA Plan.

One of GHURA's goals is to house as many families that are homeless.

Fair Housing has become a topic of discussion and Ms. San Nicolas requested Ms. Kathy Taitano to further discuss on the topic.

After Ms. Taitano's explanation she emphasized about how she is looking at the program to provide materials and opportunities for the public and training the GHURA staff.

There being no further discussion, Ms. San Nicolas moved on to the next item.



D. Open Discussion:

Ms. San Nicolas opened the table for general discussion.

Ms. Gina Cura, Property Site Manager, AMP2 Site Base, inquired about the public comment regarding residents coming into sign documents for their Annual Recertification. She stated that she would like to maintain this policy and have residents come in for their interviews.

Ms. San Nicolas stated that the comment requested if it could be an option for families to come in for their interviews or submit the required documents via drop box. Ms. San Nicolas further elaborated that there would be only three documents for the residents to come in and sign: Notice of Rent Adjustment, Summary Worksheet, and Family Choice Rent. The Part II lease does not need to be signed since the original Part II lease is already in file. The new Part II lease would only be printed if head of household is adding new family members.

Ms. Cura stated that the Part 2 lease has to be done at least annually; adding and removing family members happens between one annual to the next annual. Each member affects the rent (age, income, etc.). Ms. Cura stated she will further review the comment and note the pros and cons of the process.

Ms. San Nicolas stated that the ACOP does not require a Part II lease to be printed unless the new member is an adult and is required to sign the lease. The ACOP states that the person's name and birthdate will be added to the lease and the head of household and GHURA will initial and date the change on the lease.

Ms. Taitano inquired if there are available resources for residents on fair housing. Ms. Cura stated that her AMP has fair housing pamphlets as part of the move-in packet. She suggested having a slide show or calendar for residents; also suggested a YouTube video that can be posted on our website and have people enroll to attend.

Ms. San Nicolas informed those present for the ZOOM meeting that she has started a pilot project in which she has hired a Program Coordinator II to work on projects for the families in AMP4. When the Pilot project kicks off and running well, she will then introduce the Program Coordinator to the other AMPs. She introduced Mr. Rocco Samuel as the Program Coordinator for AMP4 and Ms. Breanne Bliss as the Program Coordinator for the MOD division. Ms. San Nicolas stated that Ms. Brea has applied for a Housing Related Hazards grant to address mold and moisture and radon for public housing. She indicated that both Brea and Rocco are now working on another grant, Emergency Safety and Security Grant (ESSG); this grant is due June 28, 2023.



#### IV. Closing

Ms. San Nicolas closed the meeting with final comments:

- RAB members to review the documents located at their AMP Site Base office.
- Inform the PSMs if they would like to include in the list (a need versus a want)
- HUD visit from May 8-12, 2023.
- Public Hearing for ACOP – May 11
- Public Hearing for Capital Fund Program – June 2
- Public Hearing for PHA Annual Plan – June 16
- All public hearings are in person attendance
- Email comments to [phillysn@ghura.org](mailto:phillysn@ghura.org)

ZOOM meeting ended at 18:50