

BOARD OF COMMISSIONERS REGULAR SCHEDULED MEETING 12:00 P.M., August 23, 2022 GHURA's Main Office (via Zoom) 1st floor, Conference Room, Sinajana AGENDA

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS 1st Printing – Tuesday, August 16, 2022 2nd Printing – Sunday, August 21, 2022

III. APPROVAL OF PREVIOUS BOARD MINUTES – July 26, 2022

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IV. NEW BUSINESS

1.	Intent of Award	1 - 5
	IFB#GHURA-06-23-2022-AMPs 3 & 4; Renovation of Six (6) Public	
	Housing Units	

V. OLD BUSINESS

1. Contract Amendment No. 16 - 8IFB#GHURA-01-27-2022-AMPs 1, 2, 3 & 4; Renovation of SevenPublic Housing Units

2. Change Order Inarajan Basketball Court

VI. CORRESPONDENCE AND REPORTS

1. Guma Trankilidat (GT) Program Status Report	9 - 13
2. Multi-family Service Coordinator (MFSC) Program Status Report	14 - 16

VII. EXECUTIVE DIRECTOR'S REPORT

VIII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, September 13, 2022 @ 12:00 p.m.

IX. ADJOURNMENT

Lifelong friends, baseball lovers now taking off with MLB memorabilia

By Trey Mewes Star Tribune

MINNEAPOLIS - When Dan Watson and Zak Fellman were 12 years old, they would go into the woods and find straight pieces of wood. They would shave them into bats using pocket knives for home run derbies with tennis balls.

Fast forward 25 years, and the lifelong friends came together to form Pillbox Bat Co., a custom sports memorabilia shop out of Winona, Minn., that pays homage to baseball's history with bats, baseballs and other fan-driven products.

Pillbox is on the verge of breakout success after securing Major League Baseball licensing deals over the past 18 months. The company last month rolled out its first major project under the contract: a series of hardwood pennants for 30 teams.

"I am unbelievably grateful for the position that we're in and the relationships that we have with the organizations," Watson said. "It's truly incredible."

The duo, who played Little League together, initially went separate ways as adults. Watson joined the military and worked in online sales. Fellman, with another partner, started Sanborn Canoe Co., which is well-known for its line of artistic paddles.

In 2015, Fellman got the idea to work on bats, just like they did as children.

"It's as easy to make a paddle as it is baseball bats," Fellman said.

It took less than a minute for Watson to agree to partner with his old friend.

At first, the two figured the project could make them a little extra coffee money, maybe enough for a nice dinner here and there. After they



PILLBOX BAT COMPANY: Zak Fellman, middle, holds the first bat that he carved as a kid, and his crew at Pillbox Bat Company, from left, Sarah Roberts, Carrie Frederich, Kyle Wright and Laura Sutton, on Aug. 11, in Winona, Minn.

Brian Peterson/Minneapolis Star Tribune/Tribune News Service

came up with a name — Pillbox was the nickname of a less-than-desirable ballpark the St. Paul Saints used in 1903 — they quickly decided to take a shot at becoming the next big thing in sports memorabilia.

"I think all entrepreneurs can relate," Watson said. "We're going to take this thing to the moon, and there's no other option."

Watson started calling MLB officials and mapping out marketing. Fellman, the artist between the two, got to work designing products.

For the first few years, Pillbox made a name through its custom work: bats designed for corporate gifts, novelty baseballs. Tiny bats with shark decals, nicknamed "Baby Shark Bats," became a hot seller in 2018 and 2019 when people couldn't get enough of the eponymous children's song.

Despite its small size - Pillbox

JOB ANNOUNCEMENT FOR TEMPORARY POSITIONS

- 24 Electrician (2 yrs. exp.) \$18.41/Hr.
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Apply at E.M.B. Electrical, Inc. by calling 671-632-9620 between 3:00 p.m. and 5:00 p.m. References required upon request.



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> Apply at the Pacifica Plaza Bldg., Suite 204, 667 N. Marine Dr. Upper Tumon or call (671) 646-3679

employs seven full-time people and one part-time worker — the shop garnered attention from the Minnesota Twins in 2019 as the club's Bomba Squad shattered the MLB record for most home runs by a team in a regular season.

To mark the occasion, Twins officials ordered custom bats for each player with their names, numbers and other interesting stats.

"They have an incredible aesthetic," Chris Iles, the Twins senior director of brand experience and marketing, said of Pillbox. "Their products are beautiful. They look cool. It's a blend of kind of old-school sensibility meets new-school design."

From there, the Twinsoffered support as Pillbox secured rights to make products for the MLB Hall of Fame, MLB Players and Negro League baseball. Twins President Dave St. Peter wrote a letter of recommendation for Pillbox after he met with Watson at a Target Field event, and the Twins sought more products from the company for various events.

The MLB deal, as well as the new line UST of hardwood pennants, goes through a 16, process Pillbox built for custom jobs. Workers had to figure out how to meet the individualized requests.

Case in point: The Utah Jazz of the NBA were among the first teams to request hardwood pennants.

"We do something we didn't think we could do and then it works," Watson said. "And then we develop a whole product line around it."

Pillbox has plans to expand, though Fellman admits the company still is perfecting the process to mass produce its pennants. The first wave of pennants has gone to online sports retailer Fanatics, and employees are waiting to see whether the products take off, as pennants aren't usually made of wood.

"We're obviously optimistic," Watson said. "Q4 is going to be really interesting, because we already have our initial orders with Fanatics and a bunch of other major baseball teams, and have some really interesting conversations with other retailers going."

That could include product lines for other pro sports. And while Louisville Slugger has the exclusive rights to make game bats, Pillbox would like to expand into that market as well.

"We'll see what happens," Fellman said with a smile.



Homeless woman remembered, friends came together to give her better life

Music filled the air on Friday in Tumon as a group of friends and church members gathered to pay tribute to a member of Guam's homeless community who died recently.

Pastor Melvin Duenas, an ordained minister and elder for the Talo'fo'fo' Seventh-day Adventist Church Church told The Guam Daily Post that Terra Tiptino did not have any biological family on island, but over time, she gained a group of close friends that were eventually able to give her a place to call home as well as a car.

Johanna Duenas, a teacher at SDA and Women's Ministry Head, recalled the day that she and Tiptino first met.

"We came from the church, she was hitching a ride and this was in the beginning of the pandemic. This was at a time when you would line up in the schools and you'd get free meals so I would do that over the next three months to give to her."

Duenas said that over the course of three years she and Tiptino became friends through bible study. When Tiptino became sick, she prayed for help and found George Bello.

Melvin Duenas said that Bello, a good friend that he worked with for 20 years at the Guam Power Authority, built Tiptino a place to live along Bello Road and paid for her hospital bills. Tiptino suffered from a heart condition and chronic back pain. "All of the expenses we gathered

together on. George Bello was one of the donors who really helped out.

... George and my family and others, we were able to provide Terra with a car in the end and a home and she was happy and very rejoiceful on the end of her life when she got sick. One thing we saw in Terra is she didn't have too much things in earthly goods, but she had a big longing heart for heaven."

After Tiptino's death, the group tracked down her son, living stateside, and brought him to Guam to pay his final respects to his mother.

Johanna Duenas said Tiptino wanted to reconnect with her son before she died. Her son, now 22, serves in the military and was able to fly out for five days to connect with his mother's community and attend her memorial service. "We cremated her a few days ago, so her ashes are here," said Melvin Duenas.

"There are people in Guam that want to do good deeds, even for people who don't have family and are homeless. ... We hope that more people in Guam will open their hearts for the needy and be more receptive to unity here on our island," stated Melvin Duenas.

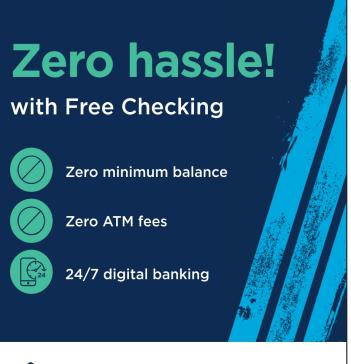
(Daily Post Staff)



This advertisement was paid for by GHURA



MEMORIAL: Pastor Melvin Duenas and a group of about a dozen people remembered the late Terra Tiptino during a short memorial ceremony at Gov. Joseph Flores Memorial Park at Ypao beach on Friday afternoon. Norman M. Taruc/The Guam Daily Post





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GUAM HOUSING AND URBAN RENEWAL AUTHORITY ATURIDAT GINIMA YAN RINUEBAN SIUDAT

MEMORANDUM:

- TO: Board of Commissioners
- FROM: Elizabeth F. Napoli
- **DATE:** August 01, 2022

SUBJECT: IFB # GHURA-06-23-2022-AMPs 3 & 4; Renovation of Six (6) Public Housing Units Intent of Award

Bid opening for the subject project was held on July 14, 2022 at 2:00 p.m. A total of 3 contractors purchased a set of bid specifications of which 3 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1	
1	Genesis Tech Corp.	[x] 15%	\$236,000.00	
2	Surface Solutions	[x] 15%	\$238,102.96	
3	O.H. Construction	[x] 15%	\$227,000.00	

Government Estimate	\$260,717.50
•	

Base Bid 1 is to renovate a total of 6 units; 3 in Dededo, 2 in Agat and 1 in Toto. Modernization of these units include electrical up-grade, replacement of termite infested kitchen cabinets and base, re-tiling of floors, complete sewer line replacement, interior painting, exterior and interior door replacements and replacement of existing water lines. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: O.H. Construction provided the lowest responsive and responsible bid for Base Bid 1. O.H. Construction has completed several GHURA projects over the last year with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to O.H. Construction for Base Bid 1 in the total amount of \$227,000.00. Funding is available under the Capital Fund Program.

Prepared:

my P. firey

Reviewed:

GBalmeo, Procurement

Attachments: Bid T Clear

Bid Tabulation Clearance Gov cost estimate

	Addendum 1	2	7	7]
	Contractor License	>	>	7							
	GHURA Form 01B	1	>	>							-
	GHURA Form 013	>	>	>							
	GHURA GHURA GHURA GHURA Form 09 Form 010 Form 013 Form 01B)	>	>							Date: 7/14/22 Date:
	GHURA Form 09	>	>	>							Date: 7/
	AG Forms 2,3,4,5 & 7	>)	>							July -
g	HUD 5369-A	>	>	2							Obicle &
IFB#GHURA-06-23-2022-AMPs 3 & 4 Renovation of Six (6) Public Housing Units Proposal due date: July 14, 2022 Proposal due time: 2:00 p.m.	Name of Bonding Co. and name	BOG	B 06	PLA. Ins.							
IFB#GHURA-06-23-2022-AMPs 3 & 4 Renovation of Six (6) Public Housing U Proposal due date: July 14, 2022 Proposal due time: 2:00 p.m.	Bid Bond	\$35,400.00		15%							Date: 7/14/22
ng Executive Director	Base Bid item 1	\$336,000.2	\$238,102.94	\$227,000.02							yale
Elizabeth F. Napoli, Acting Executive Director	NAME OF BIDDER	Genesis Teely	Surface Solutions	O.H. Construction							ATTESTED BY: NOL
Meeting o	Package No N O	gu	-	0 23	, 20	02:	2				

Board

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GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN	Verification of Status for Contractors
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To: From: / Subject: 1

File Architect & Engineering Manager Renovation of (6) Six Public Housing Unit's; IFB #GHURA-06-23-2022-AMPs 3 & 4;

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

															South P Perez
D	O.H. Construction		8/1/2022	7/28/2022	7/28/2022	Exp. 06/08/2023	nse Board		7/28/2022			7/28/2022		8/1/2022	
	Surface Solutions		8/1/2022	7/28/2022	7/28/2022	Exp. 09/08/2022	Contractor to obtain clearance from Guam Contractors License Board		7/28/2022		nue and Tax Office	7/28/2022		8/1/2022	
	Genesis-Tech Corporation		8/1/2022	7/28/2022	7/28/2022	Exp. 06/30/2023	Contractor to obtain clearanc		7/28/2022		Contractor to report to Revenue and Tax Office	7/28/2022		8/1/2022	
	Company Name	Department of Labor:	ALPCD	Fair Employment Practice	Wage & Hour	Workers Compensation	Guam Contractors	License Board	U.S. Department	of Labor	Revenue & Tax EIN/SSN	OSHA		SAM Debarred List	

GHURA-06-23-2022-AMPs 3 & 4

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED 6/29/2022

iona, riannei m

BASIC BID #1

LOCATION	Unit Number	Bedrm.	Es	timate Cost
Amp-3, gh-82, Agat	A27	1	Ś	17,477.50
Amp-3, gh-99, Agat	99 MAO	5	\$	79,887.50
Amp-4, gh-35, Dededo	30 JP MALI	5	\$	56,687.50
Amp-4, gh-82, Dededo	D04	1	\$	17,477.50
Amp-4, gh-82, Dededo	D14	1	\$	17,477.50
Amp-4, gh-250, Toto	9B Calle Damian	4	\$	71,710.00
	Total		\$	260,717.50

	CO	COST ESTIMATE	IATE				
ACTIVITY AND LOCATION: 4 bedroom		CONSTRUCTION CONTRACT NO	CONTRACT N	.0 1			SHEET 1 OF 1
Ghura-250							
PROJECT TITLE:reno-4bdm		IDENTIFICATION NO	.07				
		ESTIMATED BY					DATE PREPARED
		Andrew M. Manglona, Planner III	nglona, Plar	ner III			5/12/2022
	QUANTITY	rity		ENGINEERING ESTIMATE	STIMATE		
ITEM DESCRIPTION	NUMBER	UNIT	'n	UNIT COST	TC	TOTAL	
Termite treament	1200 sf	sf		\$0.60	\$	720.00	
Interior Painting	2400 sf	sf	\$	1.50	s	3,600.00	٥٥
exterior entry & exit doors	2	2 ea	Ş	1,700.00	s	3,400.00	ЭМ
exterior storge & WH doors	3	3 ea	\$	1,200.00	s	3,600.00	I SI
interior bedroom doors	4	4 ea	\$	750.00	s	3,000.00	าด
interior bathroom & hallway doors	3	3 ea	Ş	550.00	ŝ	1,650.00	IVI
screen panels (repair)	4	4 ea	Ş	150.00	s	600.00	
Kitchen up-grade	1	1 ea	\$	4,200.00	s	4,200.00	
remove old tiles & dispose	1200 sf	sf	\$	1.20	s	1,440.00	o o
install vinyl floor tiles	1200 sf	sf	\$	2.75	ş	3,300.00	
bathroom up-grade	1	1 Is	Ş	1,600.00	\$	1,600.00	
lighting fixtures	12	12 ea	Ş	125.00	\$	1,500.00	3 T
Change out medicine cabinet	2	2 ea	\$	125.00	Ş	250.00	so
New range hood	1	1 ea	\$	120.00	s	120.00	2 I
smoke detector	5	5 ea	\$	220.00	s	1,100.00	LIN
replace light switch & outlets	12	12 ea	\$	65.00	Ş	780.00	n
exterior works	1	1 Is	Ş	1,200.00	Ş	1,200.00	
General cleaning-in & out	1	1 IS	Ş	650.00	ş	650.00	Estimate cost per Bedroom
total			\$		s M	32,710.00	\$ 8,177.50
Up-grade electrical panel box	1	1 LS	Ş	7,500.00	s	7,500.00	
Sewer replacement	1	1 LS	ş	8,000.00	\$	8,000.00	2bdrm
Sewer replacement	1	1 LS	\$	8,000.00	Ş	8,000.00	3bdrm
Sewer replacement	1	1 LS	Ş	12,000.00	\$ 1	12,000.00	4bdrm
Sewer replacement	1	1 LS	\$	12,000.00	\$ 1	12,000.00	5bdrm
I la-grade kitchen cahint renjacement	1	1 LS	\$	5,800.00	Ş	5,800.00	





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



July 13, 2022

TO: Board of Commissioners

FROM: **Executive Directo**

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

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

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

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

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

Elizabeth F. Napoli

Attachment: Contractor cost proposals

O. H. Construction

P. O. Box 11497 Tamuning, GU 96931

LETTER OF TRANSMITTAL

2 4

Date:	June 13, 2022		
То:	Elizabeth F. Napoli / Executiv GHURA	ve Director	
Attention:	Sonny P. Perez, A/E Manage	r	
Subject:	The Change Order Requ	est for GHURA-01-27-2022-AMPs	1,2,3,4
Reference:	Scope of Work and The Cost	t Breakdown attached	
We are sending y	ou: [x] Attached	[] Under separate cover via	
The following iter	ns:		
[] Drawings		[] Prints] Samples
[] Copy of Lette	r	[] Change] Specifications
[X] Payment R	Request	[] Plans	x] Other
NO	DESC	RIPTION	SPEC. SEC. / DWG NO.
1 0	hange Order Request with Cost	t Breakdown	
	120-17-2-1-		
These are transm [] for approval	ltted: [] for your use	[] for review & comments	[X] as required
Remarks:			
	dward Choi / Payroll Officer	& Bob Hess	

]

O.H. CONSTRUCTION P.O.Box 11497 Tamuning Guam 96931 Phone : 671-777-0105 /688-9175 michaelleeguam@gmail.com

Guam Housing and Urban Renewal Authority

Attn; Mr Sonny P. Perez A/E Manager

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

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

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

Scope of Work and The Cost Breakdown /

- 1. Remove big mango tree included root portion and dispose (Need Equipments and Dumpster) 3.200.00
- Clean all yard on 2 units (132 N. Doyle & next) and remove, dispose all trash(vegetation, debris, Household, and furnitures and goods. / rented construction trash bin from UMS. \$5,700.00
- 3. Completion by June 30, 2022

200 Michael J. Lee General Manager

June 13, 2022

CC ; Alice James / Andrew Manglona and Bob Hess

temp: CFP GQ 50121, #1480 pm

Guma Trankilidat – Status Report

SUMMARY

Guam Elderly (Guma Trankilidat) Multifamily Housing Program consists of 49 one-bedroom units for lease and 1 two-bedroom emergency unit not available for lease, off-line.

Eligibility is targeted at assisting elderly defined as those being of 62 years of age and older, or adult persons with disabilities (18 years and above).

Intended to assist those who fall below the area median income limits established by HUD for Guam, for moderate-low, and very low-income families.

A Self-Evaluation Needs Assessment and Transition (SENAT) Plan and a Capital Needs Assessment was conducted in October 2013. The report provided details of alterations or upgrades that must be made to the physical units, facilities, and policies of the complex to comply with the accessibility standards required under the Section 504, the Fair Housing Act and or the Americas with Disabilities Act (ADA). An estimate of \$2.6 Million was identified to address improvements in order to operate and extend the useful life of the facilities over the next 20 years. Utilizing the Project's funding in Reserves the following items have been upgraded and completed.

- Site health and safety corrections / Site accessibility corrections (in all common areas and buildings) / 504 units accessibility corrections (units K1-4 & G1) all completed on October 2014; total cost \$98,300
- Phase I 6 units completed on May 31, 2018; total cost \$83,300
- Phase II 6 units completed on December 11, 2018; total cost \$94,000
- Phase III 8 units completed on December 12, 2019; total cost \$151,300
- ▶ GT's sewer pump replacement completed on June 2021; total cost \$72,939.48
- Phase IV 8 units completed on February 7, 2022; total cost \$210,800 (Amount increased from \$188,000 due to change order; replaced existing common gypsum board walls between bedroom and living room with 1/4in. cement board, primer, and paint color to match existing)

An additional eight units are currently in preparation to be upgraded.

During upgrades and renovations of units, resident families are temporarily transferred within the development to unit K6, a unit that is off-line and used normally used as an Emergency Unit should the need arise. Residents are transferred back to their original unit once renovations are completed, which is usually an estimated 20 days to complete.

STATISTICS

On January 3, 2022, Guma Trankilidat opened its Wait List to accept applications to established a list. The Wait List closed on February 4, 2022. A total of 73 eligible applications were accepted. Of the 73 applications submitted; 12 applications were determined to be ineligible as the applicants did not meet the project requirements.

There are currently 55 active applicants on the Guma Trankilidat Wait List; 4 applications were withdrawn due to no response and 2 applicants requested to cancel their application and removed from the Wait List

As of today, Guma Trankilidat is at 96% occupancy, 47 of the 49 units are occupied. Interviews with applicants for new admissions to the two vacant units are ongoing.

Residents Statistics:

Head of I	lousehold Gender	Family Size	
Female	34	Single	44
Male	13	Couple	3

Head of Hou	usehold by Age	Handicapped/Disab	led or Elderly
Age 18-24	0	Handicapped	0
Age 25-54	3	Disabled	22
Age 55-74	20 · ·	Elderly 62+	43
Age 75+	24		

Race Breakdown	
White	3
Black/African American	1
American Indian/Native Alaskan	0
Asian:	
Korean	24
Chinese	3
Filipino	7
Native Hawaiian/Other Pacific Islander:	
Guamanian	10
Other:	
Russian	1
Romanian	1

Income Type Count		Gross Amount	Exclusion	Net Amount
Alimony	2	13,383.36	0.00	13,383.36
General Assistance	52	180,924.00	150,888.00	30,036.00
Military Pension	1	6,000.00	0.00	6,000.00
Other Non-Wage	5	4,899.68	0.00	6,000.00
Other Wages	1	2,400.00	0.00	2,400.00
Pension	3	33,153.44	0.00	33,153.44
Social Security	36	309,775.20	0.00	309,775.20
TANF	2	3,288.00	0.00	3,288.00
Wages & Salary	2	24,180.00	23,400.00	780.00
Report Tota	als:	578,003.68	174,288.00	403,715.68

Guam Housing and Urban Renewal Authority

		ber 2021 Quarterly Rep	UIT	
Physical Occ	upancy	ОСТ	NOV	DEC
	Total Units	49	49	49
	Occupied Units	48	49	49
	Vacant Units	0	0	0
	Unit under Reno *	1	0	0
	Gross Occupancy (ACTUAL)	98.0%	100.0%	100.0%
Waiting List		OCT	NOV	DEC
а.	Applications on Waiting List	7	6	5
b.	In Process	2	1	4

GUMA TRANKILIDAT October 2021 - December 2021 Quarterly Report

love-Ins, N	love-Outs	ОСТ	NOV	DEC
a.	Move-ins (unit B2 eff 10/1/21 & D1 eff 11/22/21)	1	1	0
b.	Move-outs	0	0	0
C.	Evictions	0	0	0
d.	Abandoned Units	0	0	0
e.	ITVs	0	0	0
f.	Make ready-time (unit D1)	1	0	0
g.	Lease-up time	0	0	0
h.	Deceased	0	0	0
i.	Total Turnaround	0	0	0

Emergency Work Orders	OCT	NOV	DEC
Total number of emergency work orders.	1	1	1
Total number of emergency work orders completed / abated within 24 hours.	1	1	1
Percentage of emergency work orders completed / abated within 24 hours.	100%	100%	100%

Non-Emergency Work Orders	OCT	NOV	DEC
Total number of non-emergency work orders.	14	30	19
Total number of calendar days it took to complete no emergency work orders.	on- 4	6	3
Average number of days PHA has reduced the time it tak to complete non-emergency work orders over the past three years.	es 1	1	1
Average completion days.	0.29	0.20	0.16

Tenant Accounts Receivables (TARs)		OCT	NOV		DEC
Beginning Rent Receivable	\$	(6,489)	\$ (6,021)	\$	(6,267)
Rent charged	\$	8,437	\$ 9,228	\$	9,257
MONT	н	ОСТ	NOV		DEC
TOTAL RENT: (FORMULA)	\$	1,948	\$ 3,207	\$	2,990
Rent paid	\$	8,403	\$ 9,474	\$	9,819
Ending Rent Receivable (FORMULA)	\$	(6,455)	\$ (6,267)	\$	(6,829)
Collection rate (Percentage %) (FORMULA)		431%	295%	Vank	328%

Write-Off Approval: July 9, 2021 - BOC approved TAR Write-Offs through March 31, 2021 for Guma Trankilidat in the Total Amount of \$2578.00

Guam Housing and Urban Renewal Authority **GUMA TRANKILIDAT**

January 2022 - March	2022 Quarterly Report		
Physical Occupancy		FEB	MAR
Total Units	49	49	49
Occupied Units	47	48	48
Vacant Units	2	- 1	1
Unit under Reno *	1	1	1
Gross Occupancy (ACTUAL)	95.9%	98.0%	98.0%
	JAN	FEB	MAR
Applications on Waiting List	59	63	62
In Process	3	2	1
	Total Units Occupied Units Vacant Units Unit under Reno * Gross Occupancy (ACTUAL) Applications on Waiting List	JAN Total Units 49 Occupied Units 47 Vacant Units 2 Unit under Reno * 1 Gross Occupancy (ACTUAL) 95.9% JAN Applications on Waiting List	Total Units4949Occupied Units4748Vacant Units21Unit under Reno *11Gross Occupancy (ACTUAL)95.9%98.0%JANFEBApplications on Waiting List5963

January 2022	2 - March	2022	Quarterly	Report

e-Ins, N	love-Outs	JAN	FEB	MAR
a.	Move-ins (J2 eff 2/15/22 & G1 eff 3/1/22)	0	1	1
b.	Move-outs (G1 eff 1/14/22)	1	0	0
C.	Evictions	0	0	0
d.	Abandoned Units	0	0	0
e.	ITVs	0	0	0
f.	Make ready-time (J2 eff 1/10/22 & B5 eff 3/11/22)	1	0	1
g.	Lease-up time (G1)	0	1	0
h.	Deceased	0	0	0
i.	Total Turnaround	<u> </u>	0	0

Emergency Work Orders	JAN	FEB	MAR
Total number of emergency work orders.	1	5	0
Total number of emergency work orders completed / abated within 24 hours.	1	5	0
Percentage of emergency work orders completed / abated within 24 hours.	100%	100%	0%

Non-Emerg	ency Work Orders	JAN	FEB	MAR
	Total number of non-emergency work orders.	16	11	13
	Total number of calendar days it took to complete non- emergency work orders.	1.57	1.73	0.54
	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	1	1	1
	Average completion days.	0.10	0.16	0.04

Tenant Accounts Receivables (TARs)		JAN	FEB	MAR
Beginning Rent Receivable	\$	(6,829)	\$ (5,966)	\$ (6,781)
Rent charged	\$	9,183	\$ 9,026	\$ 9,178
MC	ONTH	JAN	FEB	MAR
TOTAL RENT: (FORMULA)	\$	2,354	\$ 3,060	\$ 2,397
Rent paid	\$	8,320	\$ 9,841	\$ 9,213
Ending Rent Receivable (FORMULA)	\$	(5,966)	\$ (6,781)	\$ (6,816)
Collection rate (Percentage %) (FORMULA)		353%	322%	384%

GT opened it's Wait List for acceptance of applications to establish a listing on January 3, 2022 and closed February 4, 2022. A total of 73 application were submitted and accepted. Write-Off Approval: July 9, 2021 - BOC approved TAR Write-Offs through March 31, 2021 for Guma Trankilidat in the Total Amount of \$2,578.00

Guam Housing and Urban Renewal Authority

	GUMA	TRANK	(ILIDAT
5	luna	2022	Quarte

	April 2022 - June 2	2022 Quarterly Report		
Physical Occu	upancy	APR	MAY	JUN
	Total Units	49	49	49
	Occupied Units	48	48	47
	Vacant Units	1	1	1
	Unit under Reno *	0	0	1
	Gross Occupancy (ACTUAL)	98.0%	98.0%	95.9%
Waiting List		APR	MAY	JUN
а.	Applications on Waiting List	62	56	56

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ove-Ins, Move-Outs		APR	MAY	JUN
a.	Move-ins (Unit B5 eff 5/9/22)	0	1	0
b.	Move-outs (unit A3 eff 5/31/22)	0	1	0
C.	Evictions (unit C1 eff 5/06/22)	0	1	1
d.	Abandoned Units	0	0	0
e.	ITVs	0	0	0
f.	Make ready-time (Reno:unit B5 in Mar / Unit A3 in June)	1	0	1
g.	Lease-up time	0	0	0
h.	Deceased	0	0	0
i.	Total Turnaround	0	0	0

Emergency Work Orders	APR	MAY	JUN
Total number of emergency work orders.	4	1	0
Total number of emergency work orders completed / abated within 24 hours.	4	1	0
Percentage of emergency work orders completed / abated within 24 hours.	100%	100%	0%

Non-Eme	ergency Work Orders	APR	MAY	JUN
	Total number of non-emergency work orders.	8	27	. 8
	Total number of calendar days it took to complete non- emergency work orders.	3.75	1.34	0.88
	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0	0	0
	Average completion days.	0.47	0.05	0.11

Tenant Accounts Receivables (TARs)	APR	MAY	JUN
Beginning Rent Receivable	\$ (6,816)	\$ (6,268)	\$ (5,596)
Rent charged	\$ 8,948	\$ 9,066	\$ 9,249
MONTH	APR	MAY	JUN
TOTAL RENT: (FORMULA)	\$ 2,132	\$ 2,798	\$ 3,653
Rent paid	\$ 8,400	\$ 8,394	\$ 9,011
Ending Rent Receivable (FORMULA)	\$ (6,268)	\$ (5,596)	\$ (5,358)
Collection rate (Percentage %) (FORMULA)	394%	300%	247%

GT opened it's Wait List for acceptance of applications to establish a listing on January 3, 2022 and closed February 4, 2022. A total of 73 application were submitted and accepted. Write-Off Approval: July 9, 2021 - BOC approved TAR Write-Offs through March 31, 2021 for Guma Trankilidat in the Total Amount of \$2,578.00

In Process

b.

MULTIFAMILY SERVICE COORDINATOR PROGRAM Status Report

PROJECT SUMMARY

Service Coordinator's goal is to ensure the Residents of Guma Trankilidat maintain independent living by assisting residents to access available services and to be an advocate in the community to improve their living conditions.

REPORT DATE	PROJECT NAME	PREPARED BY
October 01, 2021- August 01, 2022	Multifamily Service Coordinator Program	Ervin Santiago

RESIDENT STATISTICS

- > TOTAL NUMBER OF RESIDENTS SERVED: 55
- GENDER: 39 FEMALES AND 16 MALES
- Resident Age Ranges
 - Age 18 61 = 4Age 62 - 80 = 34Age 81 - 95 = 17
 - Age over 96 = 0
- > Total number of residents who utilized the SC during this reporting period = 55

ADMINISTRATIVE TASKS

Task:	Percentage:	Task:	Percentage:
Contact with outside service providers	20 %	Paperwork not related to residents	5 %
Direct contact with project and neighborhood residents	40 %	Researching available services	5 %
Documentation of resident files	20 %	Meetings with property management staff	10 %
Other	0%		

Total - 100 %

MULTIFAMILY SERVICE COORDINATOR PROGRAM Status Report

SERVICE COORDINATION PERFORMED

Service Types	# of Residents	# of Times
Advocacy	<u>8</u>	12
Assessment	23	41
Benefits/Entitlements/Insurance	· <u>29</u>	<u>95</u>
Case Management	<u>40</u>	170
Conflict Resolution	<u>16</u>	47
Crisis Intervention/Support Counseling	<u>4</u>	<u>8</u>
Education/Employment	<u>5</u>	21
Fair Housing and Civil Rights Assistance	2	2
Family Support	2	2
Health Care/Services	<u>11</u>	21
Home Management	<u>Z</u>	<u>9</u>
HomeMaker	5	<u>9</u>
Isolation Intervention	<u>54</u>	155
Lease Education	<u>Z</u>	Z
Meals	<u>50</u>	<u>51</u>
Mental Health Services	<u>Z</u>	26
Monitoring Services	10	11
Outreach	<u>54</u>	201
Resident/Tenant Councils	<u>49</u>	100
Substance Abuse	2	2
Transfer to Alternative Housing or Hospital	1	1
Transportation	<u>3</u>	Z
Other	<u>51</u>	56

*Multiple services provided to individual residents

MULTIFAMILY SERVICE COORDINATOR PROGRAM Status Report

COMMUNITY ENGAGEMENT

Agency/Organization: Korean Bowling Association of GuamActivities/Services: Mother's Day dinnerNumber of Participants: 46Date: 05/06/2022Outcome: The Residents enjoyed coming out and socializing.

Agency/Organization: TEAM Isla Scentsy GroupActivities/Services: Scentsy donation for Manamko Month of MayNumber of Participants: 51Date: 05/28/2022Outcome: The Residents were appreciative of the gifts and the socialization with Team Isla.

Agency/Organization: GUMA Trankilidat Resident AssociationActivities/Services: Officer electionNumber of Participants: 31Date: 06/25/2022Outcome: The Residents feel empowered and want to take responsibility for their community.

Agency/Organization: Korean Bowling Association of GuamActivities/Services: Free haircutsNumber of Participants: 16Date: 07/31/2022Outcome: The service was well received and appreciated by residents.

UPCOMING EVENTS

Agency/Organization: *Korean Bowling Association of Guam* Activity: Haircut and Hair Color Date: September 30, 2022

Agency/Organization: *Korean Bowling Association of Guam* Activity: Thanksgiving Dinner Date: November 24, 2022

Agency/Organization: *Korean Bowling Association of Guam* Activity: Christmas Dinner Date: December 25, 2022 (date may change)

Agency/Organization: UOG Ceddars Activity: Education and demonstration Date: To be Determined