



**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

PAGE (S)

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. 1 6 - 8
IFB#GHURA-01-27-2022-AMPs 1, 2, 3 & 4; Renovation of Seven
Public 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

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 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 state-side, 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)




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



1960
Lourdes A. Leon Guerrero
Governor of Guam

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



EQUAL HOUSING OPPORTUNITY
Joshua F. Tenorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
Tuesday, August 23, 2022 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BOC Mtg., TUESDAY, August 23, 2022
Time: Aug 23, 2022 12:00 PM Guam, Port Moresby
Join Zoom Meeting: <https://us06web.zoom.us/j/85253103566?pwd=dW5ENITRExUMUZLUMlxdUNlYONkZz09>
Meeting ID: 852 5310 3566
Passcode: 593508
Watch YouTube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mT0FOLYn48ULag>


AGENDA:
 I. ROLL CALL
 II. BOARD MEETING PUBLIC ANNOUNCEMENTS
 III. APPROVAL OF PREVIOUS BOARD MINUTES – July 26, 2022
 IV. NEW BUSINESS
 1. Intent of Award for IFB#GHURA-06-23-2022-AMPs 3 & 4; Renovation of Six (6) Public Housing Units
 V. OLD BUSINESS
 1. Change Order #1 for GHURA-01-27-2022-AMPs 1, 2, 3 & 4; Renovation of Seven (7) Public Housing Units
 2. Change Order for the Inarajan Basketball Court
 VI. CORRESPONDENCE & REPORTS
 1. Guma Trankilidat (GT) Program Status Report
 2. Multi-family Service Coordinator (MFSC) Program Status Report
 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

The complete Board packet may be viewed on our website at www.ghura.org.
 For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.


This advertisement was paid for by GHURA.

Zero hassle!


with Free Checking



Zero minimum balance



Zero ATM fees



24/7 digital banking



PENFED
CREDIT UNION


Get started at
PenFed.org/FreeChecking

Federally Insured by NCUA. To receive any advertised product, you must become a member of PenFed Credit Union. \$25 is required to open the account but there is no minimum account balance and no monthly maintenance fees. © 2022 Pentagon Federal Credit Union.

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

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.

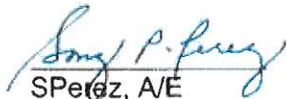
No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis Tech Corp.	[x] 15%	\$236,000.00
2	Surface Solutions	[x] 15%	\$238,102.96
3	O.H. Construction	[x] 15%	\$227,000.00
Government Estimate			\$260,717.50

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:


SPerez, A/E

Reviewed:


GBalmeo, Procurement

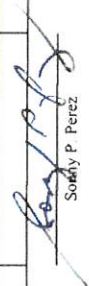
Attachments: Bid Tabulation
Clearance
Gov cost estimate

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 ATURIDAT GINIMAYAN RINUEBAN SIUDAT GUAHAN
 Verification of Status for Contractors**

To: File
 From: Architect & Engineering Manager
 Subject: 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.

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


 Soledad P. Perez

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

ESTIMATED BY
Andrew M. Manglona, Planner III

DATE PREPARED
6/29/2022

BASIC BID #1

LOCATION	Unit Number	Bedrm.	Estimate Cost
Amp-3, gh-82, Agat	A27	1	\$ 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

COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom Ghura-250	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1			
PROJECT TITLE:reno-4bdrm	IDENTIFICATION NO.				
ESTIMATED BY Andrew M. Mangiona, Planner III	DATE PREPARED 5/12/2022				
ITEM DESCRIPTION	QUANTITY	UNIT	ENGINEERING ESTIMATE	UNIT COST	TOTAL
Termite treatment	1200	sf		\$0.60	\$ 720.00
Interior Painting	2400	sf		1.50	\$ 3,600.00
exterior entry & exit doors	2	ea		1,700.00	\$ 3,400.00
exterior storage & WH doors	3	ea		1,200.00	\$ 3,600.00
interior bedroom doors	4	ea		750.00	\$ 3,000.00
interior bathroom & hallway doors	3	ea		550.00	\$ 1,650.00
screen panels (repair)	4	ea		150.00	\$ 600.00
Kitchen up-grade	1	ea		4,200.00	\$ 4,200.00
remove old tiles & dispose	1200	sf		1.20	\$ 1,440.00
install vinyl floor tiles	1200	sf		2.75	\$ 3,300.00
bathroom up-grade	1	ls		1,600.00	\$ 1,600.00
lighting fixtures	12	ea		125.00	\$ 1,500.00
Change out medicine cabinet	2	ea		125.00	\$ 250.00
New range hood	1	ea		120.00	\$ 120.00
smoke detector	5	ea		220.00	\$ 1,100.00
replace light switch & outlets	12	ea		65.00	\$ 780.00
exterior works	1	ls		1,200.00	\$ 1,200.00
General cleaning-in & out	1	LS		650.00	\$ 650.00
total				\$ -	\$ 32,710.00
				Estimate cost per Bedroom	\$ 8,177.50
Up-grade electrical panel box	1	LS		7,500.00	\$ 7,500.00
Sewer replacement	1	LS		8,000.00	\$ 8,000.00
Sewer replacement	1	LS		8,000.00	\$ 8,000.00
Sewer replacement	1	LS		12,000.00	\$ 12,000.00
Sewer replacement	1	LS		12,000.00	\$ 12,000.00
Up-grade kitchen cabint replacement	1	LS		5,800.00	\$ 5,800.00

UNIT COST BASED ON PREVIOUS MOD PROJECTS



GHURA

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



July 13, 2022

TO: Board of Commissioners

FROM: Executive Director *EW*

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

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

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

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

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

E. Napoli

Elizabeth F. Napoli

Attachment: Contractor cost proposals

O. H. Construction

P. O. Box 11497
Tamuning, GU 96931

LETTER OF TRANSMITTAL

Date: June 13, 2022

To: Elizabeth F. Napoli / Executive Director
GHURA

Attention: Sonny P. Perez, A/E Manager

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

Reference: Scope of Work and The Cost Breakdown attached

We are sending you: Attached Under separate cover via _____

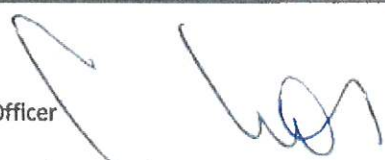
The following items:

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

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

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

Remarks: _____

Submitted by: Edward Choi / Payroll Officer 

CC Alice James / Andrew Manglona & Bob Hess

O.H. CONSTRUCTION

P.O.Box 11497 Tamuning Guam 96931

Phone : 671-777-0105 /688-9175

michaellceguam@gmail.com

Guam Housing and Urban Renewal Authority

Attn; Mr Sonny P. Perez
A/E Manager

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

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

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

Scope of Work and The Cost Breakdown /

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

Michael J. Lee
General Manager



June 13, 2022

CC ; Alice James / Andrew Manglona and Bob Hess

Temp;
CFP GR 50121, #1480 pson

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 Household Gender		Family Size	
Female	34	Single	44
Male	13	Couple	3

Head of Household by Age		Handicapped/Disabled 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 Totals:		578,003.68	174,288.00	403,715.68

Guam Housing and Urban Renewal Authority

GUMA TRANKILIDAT

October 2021 - December 2021 Quarterly Report

Physical Occupancy		OCT	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
a.	Applications on Waiting List	7	6	5
b.	In Process	2	1	4

Move-Ins, Move-Outs		OCT	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 non-emergency work orders.	4	6	3
	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.	0.29	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
	MONTH	OCT	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%	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		JAN	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%

Waiting List		JAN	FEB	MAR
a.	Applications on Waiting List	59	63	62
b.	In Process	3	2	1

Move-Ins, Move-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	0	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-Emergency 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
	MONTH	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 TRANKILIDAT

April 2022 - June 2022 Quarterly Report

Physical Occupancy		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
a.	Applications on Waiting List	62	56	56
b.	In Process	9	21	21

Move-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-Emergency 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

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 = 4
 - Age 62- 80 = 34
 - Age 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>	<u>12</u>
Assessment	<u>23</u>	<u>41</u>
Benefits/Entitlements/Insurance	<u>29</u>	<u>95</u>
Case Management	<u>40</u>	<u>170</u>
Conflict Resolution	<u>16</u>	<u>47</u>
Crisis Intervention/Support Counseling	<u>4</u>	<u>8</u>
Education/Employment	<u>5</u>	<u>21</u>
Fair Housing and Civil Rights Assistance	<u>2</u>	<u>2</u>
Family Support	<u>2</u>	<u>2</u>
Health Care/Services	<u>11</u>	<u>21</u>
Home Management	<u>7</u>	<u>9</u>
HomeMaker	<u>5</u>	<u>9</u>
Isolation Intervention	<u>54</u>	<u>155</u>
Lease Education	<u>7</u>	<u>7</u>
Meals	<u>50</u>	<u>51</u>
Mental Health Services	<u>7</u>	<u>26</u>
Monitoring Services	<u>10</u>	<u>11</u>
Outreach	<u>54</u>	<u>201</u>
Resident/Tenant Councils	<u>49</u>	<u>100</u>
Substance Abuse	<u>2</u>	<u>2</u>
Transfer to Alternative Housing or Hospital	<u>1</u>	<u>1</u>
Transportation	<u>3</u>	<u>7</u>
Other	<u>51</u>	<u>56</u>

*Multiple services provided to individual residents

MULTIFAMILY SERVICE COORDINATOR PROGRAM

Status Report

COMMUNITY ENGAGEMENT

Agency/Organization: *Korean Bowling Association of Guam*

Activities/Services: Mother's Day dinner

Number of Participants: 46 **Date:** 05/06/2022

Outcome: The Residents enjoyed coming out and socializing.

Agency/Organization: *TEAM Isla Scentsy Group*

Activities/Services: Scentsy donation for Manamko Month of May

Number of Participants: 51 **Date:** 05/28/2022

Outcome: The Residents were appreciative of the gifts and the socialization with Team Isla.

Agency/Organization: *GUMA Trankilidat Resident Association*

Activities/Services: Officer election

Number of Participants: 31 **Date:** 06/25/2022

Outcome: The Residents feel empowered and want to take responsibility for their community.

Agency/Organization: *Korean Bowling Association of Guam*

Activities/Services: Free haircuts

Number of Participants: 16 **Date:** 07/31/2022

Outcome: 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