

NOTICE OF REGULAR BOARD MEETING OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

The Guam Housing and Urban Renewal Authority (“GHURA”) will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, June 12, 2020 at 12:00 PM. This Board Meeting is open to the public via Google Meet.

To join meeting:

Google Meet info+1 617-675-4444

PIN 311 191 355 7301#

For special accommodations, contact **Katherine Taitano** at 475-1322 or TTY 472-3701. For additional information regarding the Board meeting, contact **Audrey Aguon** at 475-1378.



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., June 12, 2020
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, June 5, 2020

2nd Printing – Wednesday, June 10, 2020

III. APPROVAL OF PREVIOUS BOARD MINUTES – February 28, 2020

IV. NEW BUSINESS

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Resolution approving the new Fiscal Year 2020 Section 8 Housing
Choice Voucher Program and the reasonable accommodations
payment standards

2. Resolution No. FY2020-017 3
Resolution approving the Detail Extension for Ms. Virginia Torres
as Housing Specialist for Public Housing AMP2

3. Resolution No. FY2020-018 4
Resolution authorizing compensation of employees during PCOR1
(March 16, 2020 – May 10, 2020)

V. OLD BUSINESS

1. Executive Management Performance Evaluations 5 - 16
(Overdue and Request to Accept Evaluations that were submitted)

VI. CORRESPONDENCE AND REPORTS

1. A/E Manager's Update 17
2. RP&E/CPD Update: Annual Action Plan / Consolidated Action
Plan

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Friday, June 26th @ 12:00 p.m.

VIII. ADJOURNMENT

1 new COVID-19 case; 12 active cases

By Nick Delgado
nick@postguam.com

Guam has one more new COVID-19 case, reported by Guam Memorial Hospital yesterday.

That brings the number of active cases to 12, according to officials last night. Since testing started in mid-March, Guam's cumulative positive cases is 179.

Last night, officials reported that the Department of Public Health and Social Services (DPHSS) tested 147 individuals for SARS-CoV-2, the virus that causes the respiratory illness COVID-19, officials noted last night. All tests

came back negative. Of those tests, 62 samples were from the COVID-19 drive-through testing held at the GHURA Public Housing in Dededo.

There have been five deaths, and 162 people released from isolation.

The one person who tested positive for COVID-19 yesterday had recently traveled off island. GMH conducted the polymerase chain reaction (PCR) test.

Guam Public Health continues expanded testing across the island. The next drive-through testing is scheduled for this Friday from 9 a.m. - noon at the Sinajana Mayor's office. The testing is free and open to all Sinajana residents.



SCREENING AREA: Several health officials prepare a screening area for walk-ins taking part in a pilot expanded testing program held at the Astumbo Gym in April. A staging area for walk-ins was set up inside the gym. Post file photo

Attorneys seek \$130K in fees for GovGuam petition to Supreme Court

The government of Guam may have to spend another \$130,000 on attorney fees for its petition to the U.S. Supreme Court over Guam's plebiscite law.

Arnold "Dave" Davis won the case after nine years.

The U.S. Supreme Court, in May, denied the government of Guam's writ request after an appeal to the 9th Circuit Court decision that overturned the island's plebiscite law and found it to be a race-based voting restriction.

Guam law permits only those who meet the definition of "native inhabitants of Guam" to vote in the plebiscite. It was this definition that Davis and the Center for Individual Rights alleged excluded Davis and other individuals who live on Guam and are otherwise registered to vote

in Guam elections.

Davis' lawyers have asked to recover fees and costs associated with the Supreme Court matter.

The government of Guam was supposed to file an opposition by June 1 to the motion for attorneys' fees but it did not.

The government was on the hook for close to \$1 million for legal fees as of the 9th Circuit Court ruling and attorneys have now asked for an additional \$130,480.66.

The fees requested are:

- \$11,344.66 for Election Law Center
- 11,784.50 for Center for Individual Rights (CIR)
- \$107,351.50 for Gibson Gunn
- \$2,000 for Mun Su Park

On May 6, Gibson Dunn counsel contacted defendants' counsel by

email asking whether they consent to file a joint stipulated extension request to allow the parties time to discuss payment of fees and costs without the burden and expense of a motion.

According to court documents, counsel for defendants said he would need to consult with the governor's office regarding the invitation.

According to a letter on the fees submitted by CIR attorney Michael

Rosman, Guam's Supreme Court counsel from Kirkland & Ellis emailed on May 27 to ask for an extension of time to file an opposition, but they never entered an appearance before the District Court nor confirmed they are authorized to represent the government.

"It appears that motion for attorney fees is unopposed and asks the court grant the motion," wrote Rosman. **(Daily Post Staff)**

NOTICE OF REGULAR BOARD MEETING OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

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GUAM REGIONAL TRANSIT AUTHORITY GOVERNMENT OF GUAM

Loures A. Leon Guerrero, Governor
Joshua F. Tenorio, Lieutenant Governor
Celestin C. Babauta, Interim Executive Manager



PUBLIC ANNOUNCEMENT Board of Directors Meeting

The Board of Directors of the Guam Regional Transit Authority (GRTA) will convene its Regular Board meeting on Tuesday, June 09, 2020 at 2:00 p.m. The meeting will be held in the DPW Compound - GRTA Transportation Management Center. In light of COVID-19 public health emergency, GRTA will adhere to social distancing orders and wearing of face masks. For those who wish to participate telephonically, please call 475-4686 or email myra.hernandez@gta.guam.gov for further information.

Individuals requiring special accommodations, auxiliary aids or services may contact Myra Hernandez at 475-4686 or Cynthia Terlaje at 475-4616, Monday through Friday,

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Law Week proclaimed

Pandemic restricts court services

By Nick Delgado
nick@postguam.com

The first-ever virtual proclamation signing was held at Adelup via Zoom on Tuesday.

Gov. Lou Leon Guerrero and Lt. Gov. Josh Tenorio stepped away from the typical COVID-19 briefings and signed a proclamation declaring May 31 to June 12 as Law Week.

Courts not ready for trial

Chief Justice of the Supreme Court of Guam, F. Philip Carbullido also confirmed during the conference that the Judiciary of Guam is not quite ready to get back to business as usual.

"The plan is not to resume any in person jury trials until at least Aug. 1. The main reason is because of our concern for the safety and security of the jurors and of course the personnel at the Judiciary," said Carbullido.

He said the current courthouse in Hagatña isn't spacious enough for the staff to practice social distancing, safely.

"We are in the process of trying to get larger facilities so that we can comfortably feel that we can conduct

the jury trials in a safe manner, consistent with the protocols the governor has put in place." He could not yet confirm the potential locations, but said it would most likely remain in Hagatña.

The chief justice adds that the presiding judge is working with the attorney general on plans for grand jury operations, which he said may start sooner.

District Court of Guam Chief Judge Frances Tydingco-Gatewood also said the federal courthouse is not yet ready.

"We don't know if we will have trial in July or August. I think it's very fluid and will depend on if the governor continues to contain the COVID virus. It looks more hopeful, but people are saying they don't want to come unless there is a vaccine," said Tydingco-Gatewood. "We are just going to have to work with it."

The chief judge said safety measures have been put in place in the federal courtrooms such as plexiglass shields.

However, she told participants during the conference that they sent out 200 questionnaires to potential jurors and of those that responded, 70% said, they are not comfortable going into the court, even with masks and social distancing being enforced.

Stolen gun defendant opts to return to jail

By Lannie Walker
lannie@postguam.com

A man convicted of possession of stolen mail will serve out the rest of his sentence in jail despite his lawyer's attempt to have him finish the sentence in home detention.

Roberto Quinata Aguon II was sentenced to 10 months of jail time during his hearing at the District Court of Guam on Tuesday.

Aguon has been incarcerated since September 2019. His defense attorney Joseph Razzano asked the court to consider allowing his client to spend the remainder of his sentence, about three weeks, on home detention.

But when Aguon addressed the court, he said he did not want to burden his 30-year-old stepdaughter who had offered to have him live with her during home detention.

"I'll do the time ... I'll stay in jail. Just send me back," Aguon said.

Aguon was charged after being found in possession of a black handgun that his stepson Davin

Villagomez admitted to stealing from a United Airlines cargo facility in 2016.

Assistant U.S. Attorney Stephen Leon Guerrero, who recommended a sentence of 10 months, had objected to Aguon being placed on house arrest citing the fact that his stepson Gavin Villagomez also resides in the home.

District Court Judge Frances Tydingco-Gatewood commended Aguon for asking the court to send him back to jail and agreed with Leon Guerrero over his objection in regard to Villagomez.

Aguon has previously been placed on supervised release but was remanded back into custody after failing to submit to required drug testing and later submitting a diluted sample.

Under federal guidelines he was facing up to five years of jail time for possession of stolen mail.

In addition to 10-month of prison, Judge Tydingco-Gatewood sentenced him to two-years of supervised release which she said could be reduced to one-year if Aguon stays drug free, gets a job and get his life "in order."

Tydingco-Gatewood told Aguon she did not view him as a "career criminal" and drug treatment would be made available to him if he wanted the help.

"I see hope with you," she told the defendant.

GDOE emergency food distribution to end this week

By Kevin Tano
kevin@postguam.com

For residents impacted by the COVID-19 pandemic, this week would be the last chance to receive a meal under Guam Department of Education's emergency food assistance program, disaster

household distribution.

GDOE resumed its food distribution, known as TEFAP, on Tuesday at the Deddo Farmers' Market and Mt. Lam Lam in Agat-Umatat.

While operations at the farmers' market came to a swift end, about 8 a.m., food distribution in Agat continued through 10 a.m. GDOE spokes-

woman Isa Baza said remaining food commodities will be added into Thursday's food distribution, which will also be held from 6-10 a.m. at the Tiyan upper baseball field and St. Francis Church in Yona.

For this week, GDOE is expected to pass out a total 5,000 food commodities on a first-come, first-served basis,

and while supplies last.

Starting next week, GDOE will be suspending its food program to replenish resources and begin its normal operations at their Piti warehouse location towards the end of June, which would be available to families who are economically vulnerable, Baza said.



BID INVITATION

Bid No: GCC-FB-20-007
For: Custodial Services

Pre-Bid Conference Date (Mandatory) & Site Visit: 10:00 a.m. Monday, June 15, 2020
GCC Technology Center, Room 1107, 1st Floor, (Building 1000)

Bid Opening Date: 10:15 a.m., Wednesday, July 8, 2020
GCC Technology Center, Room 1107, 1st Floor, (Building 1000)

Place: Guam Community College Student Services & Administration Building

Interested vendors may purchase a bid packet at the Cashier's Office (Room 2119) located in the GCC Student Service & Administration Building, 1st floor, during the hours of 8:00 a.m. to 4:00 p.m., Monday thru Friday (excluding Government of Guam holidays). Upon payment and issuance of a receipt, a bid packet can be picked up from the Materials Management Office, Room 2105 (1st floor). A non-refundable fee of \$25.00 will be charged for each bid packet. **BIDS must be submitted and received in the Materials Management Office (Room 2105, 1st floor) on or before 10:00 a.m. on Wednesday, July 8, 2020.** A PDF file of the bid packet is available upon request via email.

For additional information, please contact the Materials Management Office at 735-5542 or email: materialsmanagement@guamcc.edu.

/s/ MARY A.Y. OKADA, Ed.D.
President

This advertisement was paid with Guam Community College Funds.

PUBLICATION NOTICE

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

PARISCO CORP. DBA: PATISSERIE PARISCO

has applied for a Class: Five (5) Off-Sale Wine Alcoholic Beverage License said premises being marked as Lot: 5172-3-3-R8 OP Plaza 285 Farenholt Ave. Suite C307 Tamuning.

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For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701. For additional information regarding the Board meeting, contact Audrev Auon at 475-1378.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING**

12:00 P.M., June 12, 2020

**GHURA's Main Office (Virtual Mtg. via Google Meet)
1st floor, Conference Room, Sinajana**

AGENDA

I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at 12:13P.M., **Friday, June 12, 2020** at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

PRESENT:

Sabino Flores, Chairman
Monica Guzman, Vice Chairwoman
George Pereda, Commissioner
Frank Ishizaki, Commissioner
Anisia Delia, Commissioner

ABSENT:

Carl Dominguez, Commissioner
Joseph Leon Guerrero, Resident
Commissioner

LEGAL COUNSEL:

Anthony Perez, Esq.

MANAGEMENT & STAFF:

Ray Topasna, Executive Director
Elizabeth Napoli, Deputy Director
Audrey Aguon, Special Assistant
Sonny Perez, A&E Manager
Kimberly Bersamin, HR Administrator
Katherine Taitano, Chief Planner

PUBLIC:

Haide Gilbert (Guam Daily Post)

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, June 5, 2020

2nd Printing – Wednesday, June 10, 2020

ACKNOWLEDGED. Also acknowledged was that the announcement and agenda were also made public on the Attorney General's website.

III. APPROVAL OF PREVIOUS BOARD MINUTES – June 12, 2020

[040/20] At the start of the meeting, Chairman Flores welcomed the newest board member, Ms. Anisia Delia. He also congratulated GHURA's leadership, the management team and staff for all their continued efforts in fulfilling its mission in assisting the people

of Guam. He emphasized that despite the government shutdown, he witnessed the dedication and perseverance in the GHURA employees and expressed his appreciation for all that they continue to do. Vice Chairwoman made a motion to approve the meeting minutes of February 28, 2020, as corrected. The motion was seconded by Chairman Flores. With no objections to the motion by the other board members, the motion was approved.

IV. NEW BUSINESS

1. [041/20] Resolution No. FY2020-016

Resolution approving the new Fiscal Year 2020 Section 8 Housing Choice Voucher Program and the reasonable accommodations payment standards

Mr. Topasna stated that back in August 26, 2019, the GHURA BOC adopted the HUD approved Success Rate Payment Standards, which provided temporary competitive rental rates for Section 8 landlords. In December of 2019, the board commissioned SMS Marketing and Research Company to conduct a rent study to accurately determine the costs to rent on Guam. This resulted in a new higher rate/fair market rate was established. The study was submitted to HUD and approved. Mr. Topasna presented the new Section 8 HUD approved payment standard to the board and requested the board's approval.

Vice Chairwoman Guzman asked when GHURA planned on implementing the new rates. Mr. Topasna responded that upon the approval of the board, GHURA would implement the rates immediately. She then inquired about how the new rates would affect the current situation. Mr. Topasna stated that the HUD approval had given Section 8 a \$7 million budget increase, which indicated that landlords contracted through GHURA under Section 8, may be paid more. He added that at the start of the COVID19 pandemic, GHURA had fallen behind on leasing up and was cautioned by HUD to start the lease up process aggressively, which Section 8 continues to do successfully. He reported that currently, of the 2,582 Vouchers, Section 8 has leased up 97%. Although progress continues, so do the challenges of spending down before the next fiscal year.

Ms. Napoli added that another benefit of the new payment standard is that it provides landlords with a steady source of income and that may be an incentive to attract more landlords to take interest in the Section 8 program in the future. Mr. Topasna stated that they plan to package a Landlord marketing plan to draw more interest to the program.

[042/20] With no further discussions, Chairman Flores made a motion to approve Resolution No. FY2020-016, Resolution approving the new Fiscal Year 2020 Section 8 Housing Choice Voucher Program and the reasonable accommodations payment standards. Vice Chairwoman Guzman seconded the motion. There were no objections by the other board members. The motion was approved.

**2. [043/20] Resolution No. FY2020-017
Resolution approving the Detail Extension for Ms. Virginia Torres
as Housing Specialist for Public Housing AMP2**

Mrs. Kim Bersamin stated that the reason for the vacancy at AMP2 was because of the retirement of the previous Housing Specialist in January 2020. She added that the detail of critical positions is to augment needed staff such as in this case where Ms. Virginia Torres served in that specific capacity for the first ninety days. Detailed positions beyond the ninety days requires board approval. Mrs. Bersamin respectfully requested that Ms. Virginia Torres continue her detail at AMP2 for an additional ninety days from June 9- September 6, 2020, while GHURA continues its recruitment efforts.

[044/20] Chairman Flores made a motion to approve Resolution No. FY2020-017 Resolution approving the Detail Extension for Ms. Virginia Torres as Housing Specialist for Public Housing AMP2. Commissioner Pereda seconded the motion. There were no objections by the other board members. The motion was approved.

**3. [045/20] Resolution No. FY2020-018
Resolution authorizing compensation of employees during PCOR1
(March 16, 2020 – May 10, 2020)**

Mr. Topasna stated that the Executive Order 2020-03 resulted in the government shutdown from March 16-May 10, 2020. GHURA was not open to the public. However, mission essential employees still reported to the worksite regularly during PCOR1. Mrs. Bersamin added that the core group of employees that continued to perform during PCOR1 had not been compensated. Mr. Topasna indicated that GHURA is proceeding very cautiously and has met with its legal counsel, HR and the management team for guidance and input.

Ms. Napoli added that the CARES ACT supplemental operating fund and administrative fees fund included costs for staff having to respond during the COVID19 related activities.

Vice Chairwoman Guzman asked Mr. Perez about the status of the proposed legislation regarding compensation. Mr. Perez stated that effective March 14th through April 4th, essential employees who report to work are entitled to double pay. Effective April 5th, employees are only entitled to differential pay. The legislation that is being discussed is whether to give employees differential pay from the start of the pandemic, rather than double pay. Vice Chairwoman Guzman asked that this good faith resolution abide by the Executive Order set forth by the Governor and legislation on compensation currently in discussions.

[046/20] With no further discussions, Vice Chairwoman Guzman made a motion to approve Resolution No. FY2020-018 authorizing compensation of employees during PCOR1 (March 16, 2020 – May 10, 2020). Chairman Flores seconded the motion. There were no objections by the other board member. The motion was approved.

V. OLD BUSINESS

1. Executive Management Performance Evaluations (Overdue and Request to Accept Evaluations that were submitted)

Chairman Flores indicated that only one Performance evaluation was submitted to GHURA. Commissioner Pereda indicated that he submitted his evaluation. Chairman Flores offered alternative options such as the allowance of time to encourage more submissions or to use the single performance evaluation. Vice Chairwoman Guzman suggested that the board's deadline to submit the evaluations for Director Topasna and Deputy Director Napoli be on Monday, June 15, 2020 and added that should evaluations not be submitted on that day that Chairman Flores's Evaluation may be used on the board's behalf.

VI. CORRESPONDENCE AND REPORTS

1. [047/20] A/E Manager's Update

Mr. Sonny Perez reported on the following:

1. Resident Treatment Center-proceeding w/ building permit; will extend
2. Sinajana Arts Hall- June 15 mobilization
3. Umatac baseball field- ongoing. Fencing installed
4. Inarajan baseball field- reviewing project plans
5. Sinajana Central Precinct- damage control board being replaced; advised GPD to purchase fire extinguishers
6. I-Learn Academy- working on the environmental reviews
7. Rehab and new construction on MTM Community Center- deferred until design is received
8. Sinajana Fire Station- deferred until design is received
9. COVID 19 response- 2 UV light units (ceiling), portable UV light, an outside hand washing station, a plexi shield for receptionist,
10. Isla Apartments- complete
- 11.- 14. Panoa Home Rehab-only 1 contractor submitted for this residential project.
Many contractors are closing down or bidding on military projects.
15. Dededo Elderly Housing Lighting System- preparing new specs for bid
16. Drainage Correction- under permitting
17. AMP2, 3, 4 Scope 1- completed. Processing for final payment
18. AMP 2, 3, 5 Scope 2- Completed- Processing for final payment
19. Renovation 11 UNITS AMP 1, 2, 4- bid advertisement June 16
20. Renovate 3 Vacant GHURA units AMP 3- competed

2. [048/20] RP&E/CPD Update: Annual Action Plan / Consolidated Action Plan

Ms. Katherine Taitano stated that the COVID19 monies allocated for 2 programs came in through the Community Development Block Grant and the Emergency Solutions Grant totaling \$6.1 million. More money will be used to prevent, prepare and respond to homelessness. Challenges are in finding viable partners in the community to do the authorized activities related to COVID19. CPD and ESG have proposed projects and activities for organizations like Catholic Social Services and the Salvation Army to provide rental assistance and homelessness assistance, which will be considered an added allocation. The Manelu Organization will be coordinating trainings in the area of health service providers and the Guam Housing Corp. to provide mortgage relief or rental relief assistance.

VII. GENERAL DISCUSSION / ANNOUNCEMENTS


1. [049/20] Next proposed scheduled Board Meeting: Friday, June 26th @ 12:00 p.m.

Chairman Flores announced that the next scheduled meeting would proceed as scheduled.

VIII. ADJOURNMENT

[050/20] With no further discussions, Chairman Flores made a motion to adjourn the meeting. The motion was seconded by Commissioner Delia. The meeting was adjourned at 1:09 P.M.

SEAL



RAY S. TOPASNA
Board Secretary / Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2020-016

Moved by: SABINO FLORES Seconded by: MONICA GUZMAN
RESOLUTION APPROVING THE NEW FISCAL YEAR 2020 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND REASONABLE ACCOMMODATIONS PAYMENT STANDARDS

- WHEREAS,** 24 CFR 982.503 (3) requires Public Housing Agencies administering the Section 8 Housing Choice Voucher (HCV) Program to establish a Payment Standards Schedule with a single payment standard amount for each unit size based on the area's Fair Market Rent (FMR);
- WHEREAS,** 24 CFR 982.505 requires GHURA to utilize the Payment Standards Schedule to calculate the maximum monthly housing assistance payment for each participant family under the Section 8 HCV Program. The payment standard for the family shall be the *lower of*: (a) the payment standard for the family unit size; *or* (b) the payment standard amount for the size of the dwelling unit rented by the family;
- WHEREAS,** On August 26, 2019, the GHURA adopted the HUD-approved Success Rate Payment Standards which provided temporary competitive rental rates to help Section 8 participants find suitable units in the private rental market while awaiting the completion of the local rental study;
- WHEREAS,** In December 2019, GHURA commissioned the SMS Marketing and Research Company to conduct a local rent study to determine a more accurate cost of rent on Guam. As a result of the survey and study, a new higher rate FMR was established and approved by the U.S. Department of Housing and Urban Development (HUD) for FY 2020;
- WHEREAS,** 24 CFR 985.3(i) requires Public Housing agencies to review and adjust its voucher payment standards amounts to ensure it is within the basic range that is not less than 90 percent and not more than 110 percent of the area's Fair Market Rent. The 2020 payment standards are based on the *2020 published Fair Market Rent* for Guam. The FMR for Guam are as follows:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$952	\$1,043	\$1,374	\$1,982	\$2,412	\$2,773	\$3,135

- WHEREAS,** in consideration of the 2020 Section 8 Housing Choice Voucher Program budget and the average going rates for rent in the private rental market, the recommended payment standards schedules are set at the maximum of 110 percent; and not more than 120 percent for reasonable accommodation in accordance with *Section 102(d) of the Housing Opportunity Through Modernization Act of 2016*:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$1,047	\$1,147	\$1,511	\$2,180	\$2,653	\$3,050	\$3,448
110%	110%	110%	110%	110%	110%	110%

Payment Standards for Reasonable Accommodation:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$1,142	\$1,251	\$1,648	\$2,378	\$2,894	\$3,327	\$3,762
120%	120%	120%	120%	120%	120%	120%

WHEREAS, the approved Payment Standards Schedules shall be implemented immediately upon the adoption of this resolution; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Board of Commissioners approves the Payment Standards for Fiscal Year 2020.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 12, 2020

PASSED BY THE FOLLOWING VOTES:

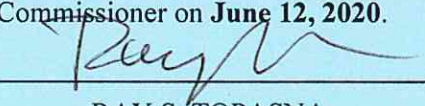
AYES: Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia

NAYS: NONE

ABSENT: Joseph Leon Guerrero, Carl Dominguez

ABSTAINED: NONE

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **June 12, 2020**.



RAY S. TOPASNA
Secretary/Executive Director

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

**BOARD OF COMMISSIONERS
RESOLUTION NO. FY 2020-017**

Moved By: SABINO FLORES

Seconded By: FRANK ISHIZAKI

RESOLUTION APPROVING THE DETAIL APPOINTMENT EXTENSION FOR AN ADDITIONAL 90 DAYS FOR CALENDAR YEAR 2020 for VIRGINIA M. TORRES

- WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the Board of Commissioners of GHURA is empowered to establish a position classification and pay plan for each class of position necessary to carry out the responsibilities of the Authority and is subject to the New Uniform Position Classification and Salary Administration Plan of the Authority; and
- WHEREAS,** the Board of Commissioners recognizes the need for continuity in the Public Housing AMP2 Division and needed the detail/temporary assignment to cover the staff vacancy as a result of a retirement; and
- WHEREAS,** management appointed Virginia M. Torres, Administrative Assistant to serve in the detail/temporary capacity of a Housing Specialist; and
- WHEREAS,** the staff identified above has met the job's qualification of work experience required for the position; and
- WHEREAS,** in accordance with GHURA Personnel Rules and Regulations, Section 4.806(E), management now requests the Board of Commissioners to approve the detail appointment extension of Ms. Virginia M. Torres from 06/09/2020 – 09/06/20.
- WHEREAS,** funding for this position is available under Public Housing AMP2 funds; and now therefore be it
- RESOLVED,** that the detail appointment extension for Virginia M. Torres is hereby approved.

**IN A REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 12, 2020
PASSED BY THE FOLLOWING VOTES:**

AYES: Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia

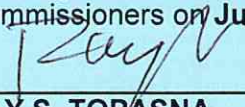
NAYS: NONE

ABSENT: Joseph Leon Guerrero, Carl Dominguez

ABSTAINED: NONE

(S E A L)

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **June 12, 2020**.



RAY S. TOPASNA
Board Secretary/Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2020-018**

Moved by: MONICA GUZMAN Seconded by: SABINO FLORES
RESOLUTION AUTHORIZING COMPENSATION OF EMPLOYEES DURING PCOR1
(MARCH 16, 2020 – MAY 10, 2020)

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered "to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation..."; and

WHEREAS, on March 14, 2020, Governor Lou Leon Guerrero, through Executive Order (E.O.) 2020-03, declared a State of Emergency for GUAM to respond to the Novel Coronavirus COVID-19, and

WHEREAS, because of E.O 2020-03, GHURA was shut down from March 16, 2020 through May 10, 2020 (PCOR1); and

WHEREAS, management and board recognizes that some mission essential employees were required to report to work during PCOR1; and

WHEREAS, management and board further recognizes that there are several proposed legislations that have been introduced along with a lawsuit that may further affect compensation; and

WHEREAS, the Cares Act supplemental operating fund and administrative fee fund includes cost incurred for staff having to respond to COVID-19 related PHA Activities; and

WHEREAS, in a good faith effort, the board wishes to ensure that employees be properly compensated who performed mission essential activities during PCOR1; and be it further

RESOLVED, that in consideration and pending the outcome of several proposed legislations or court proceedings, the board of commissioners authorizes management to properly compensate employees who worked during PCOR1 so that mission essential activities for GHURA continued without interruption from March 16, 2020 – May 10, 2020.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 12, 2020

PASSED BY THE FOLLOWING VOTES:

AYES: Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia

NAYES: NONE

ABSENT: Joseph Leon Guerrero, Carl Dominguez

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **June 12, 2020**.

RAY S. TOPASNA
Secretary / Executive Director

SEAL

12/18/2019



GUAM HOUSING AND URBAN RENEWAL AUTHORITY EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name RAY S. TOPASNA	Position Classification / Title Executive Director (Unclassified)	Employee ID No. 617
Period of Report From: 01/11/2019 To: 01/10/2020	Reason for Report <input type="checkbox"/> Semi-Annual (Initial) <input checked="" type="checkbox"/> Annual	Name of Rater

PART I - SELF-ASSESSMENT (Completed by Executive)

A. Mission (Position Mission Statement)

To promote the health, safety and welfare of Guam's people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent, and sanitary dwelling for low income families, through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common task of community improvement.

B. Strategic Plan Objectives (Address each program area of responsibility)

- To provide decent, safe and sanitary homes for GHURA clients.
- To enhance and strengthen our relationships with non-profit and government organizations in assessing the needs of our communities.
- To provide responsive and quality client services.
- To enhance employee technical and skill level competencies.
- To provide the agency the tools and facilities needed to meet the Authority's goal and objectives.

C. Activity(s) (Related to the Strategic Objectives)

- Maintain a diligent maintenance program of public housing units. On-going modernization of GHURA units to include upgrade of infrastructure, and renovations of units.
- Identifying community needs with our partners and constructing buildings and supporting programs to meet these objectives. These projects include head start classrooms, fire stations, safety equipment acquisition, senior citizens centers, food banks, adult elderly emergency facilities, youth transitional living facility and special education classrooms.
- Provide on-going customer service training, upgrade of our facilities and increase use of modern technology to enhance services.
- To provide staff with training opportunities both on and off island to increase knowledge and skill level competencies.
- Construction of new housing Authority headquarters complete with modern amenities and functionality.

D. Summary of Performance (Assess overall performance as it relates to meeting the objectives identified in the Strategic Plan)

Executive Management Performance Evaluation (EMPE) - 12/18/2019

X:12/18/2019 w/ED - 3/16/2020



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name RAY S. TOPASNA	Position Classification / Title Executive Director (Unclassified)				Employee ID No. 617
PART II - EXPECTATIONS OF EXECUTIVES: Completed by Supervisor (Check the rating that applies to each)					
	Outstanding	Highly Satisfactory	Satisfactory	Marginal	Un-satisfactory
<i>1. Leadership</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>2. Strategic Planning</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>3. Communicates Vision and Direction</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>4. Champions Innovation</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>5. Promotes Ethics</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>6. Builds Relationships</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>7. Decision Making</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>8. Leads Change</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>9. Inspires and Directs Action</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>10. Promotes Diversity</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>11. Accountability / Fiscal / Fiduciary Responsibility</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>12. Business Acumen</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>13. Effective Operation & Maintenance of HUD Plans and Projects</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STP



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name RAY S. TOPASNA	Position Classification / Title Executive Director (Unclassified)			Employee ID No. 617	
PART III - STANDARDS <i>(Completed by Supervisor)</i>	Outstanding	Highly Satisfactory	Satisfactory	Marginal	Un-Satisfactory
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Performance Standard: *(Customer Focus)*

Comments/Justification:

Mr. Topasna's high level of focus on public housing clients and dedication to improving their quality of life were clearly demonstrated this period. His various plans to expand/improve programs for these clients and continued improvement of customer services at the main office are evident of this focus.

Performance Standard: *(Adherence to Policy and Federal HUD Regs)*

Comments/Justification:

Mr. Topasna possesses great institutional knowledge of GHURA operations and extensive knowledge of Federal HUD policies and regulations. He demonstrated at a high level adherence to these policies and regulations in the execution of his duties and responsibilities in the day to day operations of the agency and in his dealings with other government agencies.

SPS



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name RAY S. TOPASNA	Position Classification / Title Executive Director (Unclassified)	Employee ID No. 617
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COMPLETE BY EMPLOYEE:

☒ **Concur**

☐ **Do not Concur** (Employee comments are mandatory, if this option is selected.)

Employee Comments: (May include any reactions, concerns, agreements or disagreements regarding performance evaluation / development plan.)

Thank you sir for your confidence in me. I will continue to do my best.

Ray _____ *3/11/20* _____
Employee Signature Date

PART IV -- OVERALL RATING: (Overall rating based on Parts I, II, III, IV)

☒ OUTSTANDING

☐ SATISFACTORY

☐ MARGINAL

☐ HIGHLY SATISFACTORY

☐ UNSATISFACTORY

☒ RETAIN

☐ NOT RETAIN

Sabino P. Flores

Sabino P. Flores, Chairman, GHURA BOARD OF COMMISSIONERS

Date:

2/27/20

Monica O. Guzman, Vice Chairwoman, GHURA BOARD OF COMMISSIONERS

Date:

Carl V. Dominguez, Member, GHURA BOARD OF COMMISSIONERS

Date:

George F. Pereda, Member, GHURA BOARD OF COMMISSIONERS

Date:

Frank T. Ishizaki, Member, GHURA BOARD OF COMMISSIONERS

Date:

(Vacant), Member, GHURA BOARD OF COMMISSIONERS

Date:

Joseph M. Leon Guerrero, Resident COMMISSIONER

Date:



GUAM HOUSING AND URBAN RENEWAL AUTHORITY EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name ELIZABETH F. NAPOLI	Position Classification / Title Deputy Director (Unclassified)	Employee ID No. 728
Period of Report From: 01/14/2019 To: 01/13/2020	Reason for Report <input type="checkbox"/> Semi-Annual (Initial) <input checked="" type="checkbox"/> Annual	Name of Rater

PART I - SELF-ASSESSMENT (Completed by Executive)

A. Mission (Position Mission Statement)

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C. Activity(s) (Related to the Strategic Objectives)

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- Provide on-going customer service training, upgrade of our facilities and increase use of modern technology to enhance services.
- To provide staff with training opportunities both on and off island to increase knowledge and skill level competencies.
- Construction of new housing Authority headquarters complete with modern amenities and functionality.

D. Summary of Performance (Assess overall performance as it relates to meeting the objectives identified in the Strategic Plan)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name ELIZABETH F. NAPOLI	Position Classification / Title Deputy Director (Unclassified)				Employee ID No. 728	
PART II - EXPECTATIONS OF EXECUTIVES: Completed by Supervisor <i>(Check the rating that applies to each)</i>	1. Leadership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Strategic Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Communicates Vision and Direction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Champions Innovation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Promotes Ethics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Builds Relationships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Decision Making	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	8. Leads Change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	9. Inspires and Directs Action	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	10. Promotes Diversity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	11. Accountability / Fiscal / Fiduciary Responsibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	12. Business Acumen	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13. Effective Operation & Maintenance of Section 8 and AMP's	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Signature]



GUAM HOUSING AND URBAN RENEWAL AUTHORITY EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name ELIZABETH F. NAPOLI	Position Classification / Title Deputy Director (Unclassified)			Employee ID No. 728	
PART III - STANDARDS <i>(Completed by Supervisor)</i>	Outstanding	Highly Satisfactory	Satisfactory	Marginal	Un-Satisfactory
Performance Standard: <i>(Customer Focus)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Justification:

Ms. Napoli demonstrated strong focus on public housing clients and dedication to improving their quality of life. She continues to lead staff in developing and conducting events at various public housing communities to enhance the morale and welfare of agency clients.

Performance Standard: <i>(Adherence to Policy and Federal HUD Regs)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments/Justification:

Ms. Napoli has increased her knowledge of Federal HUD regulations and policies and complements the Executive Director well. She fully understands the importance of adhering to these regulations and policies and the impact on programs if not adhered to in the execution of her duties and responsibilities as the Deputy Director of the agency.

[Signature]

W

PART V -- OVERALL RATING: (Overall rating based on Parts I, II, III, IV)

☒ OUTSTANDING

☐ SATISFACTORY

☐ MARGINAL

☐ HIGHLY SATISFACTORY

☐ UNSATISFACTORY

☒ RETAIN

☐ NOT RETAIN

Sabino P. Flores

Sabino P. Flores, Chairman, GHURA BOARD OF COMMISSIONERS

Date:

2/27/20

Monica O. Guzman, Vice Chairwoman, GHURA BOARD OF COMMISSIONERS

Date:

Carl V. Dominguez, Member, GHURA BOARD OF COMMISSIONERS

Date:

George F. Pereda, Member, GHURA BOARD OF COMMISSIONERS

Date:

Frank T. Ishizaki, Member, GHURA BOARD OF COMMISSIONERS

Date:

(Vacant), Member, GHURA BOARD OF COMMISSIONERS

Date:

Joseph M. Leon Guerrero, Resident COMMISSIONER

Date:



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
EXECUTIVE MANAGEMENT PERFORMANCE EVALUATION (EMPE)

Employee Name	ELIZABETH F. NAPOLI	Position Classification / Title	Deputy Director (Unclassified)	Employee ID No.	728
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COMPLETE BY EMPLOYEE:

☒ Concur

☐ Do not Concur (Employee comments are mandatory, if this option is selected.)

Employee Comments: (May include any reactions, concerns, agreements or disagreements regarding performance evaluation / development plan.)

I am humbled, and greatly appreciate my performance evaluation rating. I am proud to be a part of the team of talented and professional individuals that make GHURA an agency that delivers on its Mission. I am committed to leadership that provides the environment for ongoing successes to the benefit of the island community that we serve.

E. Napoli

Employed Signature

03/03/2020

Date

	Tuesday, June 9, 2020				Project Status			Project Ratios		
Item No.	Project	Contractor	Contract (\$)	Budget (\$)	Expend Deadline	Gate	Comment	R A G	Paid (\$)	% Remaining
	CDBG									
1	Resident Treatment Women's Center	Inland Builders	2,350,000			Bldg Permit	Phase 1 - \$1.16M	A		
2	Sinajana Central Arts Hall	Mega United	892,655			Construction Start	Mob-Site by 6/15	G		
3	Rehabilitation of Umatac Baseball Field/Sinajana Field	InfraTech	1,056,979			Mob-Site	Site power and water	A	893,141	15.50%
4	Inarajan Basketball Court	JJ Global	369,742			A/E Plan	Review drawings	A		
5	Sinajana Central Precinct Command	Rex International	3,064,794			AC remaining works	one remaining item: AC electronic board	G	3,059,794	0.16%
6	I-Learn Academy / Charter School			\$22M/\$12M	10/2020	A/E Plan	Discussions with MTM Mayor	A		
7	Rehab and New Construction MTM Community Center			\$ 464,567		A/E Plan		A		
8	Sinajana Fire Station			\$ 1,663,490		Rescheduled for FY2021		A		
9	COVID-19 Response					Purchase	Installed UV @Lobby			
	HOMES									
10	Isia Apartments	Triple Tech	747,220			Completed	Performance Bond returned	G	742,220	0.00%
11	Panao Home Rehab				04/1/20	Re-visit	Awaiting quotes	A		
12	Agat Residential Four-Bedroom - New Construction				8/1/20	DB-Specs		A		
13	Panao Residential Four Bedroom - New Construction				8/1/20	DB-Specs		A		
14	Construction of Six Residential Units - Dededo					DB-Specs		A		
15	Dededo Elderly Housing Lighting System					A/E Specs		G		
	Capital Funds									
16	Drainage correction Abas &Atis in Sinajana (design build)	Genesis Tech	238,500			Mob-Site	Update	G		
17	AMP 2,3,4 - Scope 1	Genesis Tech	135,200			Mob-Site		G	93,146	31.1%
18	AMP 2,3,4 Scope 2	Asia Pacific	219,655			Mob-Site	Completion 3/15	G	187,655	14.6%
19	Renovation 11 Units at AMPs 1,2,4					Bid Advertisement 6/19		G		
20	Renovate 3 Vacant GHURA Units at AMP 3	Genesis Tech	98,300			Mob-Site	Update	G		
21	AMP4 GH-82 Dededo - New Walkway lights and water valve replacement					Preparing Bid advertisement		G		
22	5-Year CIP Action Plan AMPs (CFP)			\$2M	12/31/20	Preparing Scope - bid release in 2-3 weeks		A		
	Unfunded - Revisit, Research, and Discussion									
21	DPHSS Mosquito Lab	Rex International	2,598,888			Awaiting Response from DPHSS		A	2,510,019	3.42%
22	Renovation of Five Staff Housing in Talofoto - CDBG					Exec. Disc.		A		
23	AMP 4 - Basketball Court Canopy					Disc/Research		A		
24	AMP 4 - Drain Swale Conversion to Underground					Disc/Research		A		
25	AMP 1 - MongMong Community Center					Disc/Research		A		
26	AMP 3 - Multi-Purpose Community Center and Office					Disc/Research		A		
27	GHURA 2030 Integrated Properties and Resources Plan					Disc/Research		G		