



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 23, 2025

**Notice of Award Obligation Letter**, Public Housing Operating Subsidies,  
Federal Award Identification Number GQ00100000126D

Elizabeth F. Napoli Executive Director Guam Housing & Urban Renewal Authority 117 BIEN VENIDA Avenue SINAJANA, GU 96910	UEI Number: Guam Housing & Urban Renewal Authority UEI Register Name: Guam Housing & Urban Renewal Authority  Assistance Listing Name: Public Housing Operating Fund Assistance Listing Number: 14.850  Period of Performance Start Date: 01/01/2026 Period of Performance End Date: 12/31/2032
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Dear Elizabeth F. Napoli:

This letter obligates \$436,130.00 of Public Housing Operating Fund subsidy for Federal Fiscal Year 2026, representing the project's interim obligation for the months of January, February, March, April, May and partial June 2026. The total amount of the interim obligation is based on this project's calendar year interim eligibility of \$1,161,596.00. For more information on the methodology used to establish both estimated eligibility and funding availability, please see: [Calendar Year \(CY\) 2026 Operating Fund Grant Processing | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

The total amount of federal funds obligated to date is \$436,130.00. If you have any questions, please contact us at [PHFMDFundingBranch@hud.gov](mailto:PHFMDFundingBranch@hud.gov).

Todd Thomas

Acting Deputy Assistant Secretary,  
Office of Public Housing and Voucher Programs

## **Schedule 1: General Award Terms and Conditions**

This grant may be subject to the requirements of the Build America Buy America Act (BABA) which was enacted on November 15, 2021, as part of the infrastructure investment and Jobs Act (Public Law 117-58) unless waived by the department.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with all terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds is available through the HUD Electronic Line of Credit Control System (eLOCCS). Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at [eLOCCS Quick Reference Guide | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/eLOCCS/QuickReferences)

### Performance Goals:

This award is subject to the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.), 24 CFR 990, the Annual Contributions Contract (ACC), 2 CFR 200 (Uniform Guidance), and all other applicable Federal, state, and local laws and regulations.

Recipient Integrity and Performance Matters—This award is subject to the terms and conditions outlined in Appendix XII to Part 200—Award Terms and Conditions for Recipient Integrity and Performance Matters.

Termination Provisions—Pursuant to 2 CFR 200.339(c), HUD can elect to suspend or terminate the Federal award in part or in its entirety. Federal awards will be terminated in accordance with 2 CFR 200.340-343.



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**Notice of Award Obligation Letter**, Public Housing Operating Subsidies,  
Federal Award Identification Number GQ00100000226D

Elizabeth F. Napoli Executive Director Guam Housing & Urban Renewal Authority 117 BIEN VENIDA Avenue SINAJANA, GU 96910	UEI Number: Guam Housing & Urban Renewal Authority UEI Register Name: Guam Housing & Urban Renewal Authority  Assistance Listing Name: Public Housing Operating Fund Assistance Listing Number: 14.850  Period of Performance Start Date: 01/01/2026 Period of Performance End Date: 12/31/2032
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Dear Elizabeth F. Napoli:

This letter obligates \$453,311.00 of Public Housing Operating Fund subsidy for Federal Fiscal Year 2026, representing the project's interim obligation for the months of January, February, March, April, May and partial June 2026. The total amount of the interim obligation is based on this project's calendar year interim eligibility of \$1,207,356.00. For more information on the methodology used to establish both estimated eligibility and funding availability, please see: [Calendar Year \(CY\) 2026 Operating Fund Grant Processing | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

The total amount of federal funds obligated to date is \$453,311.00. If you have any questions, please contact us at [PHFMDFundingBranch@hud.gov](mailto:PHFMDFundingBranch@hud.gov).

Todd Thomas

Acting Deputy Assistant Secretary,  
Office of Public Housing and Voucher Programs

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All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with all terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds is available through the HUD Electronic Line of Credit Control System (eLOCCS). Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at [eLOCCS Quick Reference Guide | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/eLOCCS/QuickReferences)

### Performance Goals:

This award is subject to the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.), 24 CFR 990, the Annual Contributions Contract (ACC), 2 CFR 200 (Uniform Guidance), and all other applicable Federal, state, and local laws and regulations.

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**Notice of Award Obligation Letter**, Public Housing Operating Subsidies,  
Federal Award Identification Number GQ00100000326D

<p>Elizabeth F. Napoli Executive Director Guam Housing &amp; Urban Renewal Authority 117 BIEN VENIDA Avenue SINAJANA, GU 96910</p>	<p>UEI Number: Guam Housing &amp; Urban Renewal Authority UEI Register Name: Guam Housing &amp; Urban Renewal Authority  Assistance Listing Name: Public Housing Operating Fund Assistance Listing Number: 14.850  Period of Performance Start Date: 01/01/2026 Period of Performance End Date: 12/31/2032</p>
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Dear Elizabeth F. Napoli:

This letter obligates \$527,324.00 of Public Housing Operating Fund subsidy for Federal Fiscal Year 2026, representing the project's interim obligation for the months of January, February, March, April, May and partial June 2026. The total amount of the interim obligation is based on this project's calendar year interim eligibility of \$1,404,484.00. For more information on the methodology used to establish both estimated eligibility and funding availability, please see: [Calendar Year \(CY\) 2026 Operating Fund Grant Processing | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

The total amount of federal funds obligated to date is \$527,324.00. If you have any questions, please contact us at [PHFMDFundingBranch@hud.gov](mailto:PHFMDFundingBranch@hud.gov).

Todd Thomas

Acting Deputy Assistant Secretary,  
Office of Public Housing and Voucher Programs

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This grant may be subject to the requirements of the Build America Buy America Act (BABA) which was enacted on November 15, 2021, as part of the infrastructure investment and Jobs Act (Public Law 117-58) unless waived by the department.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with all terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds is available through the HUD Electronic Line of Credit Control System (eLOCCS). Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at [eLOCCS Quick Reference Guide | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/eLOCCS/QuickReferences)

### Performance Goals:

This award is subject to the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.), 24 CFR 990, the Annual Contributions Contract (ACC), 2 CFR 200 (Uniform Guidance), and all other applicable Federal, state, and local laws and regulations.

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Federal Award Identification Number GQ00100000426D

<p>Elizabeth F. Napoli Executive Director Guam Housing &amp; Urban Renewal Authority 117 BIEN VENIDA Avenue SINAJANA, GU 96910</p>	<p>UEI Number: Guam Housing &amp; Urban Renewal Authority UEI Register Name: Guam Housing &amp; Urban Renewal Authority  Assistance Listing Name: Public Housing Operating Fund Assistance Listing Number: 14.850  Period of Performance Start Date: 01/01/2026 Period of Performance End Date: 12/31/2032</p>
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Dear Elizabeth F. Napoli:

This letter obligates \$540,540.00 of Public Housing Operating Fund subsidy for Federal Fiscal Year 2026, representing the project’s interim obligation for the months of January, February, March, April, May and partial June 2026. The total amount of the interim obligation is based on this project’s calendar year interim eligibility of \$1,439,683.00. For more information on the methodology used to establish both estimated eligibility and funding availability, please see: [Calendar Year \(CY\) 2026 Operating Fund Grant Processing | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

The total amount of federal funds obligated to date is \$540,540.00. If you have any questions, please contact us at [PHFMDFundingBranch@hud.gov](mailto:PHFMDFundingBranch@hud.gov).

Todd Thomas

Acting Deputy Assistant Secretary,  
Office of Public Housing and Voucher Programs

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