

2018 Citizen-Centric Report



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

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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 dwellings for low to moderate income families, through all available federal and local government programs and through encouragement of Guam's private enterprises to participate in the common task of improving our island community, while upholding family values.

About Us

The Guam Housing and Urban Renewal Authority (GHURA) provides assistance to low and moderate-income renters and assists homeowners to acquire suitable housing. GHURA administers funds received for Guam through the U.S. Department of Housing and Urban Development (HUD). The Authority is governed by a seven-member Board of Commissioners appointed by the Governor of Guam. Daily operations are overseen by an Executive Director, Deputy Director and 12 managers. GHURA employs 98 in the following divisions: Executive Management; Central Office Cost Center operations (Administration, Fiscal, Human Resources, Management Information Systems, and Procurement); Housing Choice Voucher/Section 8; Public Housing & Capital Fund Programs; Guma Trankilidat, Research, Planning, and Evaluation; Community Development; and Architecture and Engineering. We are committed to our motto of **Strengthening Families and Building Communities: One Project At A Time** as we strive to develop sustainable housing supported by strong, integrated communities.

Financial Reports

An Independent audit was performed by Burger Comer & Magliari. GHURA received an unqualified opinion. The documents can be found online at

<http://www.opaguam.org/reports-audits/financial-audits>

FY2018 Revenue and Expenses

Revenues in millions:	
Operating subsidies and grants	\$ 40.60
Capital grants	0.70
Other income	1.30
Tenant Revenue	0.70
Total Revenue	\$ 43.30
Expenses in millions:	
Housing assistance payments	\$ 27.80
Administrative	8.60
Maintenance	5.30
Depreciation	2.50
Tenant Services	0.30
Utilities	0.50
Total Expenses	\$ 45.00
Deficiency/Excess	\$ (1.70)

FY2018 Grant Revenue by Program

	2018 in millions	As a %	FY2018
Housing Choice Voucher	\$30.06	72.65%	\$30,063,004
Public Housing	\$4.53	10.96%	\$4,530,104
CDBG	\$3.11	7.50%	\$3,105,920
Capital Fund	\$0.74	1.78%	\$738,291
HOME	\$0.88	2.12%	\$878,643
Continuum of Care	\$1.04	2.51%	\$1,040,152
Supportive Housing for Elderly	\$0.62	1.49%	\$618,265
Other	\$0.41	.99%	\$411,744
Total	\$41.39	100%	\$41,386,123



Program Overview

This section highlights GHURA's major programs and accomplishments for the reporting year.

Section 8 Housing Choice Voucher Program Division (HCV)

The Section 8 Division continues to seek opportunities to expand its programs. In 2018, Guam increased the number of its Veterans Administration Supportive Housing (VASH) vouchers by 6, increasing its total number to 56. This program provides rental assistance for homeless veterans and their families with case management and support services provided by the Department of Veterans Affairs. The Division also added 11 Mainstream vouchers, which provides housing assistance to non-elderly persons with disabilities. The current number of existing Near-Elderly and Disabled vouchers is 175, bringing the total number of vouchers serving individuals with disabilities to 186.

Public Housing

Public Housing, which operates 750 housing units, officially became smoke-free on July 30, 2018. Leading up to that date, the public housing staff promoted the new policy among tenants and conducted outreaches to share resources on smoking cessation programs. Public housing staff gradually rolled out expectations for the enforcement of the new policy and disseminated information through the Residential Advisory Boards. Additional programming to enforce the policy continued into the program year.

By the end of 2018, Public Housing achieved a 98.1% occupancy rate. 7 units were undergoing modernization. Public Housing utilizes the **Capital Fund Program** to make physical improvements, repairs, upgrades and other non-routine maintenance work. GHURA receives approximately \$1.39 million through this program.

Family Self-Sufficiency (FSS)

The FSS Program assists public housing and HCV families increase their assets. For the upcoming fiscal year, Guam's FSS program established a goal of serving 140 individuals, which includes 115 Section 8 clients and 25 tenants from Public Housing. This number exceeds the minimum established requirement. The FSS program also provides a financial incentive to participating families by way of escrow earnings. This interest bearing, tax free escrow savings account is intended to help participants build savings and attain financial capability. Between 2014 and 2018, the FSS program graduated twelve (12) participating families, 10 of whom have moved on to homeownership. The average escrow payout per graduate is \$9,930.00. The FSS Program continues to assist participating families by linking them with needed services to successfully accomplish the goals and activities outlined in their Individual Training and Services Plan (ITSP). In addition, FSS Coordinators continue to seed out effective, alternative training programs, workshops and seminars, continuously exploring the feasibility of expanding the services it delivers, as well as providing additional resources within the community which will enhance and cultivate the FSS program.

Resident Opportunities and Self-Sufficiency (ROSS)

The Resident Opportunity and Self-Sufficiency (ROSS) Program is designed to assist elderly and individuals with disabilities living in GHURA's public housing units by linking them with services available in the community. The ROSS program connects residents to services and activities, enables participants to age/remain in place, and avoids more costly forms of care, such as nursing homes or other institutional facilities. The ROSS Program currently serves the elderly and individuals with disabilities living in Public Housing in Agat, Dededo, Merizo, and Agat, totaling 82 units. In 2018, the ROSS Program coordinated safety workshops conducted by the Guam Police Department and the Guam Fire Department, as well as nutrition classes conducted by the University of Guam College of Natural and Applied Sciences. The ROSS Program has begun to expand its services to the elderly and individuals with disabilities in Public Housing who reside outside of the Elderly Developments, reaching Agana Heights, Inarajan, Mongmong, Sinajana, Toto, and Yona. The ROSS Program also utilized this calendar year to plan additional workshops and individual outreach for 2019, increasing access to information and resources, especially for those without transportation. In addition to outreach programs, ROSS also conducted one-to-one interviews with and completed individual assessments of elderly individuals and those with disabilities residing in Public Housing to determine what services are needed to maintain independent living. The ROSS Program will continue conducting individual assessments and collecting feedback from program participants to obtain stakeholder input and ensure quality services.



Program Overview

Housing Counseling

In May 2018, GHURA launched its Housing Counseling pilot program for participants in the Home Investment Partnerships (HOME) program, Section 8, HCV programs, and the USDA Housing Programs. The counseling and education service, which is free of charge, covers such topics as credit counseling, budgeting, personal finance, tenancy, default and foreclosure avoidance, and homeless prevention. The program features group education, one-to-one counseling, and online homeownership classes.

The pilot program serves as a precursor to GHURA's application to become a HUD-certified housing counseling agency in 2020. In recent years, HUD has promoted housing counseling programs as a way to help prospective homebuyers make responsible choices to address their housing needs, in light of their financial situations.

HUD cites studies that indicate that housing counseling can be an effective intervention in helping distressed homeowners avoid foreclosure. Studies conducted by Quercia and Cowan (2008) of the Mortgage Foreclosure Prevention Program in Minnesota found that both pre-purchase education and housing counseling appear to play a role in sustainable homeownership and improved a client's odds of avoiding foreclosure by 10 percent.

At the end of 2018, GHURA enrolled 6 families in housing counseling. The agency is targeting the recruitment of 30 families in the upcoming year.

Guam Homeless Coalition

Under HUD's Continuum of Care (CoC) program, all CoC grantees are mandated to conduct a Point In Time (PIT) Homeless Count. In January 2018, with the help of hundreds of volunteers, the Guam Homeless Coalition (GHC) conducted the count of unsheltered and sheltered homeless persons in a single night to gather information directly from individuals experiencing homelessness about their needs. The 2018 PIT Count identified a total of 265 households with a combined total of 854 homeless adults and children. This figure represents a slight increase from the 2017 PIT Count. In May, the GHC hosted its annual Passport to Services event, the largest outreach to provide mainstream services to homeless individuals and families.

POINT IN TIME HOMELESS COUNT 3-YEAR COMPARISON

	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>Total Adults and Children</u>	1085	852	854
<u>Total Households</u>	317	259	265



From top left: A PIT Count volunteer assesses a camp; the GHC hosts the annual outreach event for mainstream services for people experiencing homelessness; GovGuam employees help out with the annual homeless count.

Ongoing and Completed Projects



GHURA initiated several Public Facilities and Improvement projects through the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) grant in 2018.

In January, the Dededo community held a ribbon cutting ceremony for the rehabilitation of the Astumbo Gym. The gym underwent renovations to serve as a sports facility and a Tier 2 emergency shelter for up to 300 individuals displaced by a natural disaster. In April, GHURA broke ground on the Baseball Park



Enhancements project at the Dededo Sports Complex. The project will feature kiosks, ADA compliant walking paths, restrooms and an observation deck.



In July, GHURA broke ground on two public recreational fields. Stakeholders marked the groundbreaking for the Umatac Baseball Field and the Sinajana Baseball Field. In October 2018,



GHURA joined Catholic Social Service at a time capsule event to commemorate the start of the rehabilitation of the Isla Apartments. Once completed, CSS will manage the ADA-compliant Mangilao property that will provide 14 affordable housing units to income-eligible families.

Pictured from top, left to right: Diana Calvo of Catholic Social Service speaks about the forthcoming renovation project in Mangilao; dignitaries gather for the groundbreaking of the Sinajana and Umatac sports fields; the completed Astumbo gym, which also serves as a Tier 2 shelter, is shown.

Home Investment Partnerships Program (HOME): In 2018, GHURA's HOME Program acquired and rehabilitated seven homes as part of the Renewal Affordable Homes program, a first-time homebuyer program. Prospective clients are screened for income-eligibility, and participate in online homeownership classes and housing counseling services, with the goal of successful home purchase and retention. The two homes pictured were rehabilitated and sold to first-time homebuyers during the reporting period.



Also in 2018, HOME funded Habitat for Humanity of Guam's *Building Hopes, Home and Community Project* that will result in the new construction of one home in southern Guam. HOME funds will also go to the Micronesia Community Development Corporation's Tai Village Mutual Self-Help Homes project, which will result in 7 new homes located in central Guam.

