

# GUAM HOUSING & URBAN RENEWAL AUTHORITY

*Aturidat' Ginima' Yan Rinueban Siudat' Guahan*

## Citizen-Centric Report Fiscal Year 2023



### Who we are

Established by Public Law 6-135 on December 18, 1962, for over 60 years, the Guam Housing and Urban Renewal Authority (“GHURA”) has been strengthening families and building communities. GHURA is an autonomous agency designated to receive and administer various funds from the United State Department of Housing and Urban Development (“HUD”). GHURA is governed by a seven-member Board of Commissioners, its operations are managed and supervised by its Executive and Deputy Director.

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### Board of Commissioners

**John J. Rivera PhD**

*Chairman*

**Nathanael P. Sanchez**

*Vice-Chairman*

**Anisia S. Delia**

*Commissioner*

**Emilia F. Rice**

*Commissioner*

**Victor R. Torres**

*Commissioner*

**Karl E. Corpus**

*Resident Commissioner*

**Elizabeth F. Napoli**

*Executive Director*

**Fernando B. Esteves**

*Deputy Director*



### What we do

GHURA generates some income, but is primarily Federally funded. GHURA administers existing programs and constantly seeks out new funding opportunities for Guam. This requires close monitoring and compliance with Federal laws and regulations. Our operations support two major activities.

#### Housing

GHURA provides affordable and attainable housing to thousands families through Section-8 voucher programs, public housing, and other housing units purchased or constructed by GHURA.

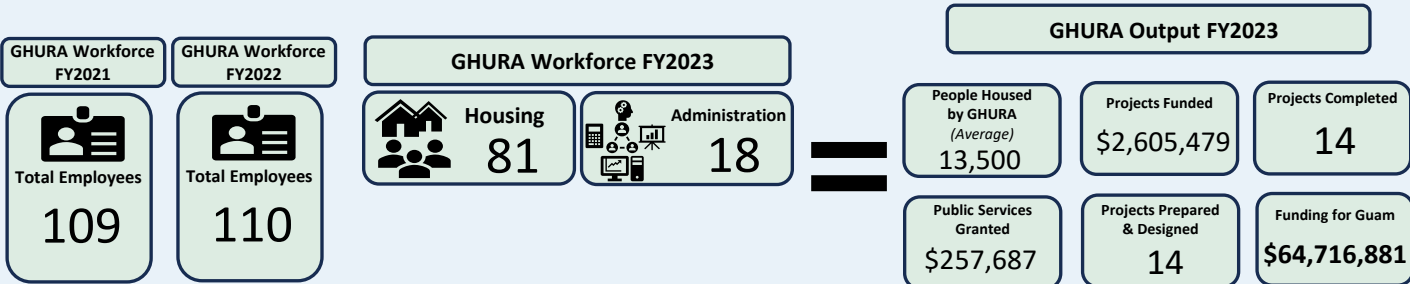


#### Community Planning & Development

GHURA develops communities by funding community services, building community facilities, increasing homeownership, preserving affordable rental units, and enforcing standards of equitable and fair housing.



### Bottom Line Up Front



In May 2023, the US Housing and Urban Development (“HUD”) conducted a Comprehensive Compliance Monitoring Review on the management of our housing programs. The Honolulu Field Office determined GHURA to at a *Low-Risk* level. While some compliance findings were made there was no evidence of fraud, waste, or abuse, nor indications that funds will or have not been used timely to support their intended purposes.

# Our Performance



## Physical Occupancy

By the end of FY23 had 685 units occupied with an adjusted rate of **95.52%** above the national average of 94%. A total 59 units underwent modernization and renovation. Additional available is available at: [Public Housing \(PH\) Data Dashboard | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)



## Section 8 Leases

Guam GHURA's Section 8 Division ended FY23 with a lease rate of 97%, above the national average of 86%, holding as a top performer out of 53 jurisdictions. The variance to full-lease up includes vouchers in transition, e.g. people with vouchers searching for units, issuance, and terminations. The Section-8 Management Assessment Program ("SEMAP") audit scores GHURA as a High-Performing agency.

Additional available is available at: [Housing Choice Voucher \(HCV\) Data Dashboard | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

Voucher Program			
Fiscal Year 2023 End			
	Authorized Vouchers	Leased	Percentage
Housing Choice Vouchers	2,108	2,063	98%
Non-Elderly Disabled	175	154	88%
Mainstream	30	29	97%
Family Unification	130	123	95%
Veteran Affairs Supportive Housing	76	54	71%
Project Based	112	110	98%
Emergency Housing	87	96	110%
<b>Total</b>	<b>2,718</b>	<b>2,629</b>	<b>97%</b>

## Community Planning and Development

GHURA began acquiring properties to preserve as affordable rentals for low-to-moderate income families. Planned renovations are either completed or underway. Additionally, a portion of grant funds are reserved for public service grants to non-profit organizations that provide direct critical services to the community.



### Public Services Grantees



**GUAM HOMELESS COALITION**  
Providing hope to our neighbors in need

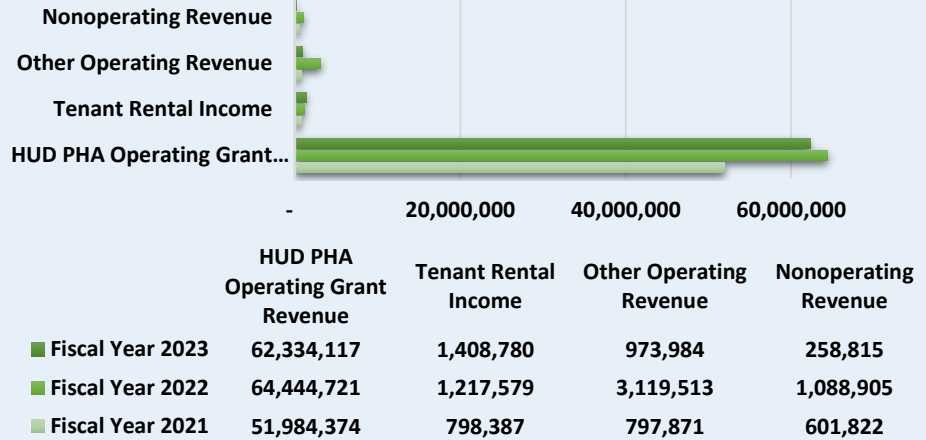
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# Our Finances



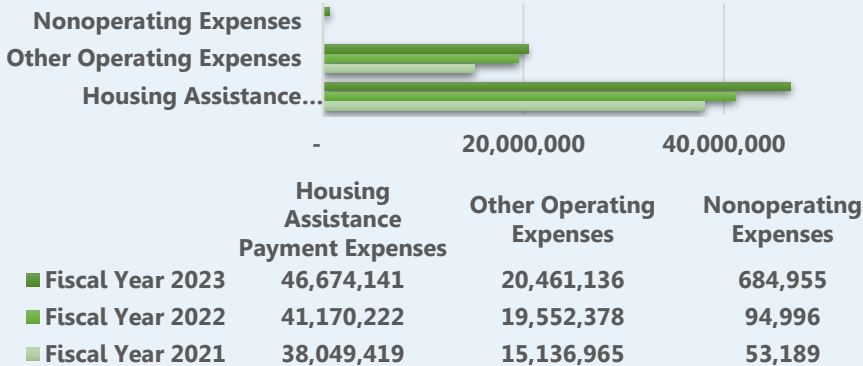
## 2023 REVENUES



	FY22 - FY23 Revenues	
	Change	Percent
HUD PHA Operating Grant Revenue	(\$2,110,604)	-3.28%
Tenant Rental Income	\$191,201	15.70%
Other Operating Revenue	(\$2,145,529)	-68.78%
Non-Operating Revenue	(\$830,090)	-76.78%
<b>Total Revenue</b>	<b>(\$4,895,022)</b>	<b>-7.01%</b>

In FY 2023, total revenues decreased by \$5.0M from both the Other Operating revenue and the Housing Vouchers. Other Operating Revenue decreased from a one-time Public Housing Litigation settlement of \$2.7M received in FY 2022 and a decrease in HUD disbursements for the Housing Vouchers.

## 2023 EXPENSES



	FY22 - FY23 Expenses	
	Change	Percent
Housing Assistance Payment Expense	\$5,503,919	13.38%
Other Operating Expenses	\$908,758	4.65%
Non-Operating Expenses	\$589,959	621.04%
<b>Total Revenue</b>	<b>(\$7,002,636)</b>	<b>-11.51%</b>

Expenses increased by \$7.0M from \$60.8M in FY 2022 to \$67.8M in FY 2023. The increase in the current year expenses is attributed to an increase in the Housing Vouchers due to higher unit months leased.

Ernst & Young, an independent auditor, conducted GHURA's Fiscal Year 2023 audit and issued an Unmodified opinion for the Financial and Qualified opinion for the Compliance audit reports. The Office of Public Accountability released the audited Financial Statements on July 3, 2024. Complete financial information can be found on our website at <https://www.ghura.org/about-ghura/financials/financial-statement>.

# Challenges and Outlook



## Challenges

Housing affordability and construction costs present the biggest challenges for GHURA. Increasing housing demand against limited supply and competition with Department of Defense personnel increasing from 7,808 to 11,746 and a temporary labor force of more than 5,000 have greatly contributed to affordability challenges. Construction costs have increased, in part, due to military development creating limitations on the availability of materials and labor. Post COVID-19 inflation remains a limiting factor. Construction is often cost prohibitive and has limited the type and quantity of projects GHURA can reasonably accomplish within HUD timelines. Increasing demands for housing and cost prohibitive construction capabilities have increased the demand for GHURA's housing services and limitations to GHURA's resources limit the amount of assistance provided to the community.

Typhoon Mawar caused damage to GHURA's main office and its public housing sites. Fortunately, the damage was limited to \$125,000, for which GHURA has been approved for reimbursement by FEMA.

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## Outlook

GHURA has temporarily shifted from the construction of new housing and community facilities to the acquisition and preservation of housing to be used as affordable rentals for Low to Moderate income families. GHURA is actively advocating for policy changes to make housing more attainable for families.

We're proud to report that our advocacy and registered concerns regarding the effects on housing as a result of defense activities has made it to the top levels of the Federal government. Studies and plans to address housing issues are underway that will result in sustainable alternatives that are not harmful to the community. Congressional attention and oversight on the issue is ongoing. Their most recent report can be found at: <https://crsreports.congress.gov/product/pdf/R/R47643>