



GUAM HOUSING & URBAN RENEWAL AUTHORITY



Aturidaŋ Ginima' Yan Rinueban Siudåt Guåhan

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About Us

The Guam Housing and Urban Renewal Authority (GHURA), was established by Public Law 6-135 on December 18, 1962. GHURA provides assistance to low and moderate-income renters and assists homeowners to acquire suitable housing. GHURA has been designated by the Governor of Guam to administer funds received for Guam through the U.S. Department of Housing and Urban Development's (HUD's) various funding programs.

The Authority is governed by a seven-member Board of Commissioners appointed by the Governor of Guam. GHURA has a staff of 94 personnel employed in the following divisions: Executive Management; Central Office Cost Center operations (Fiscal, Human Resources, Management Information Systems, and Procurement); Housing Choice Voucher/Section 8; Public Housing Asset Management & Capital Fund Program; Guma Trankilidat, Research, Planning, and Evaluation; Community Development; and Architecture and Engineering.

Mission

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 governmental programs and through encouragement of Guam's private enterprises to participate in the common task of improving our island community, while upholding family values.

HUD HOME Program Income Guidelines

HUD HOME Program Income Limits			
Persons	Inc Limit (\$)	Persons	Income Limit (\$)
1	33,050	5	50,950
2	37,750	6	54,700
3	42,450	7	58,500
4	47,150	8	62,250

Effective date: 04/13/2016

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Board of Commissioners

Governed by a 7-member Board of Commissioners appointed by the Governor of Guam.

- George A. Santos, *Chairman*
- Thomas E.B. Borja, *Vice Chairman*
- Annabel Dancel, *Commissioner*
- Joseph M. Leon Guerrero, *Resident Commissioner*

Strategic Goals

- Provide adequate housing to low- and moderate-income populations
- Support programs encouraging clients to enter the workforce and to attain suitable permanent housing
- Provide a professional level of service excellence to clients and the community
- Pursue strong community partnerships
- Engage the community to address the needs of Guam's low- and moderate-income population

Our Performance

In 2016, GHURA made significant progress toward meeting the goals set out in its Annual Plan. Accomplishments under the Community Planning and Development division include the acquisition of property for the construction of the Guam Police Department’s Central Precinct Command in Sinajana, rehabilitation of the Astumbo Gym to become a Tier 2 emergency shelter, and funding of several public service projects that include youth and family engagement activities in Dededo, work readiness programs, management of the Homeless Management Information System (HMIS), and rapid rehousing and homeless prevention programs.

GHURA continues to increase the stock of affordable housing, primarily through the Low-Income Housing Tax Credit (LIHTC) program. This year, GHURA awarded tax credits to Summer Town Estates III, LLC and Ironwood Guam’s Villa Del Mar project to support the development of rental units for income eligible families.

Under the Home Investment Partnership Program (HOME) Guam, was successful in closing the homeowner loans of 8 eligible first-time homebuyers through the Renewal Homes Program. GHURA’s program partner, the Micronesia Community Development Corporation, was successful in placing an additional 13 homeowners in affordable homes under the Renewal Homes Program, utilizing the USDA’s Self-Help Housing Program. Also through HOME, 1 household completed the renovations to their home to bring it up to code compliance. Assistance was made available under the Homeowner Rehabilitation Program.

On the public housing side, GHURA utilized funding from the Capital Fund Program for the modernization of public housing units. Due to the age of the units, which include homes constructed as early as 1971 through 1991,

renovations have included roof and bathroom repair, as well as sewer and electrical upgrades.

Demographics

2016 Point-In-Time Homeless Count Data				
	Unsheltered	Sheltered: Emergency Shelter	Sheltered: Transitional Housing	Total
Total Persons	973	105	7	1085
Gender (Adults and Children)				
Female	468	57	4	529
Male	504	48	3	555
Transgender	1	0	0	1
Race				
White	6	4	1	11
Black of African-American	2	2	0	4
Asian	14	2	1	17
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	933	95	5	1033
Multiple Races	18	2	0	20

The Family Self-Sufficiency (FSS) program, which links Section 8 and public housing residents with services toward home ownership, enrolled 117 participants, and of this total, 42 individuals contribute to escrow accounts in anticipation of purchasing a home. GHURA promotes other similar home-ownership programs with its community partners Habitat for Humanity Guam and Micronesia Community Development Corp.’s Self Help program.

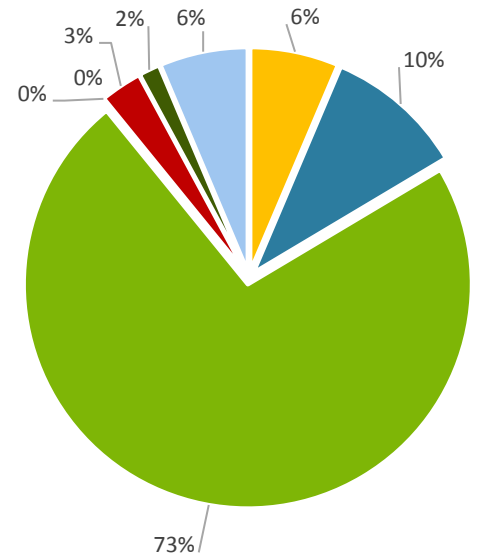
Public Housing also re-established the Resident Advisory Boards (RAB). The RAB allows residents to take an active role in providing input and suggestions on GHURA’s public housing Annual Plan.

GHURA continues to promote Fair Housing and Equal Opportunity practices. The agency hosted two trainings for real estate agents, LIHTC property managers, veterans’ groups and public housing staff.

Our Revenues and Expenses

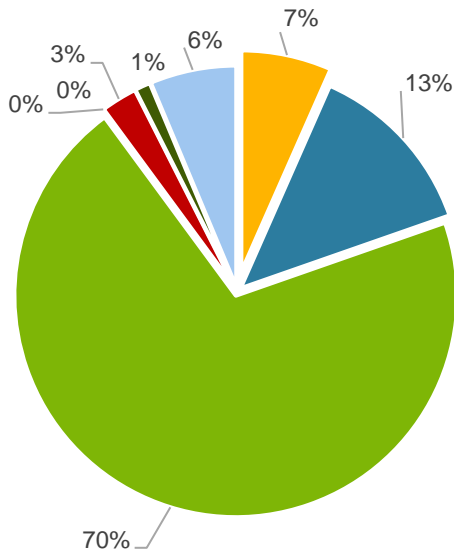
Grant Revenues by Major Programs

	2014	2015	2016	% Change
CDBG	\$2,446,951	\$2,226,419	\$2,939,819	32.04%
Low Income Housing	4,408,634	4,533,190	4,625,924	2.05%
Housing Assistance Payments	31,714,897	31,825,092	33,431,857	5.05%
Economic, Social, Political, and Development of the Territories	---	1,783,529	---	-100%
HOME Investment Partnership	1,946,367	---	---	---
Public Housing Capital Fund	---	---	1,376,358	---
Supportive Housing for the Elderly	528,396	576,974	695,344	20.523%
Non-Major Enterprise Funds	3,241,932	3,403,468	2,927,931	-13.97%
Other Enterprise Funds	2,257,485	1,942,268	2,042,399	5.16%



Expenses by Major Programs

	2014	2015	2016	% Change
CDBG	\$2,446,951	\$1,961,546	\$3,042,508	55.11%
Low Income Housing	5,353,672	4,713,157	6,002,028	27.35%
Housing Assistance Payments	32,410,985	32,095,119	32,322,102	0.71%
Economic, Social, Political, and Development of the Territories	---	1,783,529	---	-100.00%
HOME Investment Partnership	1,946,367	---	---	---
Public Housing Capital Fund	---	---	1,251,351	---
Supportive Housing for the Elderly	584,177	552,109	525,969	-4.73%
Non-Major Enterprise Funds	3,184,626	2,986,827	2,905,715	-2.72%
Other Enterprise	2,155,186	2,126,275	1,798,076	-15.44%



Financial Reports

An Independent audit was performed by Burger Comer & Magliari. GHURA received an unqualified opinion. The Office of Public Accountability released GHURA's audited FY2016 Financial Statements, Report on Compliance and Internal Controls, Management Letter, and Letter to Those Charged with Governance. The documents can be found online at <http://www.opaguam.org/financial-audits/guam-housing-and-urban-renewal-authoritys-ghura-fy-2016-financial-audit>. Additional program information can be found on the GHURA website at www.ghura.org.

Future Outlook



In the upcoming year, GHURA will continue to work toward the goals of its 5-year Consolidated Plan by implementing the following projects and activities:



- *Enhancements to the Dededo Sports Complex Baseball Park* – the project will include ADA compliant paths, construction of an observation deck, kiosks and restrooms.
- *New construction of the Inarajan Basketball Court* – the project will feature a canopy-covered basketball court, restroom facilities and upgraded light fixtures.



- Additional funds have been allocated to complete the construction of the *Umatac Baseball Field* – the project includes field surfacing, fencing, the construction of dugouts and restroom facilities, and connection to sewer and water utilities.



- Additional funds have been allocated to complete the construction of the *Sinajana Baseball Field* – the project will include infield improvements and upgraded lighting fixtures.



- Low-Income Housing Tax Credit program partnership with Ironwood Guam on the construction of Villa Del Mar, a 50-home development in Central Guam.
- Through the HOME program, GHURA will construct 5 new homes for eligible first-time homeowners.
- Ongoing RAB meetings will take place to plan the implementation and enforcement of smoke-free policies in all public housing units. The smoke-free policy will go into effect July 2018.
- GHURA’s Public Housing Authority will continue to revise its Admissions and Continued Occupancy Policy and Section 8 Administration Policy to include Violence Against Women (VAWA) verification procedures, federal fiscal year Funding Procedures for the Housing Choice Voucher (HCV) program, and HCV Family Moves with Continued Assistance, Family Briefings and Voucher Suspension.
- Through the Continuum of Care, GHURA will continue work with community partners and members of the Guam Homeless Coalition to eliminate or reduce homelessness on Guam.