

2017 Citizen-Centric Report



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 (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.

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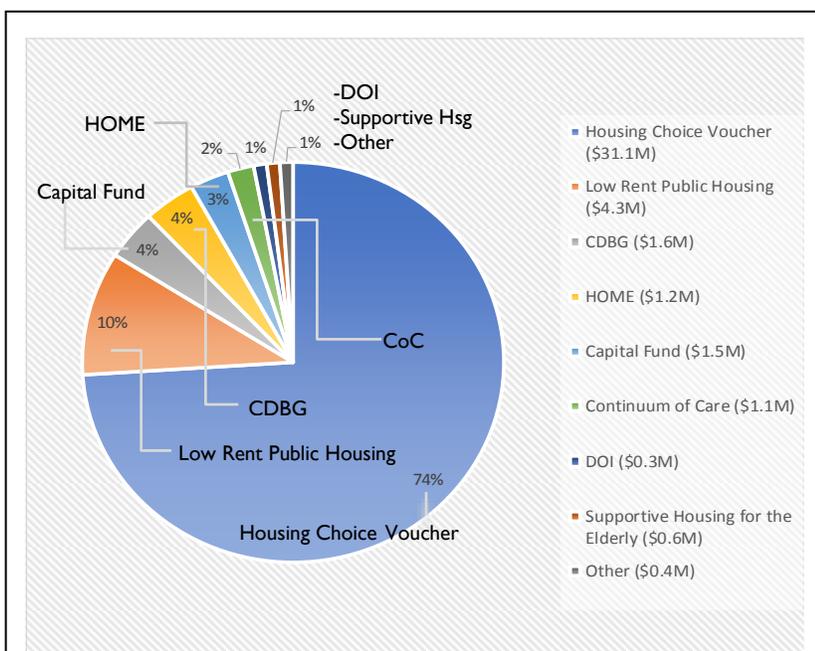
MISSION

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 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.

FY2017 Statement of Revenue and Expenses (in millions)

Revenues:	2017	2016	2015
Operating subsidies and grants	\$40.7	\$43.5	\$42.0
Capital Grants	1.5	1.4	1.3
Other Income	0.8	1	0.8
Tenant Revenue	0.6	0.5	0.7
TOTAL REVENUES	43.6	46.4	44.8
Expenses:			
Housing assistance payments	28.7	30.3	30
Administrative	7.8	7.4	6.9
Maintenance	3.5	3.9	4.5
Depreciation	2.4	3.3	2.1
Tenant Services	0.5	0.6	0.3
General and Other	0.4	0.3	0.4
Utilities	0.4	0.4	0.5
TOTAL EXPENSES	43.7	46.2	44.7
Change in net position	(\$0.10)	0.2	0.1

FY2017 Grant Revenue by Major Program (in millions)



Program Overview

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

Public Housing – Asset Management Property

Public Housing was established to provide decent, safe, and sanitary rental housing for eligible families, the elderly, and persons with disabilities. Public housing is available for single-family households, the elderly, and persons with disabilities. The Public Housing Program is operated under an Annual Contributions Contract (ACC) with the U.S. Dept. of Housing and Urban Development (HUD). The rent paid by the tenant cannot exceed the greater of the following amounts: (a) 30% of the family's adjusted income; (b) 10% of the family's monthly income; or (c) GHURA's flat rent amount. GHURA owns and operates 750 Public Housing units consisting of four Asset Management Properties (AMP): AMP 1 consisting of 158 units in Sinajana, Agana Heights, Mongmong and Asan; AMP 2 consisting of 163 units located in Yona, Inarajan, and Talofofo; AMP 3 consisting of 195 units located in Agat, Merizo and Umatac; and AMP 4 consisting of 234 units located in Toto and Dededo. At the end of FY2017, GHURA had 740 units occupied with 98.6% occupancy rate and an adjusted rate of 99.73% with 8 units under modernization. For FY2017, GHURA received \$4.3 million in Operating Subsidy funds.

Section 8 Housing Choice Voucher Program (HCV/S8)

The Section 8 Housing Choice Voucher Program provides housing assistance to very-low income families. The objective of the program is to help eligible families afford a decent and sanitary home in the private rental market. Section 8 participants are responsible for finding a unit that meets HUD's Housing Quality Standards. Once a unit passes inspection, GHURA and the property owner executes a Housing Assistance Payment (HAP) Contract. From there, assistance payments are made to the landlord on behalf of the Section 8 participant each month as long as the household qualifies for the assistance. The level of assistance depends on the family's annual income. The average GHURA subsidy is 70% of the rent and the family pays the remaining 30%.

The Housing Choice Voucher program consisted of 2,095 regular housing choice vouchers; 465 target-funded vouchers that includes 133 Family Unification Program vouchers, 175 Non-Elderly Disabled Program vouchers; 45 Veteran Affairs Supportive Housing Program vouchers; and 112 Project-Based Vouchers for elderly households age 62 and older.

Community Planning and Development Funds

GHURA administers HUD's Community Planning and Development (CPD) funds, which are used to address housing and community needs for low- and moderate-income populations. GHURA receives these funds in the form of three formula grants – the Community Development Block Grant (CDBG); the Home Investment Partnerships Grant (HOME) and the Emergency Solutions Grant (ESG).

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>

Additional program information can be found on the GHURA website at www.ghura.org.

In 2017, GHURA administered \$5.1 million in CPD funds. This includes \$4,026,920 for CDBG, HOME and ESG programs and \$1,122,558 in Continuum of Care (CoC) funds. Project selection for CDBG, HOME and ESG funds is based on applications submitted by eligible agencies and organizations whose proposals meet the objectives and goals outlines in the 2015-2019 Guam Consolidated Plan.

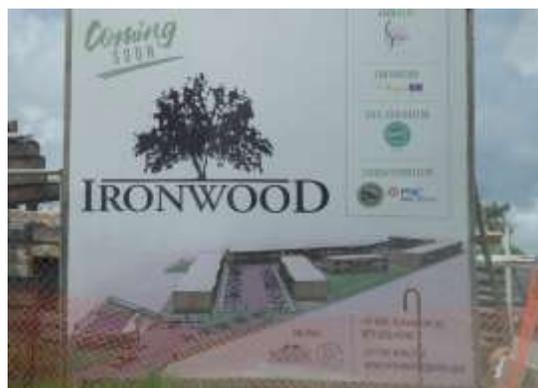
GHURA also administers the competitive grant under the CoC program to address the needs of the homeless population. HUD mandates that all jurisdictions receiving CoC grant funds conduct a Homeless Point In Time (PIT) Count held annually in January. The PIT Count uses a survey tool to determine the number of unsheltered and sheltered homeless persons in Guam on a single night and to gather information directly from individuals experiencing homelessness about their needs. The 2017 PIT Count identified a total of 259 households with a combined total of 852 homeless adults and children.

PROGRAM OVERVIEW (cont'd)

Low Income Housing Tax Credit Program

GHURA is the recognized state housing credit agency authorized to allocate tax credits for the Low-Income Housing Tax Credit (LIHTC) program. The program serves as incentives for the development of low-income rental units. The Internal Revenue Service annually allocates tax credits to eligible jurisdictions, and in 2017, GHURA's Board of Commissioners awarded \$2,389,241 in tax credits to Villa Del Mar LLC and the SummerTown Estates III project. The Villa Del Mar project will result in the development of 50 units that includes 4- and 3-bedroom units to accommodate larger families. The development, located in Toto, also represents the first LIHTC project to be constructed in central Guam.

Name of Housing Program	# of Units	# of Bedrooms	Date Placed into Service	Location/Address
Ironwood Heights I	72	12 - 1BR 44 - 2BR 16 - 3BR	12/1/2011	1101 Chalan Gagu, Tamuning
Ironwood Heights II	60	12 - 1BR 12 - 2BR 36 - 3BR	7/6/2012	1101 Chalan Gagu, Tamuning
Summer Green	74	06 - 1BR 24 - 2BR 44 - 3BR	8/6/2014	388 S. Marine Corps Drive, Tamuning
Summer Homes	81	12 - 2BR 48 - 3BR	9/8/2014	388 S. Marine Corps Drive, Tamuning
Summer Town Estates	240	120 - 1BR 120 - 2BR	1/22/2016	111 Chalan Pipitas, Dededo
Summer Town Estates II	93	18 - 1BR 18 - 2BR 30 - 3BR(Duplex) 17 - 3BR(SFD) 10 - 4BR	11/17/2016	112 Chalan Pipitas, Dededo
Summer Town Estates III	66	33 - 2BR 33 - 4BR	anticipated 2019	113 Chalan Pipitas, Dededo
Villa Del Mar	50	25 - 3BR 25 - 4BR	anticipated 2020	Aragon St., Toto



Officials participate in the ceremonial turning of the soil at the Villa del Mar groundbreaking ceremony in Nov. 2017.

Future Outlook

In the upcoming program year, GHURA will continue to work toward the goals of its Five-Year Consolidated Plan by implementing the following projects and programs:

- The Rehabilitation for Affordable Housing project will result in 14 affordable rental housing units for low- and moderate-income families in a sustainable community. The building, located in Mangilao, will be managed by Catholic Social Service.
- The Central Community Arts Hall in Sinajana will be constructed to serve central region. The project will feature a 150-seat theater-style facility for arts and education. The Sinajana Mayor's Office will maintain the facility.
- The construction of the Residential Treatment Center for Women will include an in-patient, 14-bed facility to serve women with substance use disorders. The building will include additional space for outpatient services and will be operated by The Salvation Army.
- GHURA awarded \$2.9M in state low-income housing tax credits (LIHTC) to Ironwood Guam Development, LLC to construct 88 new multi-family units in Toto.
- Through the Home Investment Partnerships Grant, GHURA will purchase 10 lots for Micronesia Community Development Corp.'s Mutual Self-Help program. In this program, income-eligible individuals and families participate in the construction of their homes.
- GHURA's Housing Counseling program commenced May 2018. Participants in GHURA's HOME, Family Self Sufficiency, and Section 8 Housing Choice Voucher programs are eligible to receive free counseling on topics such as tenancy, housing affordability, homeownership, and avoiding foreclosure.

Ongoing and Completed Projects in PY2017



Clockwise from left to right: In Program Year 2017, GHURA completed the **Astumbo Gym** renovation which included bathroom updates, hardening of the walls, and additional features to make the facility a Tier 2 shelter; Groundbreaking for the **Umatac Baseball Field** took place in July 2018; In December 2017, GHURA hosted a ribbon cutting for the completion of **5 new single-family homes** in Astumbo, Dededo for income-eligible families under the HOME program; and the final phase of the **Sinajana Recreational Facility** upgrade began in August 2018.