



# 2019 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 and is designated by the Governor of Guam to administer 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 99; 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 Deloitte. GHURA received an unqualified opinion on the financial statements. The documents can be found online at:  
<https://www.opaguam.org/financial-audits/opa-has-released-guam-housing-and-urban-renewal-authority-ghura-fy-2019-financial>

### FY2019 Revenue & Expenses with FY 2018 Comparison

	2019	2018	Total Percentage Change 2019-2018
<b>Revenues:</b>			
Operating and capital grants	\$ 42,892,270.00	\$ 41,386,123.00	3.6%
Tenant rental revenue	\$ 860,390.00	\$ 729,784.00	17.9%
Other operating revenues	\$ 340,818.00	\$ 1,044,424.00	-67.4%
Nonoperating	\$ 559,963.00	\$ 676,574.00	-17.2%
<b>Total revenues</b>	<b>\$ 44,653,441.00</b>	<b>\$ 43,836,905.00</b>	<b>1.9%</b>
<b>Expenses:</b>			
Housing assistance payments	\$ 28,598,318.00	\$ 27,846,756.00	2.7%
Other operating expenses	\$ 17,481,802.00	\$ 17,633,697.00	-0.9%
Nonoperating	\$ 78,239.00	\$ 59,668.00	31.1%
<b>Total expenses</b>	<b>\$ 46,158,359.00</b>	<b>\$ 45,540,121.00</b>	<b>1.40%</b>
<b>Change in Net Position</b>	<b>\$ (1,504,918.00)</b>	<b>\$ (1,703,216.00)</b>	<b>-11.60%</b>

### FY2019 Grant Revenue with FY 2018 Comparison by Major Program

	2019	2018	Total Percentage Change 2019-2018
<b>Revenues:</b>			
Section 8 Housing Choice Voucher	\$ 30,179,391.00	\$ 30,063,004.00	0.4%
Low-Income Housing	\$ 3,863,520.00	\$ 4,530,104.00	-14.7%
Public Housing Capital Fund	\$ 2,131,937.00	\$ 738,291.00	188.8%
HOME Investment Partnerships	\$ 1,001,122.00	\$ 878,643.00	13.9%
Continuum of Care	\$ 897,383.00	\$ 1,040,152.00	-13.7%
CDBG	\$ 3,567,673.00	\$ 3,105,920.00	14.9%
Supportive Housing for the Elderly	\$ 602,984.00	\$ 618,265.00	-2.5%
Emergency Solutions Grant	\$ 393,503.00	\$ 164,302.00	139.5%
ROSS	\$ 37,076.00	\$ 52,802.00	-29.8%
Multifamily Housing Service	\$ 84,419.00	\$ 49,814.00	69.5%
Family Self-Sufficiency	\$ 133,262.00	\$ 144,826.00	-8%
<b>Total</b>	<b>\$ 42,892,270.00</b>	<b>\$ 41,386,123.00</b>	<b>3.6%</b>



# Program Overview

## Section 8 Housing Choice Voucher Program (HCV/S8)

In 2019, the GHURA’s Section 8 Program sought the U.S. HUD’s approval to implement a Success Rate Payment Standards. The purpose of Success Rate Payment Standards was to help Section 8 HCV Program participants search for suitable housing units in the private rental market. HUD-approved GHURA’s request and began implementing higher Payment Standard rates by August 2019. Per regulations, the Payment Standards must be set between 90 to 110 percent of the Fair Market Rent for the area. In the past three years, Section 8 families found it challenging to find suitable housing because of the low subsidy rates, which were not competitive enough for owners to accept.

GHURA’s Section 8 Program continues to expand its assistance program by applying for more target-funded vouchers, to include the Veteran Affairs Supportive Housing (VASH) Program, The Family Unification Program (FUP), and the Mainstream (M.S.) Voucher Program. Additionally, the Family Self-sufficiency (FSS) Program applied and received \$138,883 in renewal funding. The FSS grant funding pays for the salaries of two of its Program Coordinators. The Program helps Section 8 and Public Housing-assisted families increase their household income and reduce dependence on welfare and rental assistance. In 2019, two FSS participants graduated from the FSS Program by achieving their personal homeownership goals and permanent employment. The two brings the overall total of 87 graduates since the inception of the FSS Program.

## 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 Talofoto; 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 FY2019, GHURA had managed to complete the following Public Housing projects: Roof Repair and Roof Coating, Renovations/Upgrades, Renovation of the AMP1 Site Office and Resident Services Center, Installation of a New Chain Link Fence and Debris Clearing at AMP3, and the Realignment of Fencing & New Parking at AMP2 Site Base Office. In addition, a Public Needs Assessment was completed for all of Public Housing units and sites. For FY2019, GHURA received \$3.9 million in Operating Subsidy funds.

## Family Self-Sufficiency (FSS)

During calendar year 2019, FSS Coordinators served 150 individuals, which included 121 Section 8 participants and 29 participants from Public Housing, having processed 31 new enrollments. Between 2016 and 2019, the program graduated 9 families, 7 of whom have achieved homeownership. Of the remaining, 1 graduated to business ownership, with the other successfully attaining full-time permanent employment. The average escrow payout during this same period was in excess of \$6,000 per graduate.

At years end, FSS saw 44 Heads of Household achieve full-time, permanent employment. As a result of this increased employment, over 55% of program participants realized escrow earnings. This represents the largest percentage of escrow earners since 2016, and constitutes a 7% increase over the previous year. FSS attributes this increase to the expansion of networking partnerships with local Human Resource Coordinators, linking FSS families with available employment opportunities, as well as participation in 20 local recruitment fairs held throughout the year. The FSS program continues to assist participating families by connecting them with needed services to successfully accomplish the goals and activities outlined in their Individual Training and Services Plan (ITSP). The program also links FSS families to health-related outreach, by participating in numerous free immunization and dental clinics, health screenings, and health fairs. FSS Coordinators continue to seek out effective, alternative training programs, workshops, and seminars, continuously exploring the feasibility of expanding the services it delivers, as well as providing additional resources from within the community to enhance and cultivate the FSS program.

## Housing Counseling

In 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 services are free of charge, cover various topics to include credit counseling, budgeting, personal finance, tenancy, default and foreclosure avoidance, and homeless prevention. In addition, the program features group education, one-to-one counseling, and online homeownership classes.

As of 2019, GHURA enrolled 28 families in housing counseling. Of those 28 families, four participated in the group education courses that covered topics such as financial literacy, home affordability, budgeting and understanding the use of credit. In addition, 10 families completed a pre-purchase homebuyer education workshop while the remaining 14 received one-to-one counseling services.

The agency seeks to increase the number of families served within the next year and is looking forward to having additional staff test for housing counseling certification. By 2020, GHURA anticipates approval as HUD Housing Counseling agency and to administer housing counseling services.

## Resident Opportunity and Self-Sufficiency (ROSS)

The Resident Opportunity and Self-Sufficiency (ROSS) Program is designed to assist the elderly and individuals with disabilities living in GHURA’s public housing units by linking them with services available in the community. The program promotes healthy aging and ensures that residents can maintain independent living. In 2019 the ROSS Program partnered with Todu Guam’s Mobile Care Clinic for a medical outreach; University of Guam AmeriCorps Volunteer Center for Bingo and Arts & Crafts for Wellness events; Guam Legal Services Corporation – Disability Law Center, Office of the Attorney General, Public Defender Service Corporation for a Legal Services Outreach; Coast360 Federal Credit Union for a Financial Preparedness Workshop; University of Guam College of Natural & Applied Sciences Cooperative Extension & Outreach for Eat Smart, Live Strong Workshops; Guam Community College Industry Certification in Cosmetology Program for Grooming Services, and the Department of Labor-Senior Community Service Employment Program and Department of Public Health & Social Services-Work Programs Section for an Employment Opportunities Presentation.

In total, the ROSS Service Coordinator outreached to and provided services and referrals for 211 residents, exceeding the minimum requirement of 50 residents. The ROSS Program also collaborated with several schools from the GDOE for holiday activities. Two hundred and thirty-nine public housing residents received gifts and hand-made cards from the following schools: Agana Heights ES, B.P. Carbullido ES, C.L. Taitano ES, J.Q. San Miguel ES, M.A. Ulloa ES, Marcial Sablan ES, M.U. Lujan ES, P.C. Lujan ES, Talofoto ES, and Wettengel ES. Moreover, holiday dinners and caroling were hosted by Notre Dame High School’s National Honor Society, Southern High School’s National Honor Society, Rambies, St. Paul Assemblies of God Choir, and the GHURA Employee Association.

The ROSS Program applied for a three-year renewal in 2019 and was awarded. A Needs Assessment identified the following areas of need: Educational, Financial Literacy, Health and Wellness, Employment, and Elderly/ Disabled Services. These areas will be the program’s focus for the next three years.



## Guam Homeless Coalition

Under HUD’s Continuum of Care (CoC) program GHURA remains the Collaborative Partner with the Guam Homeless Coalition (GHC) and all CoC grantees. Mandated to conduct a Point-In-Time (PIT) Homeless Count, the GHC, GDOE, GHURA and more than 250 of volunteers conducted the annual count of unsheltered and sheltered homeless persons in a single time in January, 2019.

Through the gathering of information directly from individuals experiencing homelessness, the PIT count continues to help bring understanding to the needs of those homeless in the community. Annual data gathered ranges from aspects such as gender, age, and veteran status as well as needs to assess housing, health care and social needs.

### Point-In-Time Count Statistics Preliminary Data as of January 25, 2019

Total Identified	2017	2018	2019
Persons	852	854	873
Households	259	265	300
Unsheltered Persons	765	727	765
Sheltered Persons	87	127	108



# Ongoing and Completed Projects

GHURA initiated and completed several Public Facilities and Improvement projects through the Community Development Block Grant (CDBG), Low-Income Housing Tax Credit (LIHTC) and Home Investment Partnerships (HOME) grant in 2019.

On Feb. 26, 2019, the ribbon cutting for the Summer Town Estates III, (66) three- and four-bedroom affordable units. At the same ceremony the ground breaking for Phase IV Summer Town Estates was held for (64) affordable one, two- and three-bedroom units.



On March 21, 2019, the ribbon cutting for the Dededo Sports Complex Enhancement was held. The Recreational facility will serve the Dededo, Yigo and Tamuning districts, benefiting local sports teams, their supporters and the community at large. This improvement is expected to serve 50,327 low to moderate income individuals in promoting a healthy lifestyle.



On June 18, 2019, the ribbon cutting for the Guam Police Department Central Police Precinct was held. The CPP will serve and protect the individuals in the areas of Barrigada, Sinajana, Agana Heights, Hagatna, Mangilao, Asan-Maina, MTM, Yona and Ordot-Chalan Pago.



On Aug. 4, 2019, the Success Rent Payment Standard Plan was adopted to increase the payment standards to address: the shortage of affordable housing, compete with the military for affordable units, the high cost of utility hook-ups, and the stringent federal requirements which landlords must comply with.

On Sept. 2019, Real Estate Assessment Center (REAC); GHURA completed and passed their REAC inspection and received Standard Performance Rating.

On Oct. 18, 2019, the Ironwood Villa del Mar I, Project(s) which consist of 50 affordable units comprised of 4Bd/3Bed/ and 2Bedroom was completed and the Ironwood Villa del Mar II, held a groundbreaking for 88 new, 1Bd and 2-bedroom affordable units.

On Dec. 12, 2019, Sinajana Baseball Field Upgrade broke-ground. The rehabilitation will benefit approximately 28,004 families in Central Guam as well as softball and baseball teams island wide.

## Home Investment Partnerships Program (HOME)

In 2019, GHURA's HOME Program acquired two homes as part of the Renewal Affordable Homes program, a first-time homebuyer program. One home is located in the northern part of the island and the other is located in the southern part of the island.



On Dec. 17, 2019 the ribbon cutting for The Rehabilitation for Affordable Homes- ISLA APARTMENTS was held. A community partnership project with Catholic Social Services, is a 14 -unit apartment complex to be used as affordable rental housing for low- and moderate-income households.