



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., October 15, 2024  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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- I. ROLL CALL**
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS**  
1<sup>st</sup> Printing – Tuesday, October 08, 2024  
2<sup>nd</sup> Printing – Sunday, October 13, 2024
- III. APPROVAL OF PREVIOUS BOARD MINUTES – September 24, 2024**
- IV. NEW BUSINESS** **PAGE (S)**
1. Resolution No. FY2025-001 ..... 1 - 13  
Resolution approving the Write -Off Tenant Accounts Receivable
2. Resolution No. FY2025-002.....  
Resolution authorizing the Guam Telephone Authority (“GTA”) to conduct  
Infrastructure work on GHURA property
- V. CORRESPONDENCE AND REPORTS**
1. FY2023 Audit Report ..... 14 - 143
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS**
1. Next proposed scheduled Board Meeting: Tuesday, October 29, 2024  
@ 12:00 p.m.
- VII. ADJOURNMENT**

## JOB ANNOUNCEMENT

**SENIOR CIVIL ENGINEER & ESTIMATOR:** Bachelor's Degree in Civil Engineering (may be foreign equivalent). 60 months of experience as a Civil Engineer or Estimator. Perform engineering duties in planning, designing, and overseeing the Tendering in the Engineering Division, has experience in civil site construction, precast concrete products including structural and architectural precast concrete. Needs to have an understanding of construction means & methods, construction estimating, and cost management processes.

Send resume to:  
**SMITHBRIDGE GUAM, INC.**  
 Attn: Melissa Flores  
 300 Chalan Padiron Haya Yigo, GU 96929  
 Email Address: [recruitment@smithbridge.net](mailto:recruitment@smithbridge.net)

## GHURA

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima' Yan Rinueban Siudad Guahan  
 117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
 Website: [www.ghura.org](http://www.ghura.org)



Joshua F. Tenorio  
 Lieutenant Governor of Guam

**Board of Commissioners Meeting**  
**Tuesday, October 15, 2024 at 12:00 PM.**  
 This meeting is open to the public via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/82377360741?pwd=OZYi2ObvwaS4a9hVwivbym9r0OGQjJ.1>

Meeting ID: 823 7736 0741, Passcode: 117283

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

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- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - September 24, 2024
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  2. Resolution No. FY2025-002; Resolution authorizing the Guam Telephone Authority ("GTA") to conduct infrastructure work on GHURA property
- V. EXECUTIVE DIRECTOR'S REPORT
  1. FY2023 Audit Report
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
  2. Next proposed scheduled Board Meeting - Tuesday, October 29, 2024 @ 12:00 p.m.
- VII. ADJOURNMENT

The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).

For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.

## AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

**12 - ELECTRICIAN WITH 2 YEAR EXP. \*\$21.02 PER HOUR**

Plan, install, maintain, and repair electrical wiring, equipment, and fixtures. Design new or modified installations to minimize material waste. Follow blueprints or sketches to locate wiring, ensuring compliance with building and safety codes. Measure, cut, bend, and install electrical conduit and related fittings. Install lighting fixtures, devices, and auxiliary systems. Pull and splice wiring, and connect wires to circuit breakers, transformers, or other components. Use a variety of tools and equipment, including power tools, measuring devices, and testing equipment to complete tasks.

**\*Special wage rate:** Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply.

**Benefits:** Free roundtrip airfare for off-island hire; Food & Lodging @ \$100.00 weekly; Local transportation from employer's designated lodging facility to/from jobsite.

Successful applicant must be able to obtain military base access. Off-island hires must complete a pre-arrival and post-arrival health screening.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

The complete job duties may be viewed in person at American Job Center  
 414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam  
 Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword: 2025-001



MARY A.Y. OKADA, Ed.D.  
 Chairwoman

## GUAM EDUCATION BOARD

501 Mariner Avenue, Barrigada, Guam 96913-1608  
 Telephone: (671) 300-1627 Facsimile: (671) 472-5003  
 Website Address: [www.gdoe.net/geb](http://www.gdoe.net/geb)



ANGEL R. SABLAN  
 Vice-Chair

**Guam Education Board**  
**REGULAR BOARD MEETING**  
**Tuesday, October 15, 2024 4 PM**  
**Gallery, Bldg. B, Tiyan**

### AGENDA

- I. Meeting Call to Order
- II. Approval of Minutes
  - ACTION 1. Minutes of September 17 Regular Meeting
  - ACTION 2. Minutes of September 30 Special Meeting
- III. Public Participation (Board Policy 125.6) Time Limit 3 minutes
- IV. Communications
  - INFO 1. Correspondence received by the Board after September 17
- V. Ex-Officio Member Reports
  - INFO 1. Islandwide Board of Governing Students (IBOGS) Report
  - INFO 2. Guam Federation of Teachers (GFT) Report
  - INFO 3. Mayor's Council of Guam (MCOG) Report
- VI. Unfinished Business/ Committee Reports
  - INFO/ACTION 1. Superintendent's Report
    - INFO/ACTION a. State of Education Address - October 29, 2024 3:00PM Main Conference Room
    - INFO/ACTION b. CCSO Annual Policy Forum - November 18-20, 2024 Phoenix, Arizona
  - INFO/ACTION 2. Executive Committee
    - INFO a. National Association of State Boards of Education (NASBE)
    - INFO b. Government Affairs Committee
    - INFO c. Public Education Position
  - INFO/ACTION 3. Instructional & Academic Support Committee
    - INFO/ACTION a. October 2024 Head Start Report
  - INFO/ACTION 4. Safe & Healthy Schools Committee
    - INFO a. Facilities & Maintenance
  - INFO/ACTION 5. Policy Review & Strategic Planning Committee
  - INFO/ACTION 6. Fiscal Management Committee
    - INFO a. GDOE Financial Report
      - INFO i. Accounts Payable Aging Report
      - INFO/ACTION ii. Declaration of Financial Status Designation
      - INFO iii. Unaudited Statement of Appropriation, Expenditures, and Encumbrances for Fiscal Year 2024
      - INFO iv. Grant Status Report for Fiscal Year 2024
    - INFO b. US Department of Education Specific Conditions Report
- VII. New Business
  - INFO/ACTION a. Travel Policy
- VIII. Executive Session (Board Policy 125.12)
  - INFO/ACTION a. Personnel matters (5 GCA § 8111 (a))
  - INFO/ACTION b. Matters within scope of Public Employee-Management Relations Act, including collective bargaining (5 GCA § 8111 (b))
  - INFO/ACTION c. Superintendent's Evaluation
- INFO/ACTION IX. Announcements & Adjournment

The public is welcome to view the meeting via live stream at  
<https://www.facebook.com/DOEGuam>.

Individuals requiring special accommodations or information or wish to submit public testimony via email may contact Kathleen Lamorena by email: [klamorena@gdoe.net](mailto:klamorena@gdoe.net).

This advertisement was paid by GDOE local funds.

## GUAM ENVIRONMENTAL PROTECTION AGENCY AHENSIAN PRUTEKSION LINA'LA GUAHAN

### PUBLIC NOTICE

#### PROPOSED ISSUANCE OF SOLID WASTE HARDFILL PERMIT

The Guam Environmental Protection Agency (Guam EPA) wishes to notify the general public and other interested parties of Guam EPA's intent to issue a Solid Waste Permit to:

**NORTHERN HARDFILL**  
**Lot No. 7074-1-1, Route 15, Yigo, GU**  
**Hardfill: Construction and Demolition Debris**

The Permits and their conditions are proposed and open for public comment, in accordance with 10 GCA § 51104. A copy of the proposed permit and permit applications for the applicant listed above, and all other supporting documents are available for public inspection, Monday through Friday (excluding holidays), 8:00 a.m. to 5:00 p.m. at the agency's administration building located at 17-3404 Mariner Avenue, Tiyan Barrigada.

A public hearing will be held in the event a reasonable request is made.

**PUBLIC REVIEW AND COMMENT PERIOD:**  
**TUESDAY, OCT. 8, 2024 - FRIDAY, NOV. 22, 2024**

Written comments are welcomed and must be received by the agency via hand delivery, or mail and should be addressed to: Solid Waste Management Program, c/o Guam EPA: 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617. Written comments must be received, or postmarked no later than 5:00 p.m. ChST on Friday, November 22, 2024. **Facsimile submissions will not be accepted.**

The final decision to set conditions and issue the final permit or deny application for the permit will be decided after all comments have been considered. Please bring this information to the attention of all persons who may be interested in this matter. For more information, please contact Glenn San Nicolas at 671.300.4751 or [glenn.sannicolos@epa.guam.gov](mailto:glenn.sannicolos@epa.guam.gov)

/s/ MICHELLE C.R. LASTIMOZA, Administrator

(THIS AD PAID FOR BY NORTHERN HARDFILL)

GUAM EPA | 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617 | Tel: (671) 300-4751/2 | Fax: (671) 300-4531 | [epa.guam.gov](http://epa.guam.gov)  
 TODU Y NILALA Y TANO MAN UNO • ALL LIVING THINGS ARE ONE

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**JOB ANNOUNCEMENT**

**Opening for Electrical Engineer with Randy V. Martin, P.E. in Harmon, GU.**

**Min Reqs:** Bach deg in Electrical Engrg or Electrical Engrg Technology (may be foreign educ equiv); 1 yr of exp as an Electrical Engineer; six months exp. using AutoCAD and one year exp. using DIALux lighting design software or Relux Desktop lighting design software. Works under the direct supervision of a Guam professionally registered electrical engineer in preparing electrical engineering design plans for electrical and telecommunication systems. Performs electrical product data and shop drawing review during post-construction award services to verify compliance with design intent and performs electrical engineering field investigations at project sites. Uses AutoCAD software and DIALux lighting design software in performing job duties. Travels to the company's project sites in the MSA of Guam to perform electrical engineering field inspections.

If interested, send CV to P.O. BOX 20125, Barrigada, Guam 96921 or email to [randyvymartin@gmail.com](mailto:randyvymartin@gmail.com). Verif of qualifs req.

**Citi Development & Construction, Inc. seeks a Mechanical Engineer with Bachelor's degree in Mechanical Engineering; 12 months of experience as a Mechanical Engineer.**

Please send resume to

**545 Chalan San Antonio, Suite 310, Tamuning, Guam 96913**

**LUJAN & WOLFF LLP**

Attorneys at Law  
Suite 300, DNA Building  
238 Archbishop Flores Street  
Hagåtña, Guam 96910  
Telephone (671) 477-8064/5  
Facsimile (671) 477-5297

Attorneys for Petitioner  
Eugenia Fejerang

**IN THE SUPERIOR COURT OF GUAM**

IN THE MATTER OF THE ESTATE  
OF  
EUGENIO MILLIONES VEGAFRIA  
Deceased.

PROBATE CASE NO. PR0082-24

**NOTICE OF HEARING ON PETITION FOR LETTERS OF ADMINISTRATION**

NOTICE IS HEREBY GIVEN that EUGENIA FEJERANG has filed herein her Petition for Letters of Administration upon the Estate of EUGENIO MILLIONES VEGAFRIA also known as EUGENIO MILLIONES VEGAFRIA JR., Deceased, and that on OCT 23 2024, at 9:30 a.m., before the Honorable Dana A. Gutierrez, at the Superior Court of Guam, Guam Judicial Center, 120 West O'Brien Drive, Hagåtña, Guam, 96910-5174, has been set the hearing on said petition and all persons interested are hereby notified to appear at the time and place set for said hearing and show cause if any they have why the petition should not be granted.

Reference is hereby made to the said petition for further particulars.

Dated : SEP 17, 2024.

By: /s/ **Pauline I. Untalan**  
Chamber/Courtroom Clerk  
SUPERIOR COURT OF GUAM

You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, Guam or you may participate Via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior the designated hearing time.

**EDITH MATANANE LEON GUERRERO**

P.O. BOX 24681  
Barrigada, Guam 96921  
Telephone: (671) 788-1920  
Appearing PRO SE

**IN THE SUPERIOR COURT OF GUAM  
IN THE MATTER OF THE ESTATE  
OF**

**JOSEPHINE LEON GUERRERO BORJA**  
aka **JOSEPHINE L.G. BORJA**  
aka **JOSEPHINE MATANANE LEON GUERRERO**  
aka **JOSEPHINE M. LEON GUERRERO**  
Decedent,

BY  
**EDITH MATANANE LEON GUERRERO, Petitioner.**  
PROBATE CASE NO. PR0154-24

**NOTICE OF HEARING PETITION FOR LETTERS OF ADMINISTRATION**

**THIS NOTICE IS REQUIRED BY LAW.  
YOU ARE NOT REQUIRED TO APPEAR IN COURT  
UNLESS YOU DESIRE**

NOTICE IS GIVEN by the Petitioner Edith Matanane Leon Guerrero, has filed herein a Petition for Letters of Administration upon the Estate of Josephine Leon Guerrero Borja aka Josephine L.G. Borja aka Josephine Matanane Leon Guerrero aka Josephine M. Leon Guerrero, and the time and place of said hearing is in the Superior Court of Guam, Guam Judicial Center, 120 West O'Brien Drive, Hagåtña, Guam 96910 on October 23, 2024, at the hour of 9:30 a.m. o'clock and all persons interested are hereby notified to appear and show cause, if any they have, why said Petition should not be granted.

Reference is made to said Petition for further particulars.

Dated: September 9, 2024

**JANICE M. CAMACHO-PEREZ**  
CLERK, SUPERIOR COURT OF GUAM  
/S/ **PAULINE I. UNTALAN**  
CHAMBER/COURTROOM CLERK

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ANGEL R. SABLAN  
Vice-Chair

MARY A.Y. OKADA, Ed.D.  
Chairwoman

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**GHURA**

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Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701

Website: [www.ghura.org](http://www.ghura.org)



Loures A. Leon Guerrero  
Governor of Guam



Joshua F. Tenorio  
Lieutenant Governor of Guam

**Board of Commissioners Meeting**

**Tuesday, October 15, 2024 at 12:00 PM.**

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**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., September 24, 2024  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

**I. CALL TO ORDER**

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:02 P.M., Tuesday, September 24, 2024**, at the GHURA Sinajana Main Office, 1st floor Conference room. Vice Chairman Sanchez indicated that **4 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<b>Viewed virtually via</b>	<b>ZOOM:</b> <a href="https://us06web.zoom.us/j/89470348252?pwd=fOejAf4NGFyqLk5iW7Pvb6lIMRwAn0.1">https://us06web.zoom.us/j/89470348252?pwd=fOejAf4NGFyqLk5iW7Pvb6lIMRwAn0.1</a>	
	<b>YOUTUBE:</b> <a href="https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag">https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag</a>	
<b>BOC Commissioners Attendance</b>	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> In-Person <input type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input type="checkbox"/>
	<i>*There were no virtual attendance requests.</i>	
<b>GHURA Management/ Staff</b>	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Frances Danieli, Controller <input checked="" type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Procurement <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input type="checkbox"/>	Julie Lujan, MIS Administrator <input checked="" type="checkbox"/> Sonny Perez, AE Manager <input checked="" type="checkbox"/> Norma San Nicolas <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input checked="" type="checkbox"/> Gina Cura, AMP2 Manager <input checked="" type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input checked="" type="checkbox"/> Jolyn Terlaje <input checked="" type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Ervin Santiago <input checked="" type="checkbox"/> Patrick Luces <input checked="" type="checkbox"/>
<b>Legal Counsel</b>	Eliseo M. Florig, GHURA's Legal Counsel <input checked="" type="checkbox"/>	
<b>Public</b>	None indicated	

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Tuesday, September 17, 2024**

**2<sup>nd</sup> Printing – Sunday, September 22, 2024**

**ACKNOWLEDGED BY VICE CHAIRMAN SANCHEZ.**



**III. APPROVAL OF PREVIOUS BOARD MINUTES:** [319/24] Commissioner Rice moved to approve the board meeting minutes of August 13 and 30, 2024 subject to corrections. Commissioner Torres seconded the motion. There were no objections by the other commissioners. Motion passed unanimously.

**IV. NEW BUSINESS:**

AGENDA ITEM	DISCUSSION	ACTION
<p><b>1. Resolution No. FY2024-022 Resolution approving the Fiscal Year 2025 Operating Budgets for Public Housing Asset Management Projects (AMP) GQ001000001, GQ001000002, GQ001000003 and GQ001000004</b></p> <p><b>2. Resolution No. FY2024-023 Resolution approving the Fiscal Year 2025 Operating and Administrative Budget</b></p>	<p>[320/24] Executive Director Napoli read Resolution FY2024-022 Resolution approving the Fiscal Year 2025 Operating Budgets for Public Housing Asset Management Projects (AMP) GQ001000001, GQ001000002, GQ001000003 and GQ001000004 on page 41 of 153 in the September 24, 2024 GHURA BoC packet.</p> <p>[321/24] Executive Director Napoli read Resolution No. FY2024-023, Resolution approving the Fiscal Year 2025 Operating and Administrative Budget.</p> <p>Commissioner Delia referred to page 5 in the Fiscal Year GHURA 2025 Budget and requested clarification on Membership Dues. Mrs. Frances Danieli, Controller, stated that membership dues included dues from two organizations, the National Association of Housing and Redevelopment Officials (NAHRO) and Public Housing Authority Directors Association (PHADA). Director Napoli added that the organizations are helpful to the housing authorities. PHADA is an advocate for all public housing authorities nationally. NAHRO offers trainings during the year to public housing agencies and board members. They also provide updated information to the public housing agencies.</p> <p>Director Napoli added that there were two separate resolutions and requested that the motions made reflect two resolutions.</p>	<p>[322/24] Commissioner Torres moved to approve the resolution approving the FY2025 Operating Budget for the Public Housing Asset Management (AMP) GQ001000001, GQ001000002, GQ001000003, and GQ001000004. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed unanimously.</p> <p>[323/24] Commissioner Delia moved to approve Resolution No. FY2024-023, Resolution approving the Fiscal Year 2025 Operating and Administrative Budget. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p><b>3. Budget Intent of Award IFB GHURA-24-008; Concrete Roof Repair and Coating at GHURA 100, Yona Units</b></p>	<p><b>[324/24] Executive Director Napoli read the Intent of Award IFB GHURA-24-008, Concrete Roof Repair Coating at GHURA 100, Yona units on pages 43-47 of 153 in the GHURA BoC packet of September 24, 2024. The following items were highlighted:</b></p> <ul style="list-style-type: none"> <li>• <b>Bid opening for the project was held on July 9, 2024 at 3:00 p.m.</b></li> <li>• <b>A total of eleven bidders registered for the bid and were given bid specifications.</b></li> <li>• <b>Six submitted bids:</b> <ul style="list-style-type: none"> <li>○ <b>Genesis Tech., Corp- submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond-15% of total bid amount;</b></li> <li>➤ <b>Base Bid #1-\$883,000.00</b></li> </ul> </li> <li>○ <b>Guam Evergreen Corp.- submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond-15% of total bid amount;</b></li> <li>➤ <b>Base Bid #1-\$545,000.00- Vendor did not meet requirements</b></li> </ul> </li> <li>○ <b>O.H. Construction- submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond-15% of total amount, cashier's check;</b></li> <li>➤ <b>Base Bid #1-\$790,000.00-Vendor did not meet requirements</b></li> </ul> </li> <li>○ <b>Asia Pacific International, Inc.- submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond-15% of total amount, cashier's check;</b></li> <li>➤ <b>Base bid #1-\$1,056,389.00</b></li> </ul> </li> <li>○ <b>Surface Solutions- submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond- 15% of the total amount;</b></li> <li>➤ <b>Base bid #1-\$1,348,000.00</b></li> </ul> </li> <li>○ <b>Pacific Federal Management- submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond- 15% of total bid amount;</b></li> </ul> </li> </ul> </li> </ul>	



AGENDA ITEM	DISCUSSION	ACTION
	<p style="text-align: center;">➤ <b>Base bid #1- \$3,496,499.00</b></p> <ul style="list-style-type: none"> <li>• <b>Government of Guam Estimate- \$1,382,100.00</b></li> <li>• <b>In review of the bid results, Genesis Tech Corp., provided the lowest responsive and responsible bid.</b></li> <li>• <b>The committee members determined to proceed with the award of 120 consecutive calendar days of construction with no option periods and not to exceed the amount of \$883,000.00</b></li> </ul> <p>Commissioner Delia requested that in the future, the bidders submit uniform item descriptions when submitting proposals for projects. She indicated that the bidders for this project submitted different descriptions for the same scope of work.</p> <p>Vice Chairman Sanchez added that the description of the itemized work and the original scope of work weren't necessarily aligned.</p> <p>Ervin Santiago, AE Program Coordinator III, indicated that one bidder matched the breakdown value that was in the scope of work. He added that the other bidders submitted a lump sum of the total cost. All bidders receive the same scope of work, but submit individual schedule of values for the project.</p> <p>Vice Chairman Sanchez asked whether the values used in the scope of work were industry based. Mr. Santiago indicated that when creating the scope of work, AE uses a program called RS Means. Depending on the linear feet information inputted into the program and the location of the project, determines the projected government cost estimates. The results are then presented to the AMP managers. However, as bids are submitted, costs begin to change.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Due to the significant difference in the government estimate cost and the vendor proposal cost, Director Napoli requested that Mr. Santiago clarify whether a discussion was made to ensure that the vendor is able to complete the scope of work outlined the projects. Mr. Santiago indicated that a schedule of values is requested after a bid submission to review and compare a proposal to the government cost estimate. This helps the evaluation team determine whether a bid is reasonable and responsive bid.</p> <p>Vice Chairman Sanchez added that before awarding the contract, he wanted to ensure that the quality of service is not compromised. He indicated that collectively, the board needs to anticipate any unforeseen events that may derail these projects and require the board to revisit an award that was previously solidified. Mr. Santiago indicated that the construction management of the project site utilizes its inspectors to ensure that contractors are following the scope of work. These inspections happen daily and also ensure that the work being done is quality work.</p> <p>Commissioner Delia asked for clarification on the reason that a vendor did not meet requirements. Mr. Santiago stated that the vendor did not meet the contractor’s licensing requirements in roofing and waterproofing.</p> <p>Mr. Antonio Camacho, Housing Procurement Administrator, indicated that bidders submit responses based on the bid criteria. To meet the criteria, required documents must be submitted for evaluation to be considered a Responsive and Responsible bid. Conversely, bids submitted without the required documents would be deemed nonresponsive due to the Vendor not meeting the requirements.</p>	<p><b>[325/24] Commissioner Torres moved to approve Intent of Award IFB GHURA-24-008; Concrete Roof Repair and Coating at GHURA 100, Yona Units to Genesis Tech. Corporation, which provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of 120 consecutive calendar days for construction with no option periods and not to exceed the amount of \$883,000.00. Commissioner Delia seconded the motion. There were no objections by the other board members. Motion passed unanimously.</b></p>



AGENDA ITEM	DISCUSSION	ACTION
<p>4. Intent of Award IFB GHURA-24-009; Grounds Maintenance for GHURA Properties</p>	<p>[326/24] Director Napoli read the Intent of Award IFB GHURA-24-009; Grounds Maintenance for GHURA Properties on pages 48-53 of 153.</p> <ul style="list-style-type: none"> <li>• Intent of Award for IFB GHURA-24-009, Grounds Maintenance for GHURA Properties bid opening was held on August 20, 2024 at 2:00p.m.</li> <li>• A total of four bidders registered for the bid and were given bid specifications.</li> <li>• Four bids were submitted: <ul style="list-style-type: none"> <li>○ GET LLC Consulting Equipment: <ul style="list-style-type: none"> <li>➤ Bid Bond- 15% Cashier's check</li> <li>➤ Bid #1- \$108,816.00</li> <li>➤ Bid #2- \$106,080.00</li> </ul> </li> <li>○ Flame Tree Freedom Center: <ul style="list-style-type: none"> <li>➤ Bid Bond-requirement does not apply due to non-profit status.</li> <li>➤ Bid #1- 137,400.00</li> <li>➤ Bid #2- \$88,800.00</li> </ul> </li> <li>○ Proferre- <ul style="list-style-type: none"> <li>➤ Bid #1- \$744,402.24</li> <li>➤ Bid #2-666,285.85</li> </ul> </li> <li>○ Guam Cleaning Masters- <ul style="list-style-type: none"> <li>➤ Bid #1-187,200.00</li> <li>➤ Bid #2-\$136,800.00</li> </ul> </li> </ul> </li> <li>• Evaluation Committee convened on August 27, 2024 at 9:00a.m. to review bid proposals submitted.</li> <li>• Total Cost for Bid Items #1 and #2: \$197,616.00</li> <li>• Government Estimate: \$75,000.00</li> <li>• Option to purchase Bid #3 not accepted by the evaluation committee.</li> <li>• Committee determined that Bid Item #1 be awarded to GET LLC Consulting Equipment for \$108,816.00</li> </ul>	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• <b>Committee determined that Bid Item #2 be awarded to Flame Tree Freedom Center for \$88,800.00</b></li> <li>• <b>In review of the bid results, GET LLC Consulting and Flame Tree Freedom Center provided the lowest and responsible bids. Bidders met all the criteria.</b></li> <li>• <b>Committee determined to proceed with the award with the initial term of a three (3) year contract with an option to renew for two (2) additional years of one-year terms and not exceed the amount of \$197,616.00</b></li> </ul> <p>Commissioner Delia asked for clarification on the Estimated Quantity. Deputy Director Esteves added that the Estimated Quantity indicated the number of cuts per location per month.</p>	<p><b>[327/24] Commissioner Delia moved to approve IFB GHURA-24-009; Grounds Maintenance for GHURA Properties Bid Item#1 to GET LLC Consulting Equipment in the amount of \$118,816.00. Bid Item #2 to Flame Tree Freedom Center in the amount of \$88,800.00. Commissioner Rice seconded the motion. There were no objections from the other board members. Motion passed unanimously.</b></p> <p><b>[328/24] Vice Chairman Sanchez moved to approve brief break from the meeting. Mr. Eliseo Florig, legal counsel, recommended that recording continue during the break. There were no objections. Break time was 1:29 p.m. Mr. Florig stated that the meeting would reconvene at 1:30p.m.</b></p> <p><b>[329/24] Vice Chairman Sanchez reconvened the GHURA BoC meeting at 1:34p.m.</b></p>



AGENDA ITEM	DISCUSSION	ACTION
<p><b>5. Intent of Award IFB GHURA-24-10; Security Alarm Monitoring and Roving Services</b></p>	<p><b>[330/24] Director Napoli read the Intent of Award IFB GHURA-24-10; Security Alarm Monitoring and Roving Services following on pages 54 and 55 of 153 of the GHURA BoC packet:</b></p> <ul style="list-style-type: none"> <li>• <b>IFB GHURA-24-10; Security Alarm Monitoring and Roving services bid opening was held on August 20, 2024, at 10:30 a.m.</b></li> <li>• <b>A total of two bidders registered and were given bid specifications.</b></li> <li>• <b>One bid was submitted:</b> <ul style="list-style-type: none"> <li>○ <b>G4S Secure Solutions Inc. Guam submitted:</b> <ul style="list-style-type: none"> <li>➤ <b>Bid bond</b></li> <li>➤ <b>Bid Items #'s 1-3- \$364,452.00</b></li> </ul> </li> </ul> </li> <li>• <b>In review of the bid results, G4S Secure Solutions Inc. (Guam), provided the lowest responsive and responsible bid.</b></li> <li>• <b>After further clarifications, the committee determined to proceed with the award with the initial contract term of three (3) years with an option to renew for two (2) additional years in one-year terms and not to exceed the amount of \$364,452.00.</b></li> </ul> <p>Commissioner Rice asked if the after-hours answering services included a central service call center away from the site or if it would be located at the site. Deputy Director Esteves indicated that the roving patrols would be somewhat delegated representatives of GHURA whose job would be to report inappropriate activity to GHURA.</p>	<p><b>[331/24] Commissioner Delia moved to approve Intent of Award IFB GHURA-24-10; Security Alarm Monitoring and Roving Services to G4S Secure Solutions Inc, Guam in the amount of \$364,452.00. Commissioner Torres seconded the motion. Motion passed unanimously.</b></p>

AGENDA ITEM	DISCUSSION	ACTION
<p>6. Intent of Award IFB GHURA-24-11; Rehabilitation of the Agana Heights Fourplex</p>	<p>[332/24] Director Napoli read the Intent of Award IFB GHURA-24-11; Rehabilitation of the Agana Heights Fourplex on pages 56-64 of 153 in the GHURA BoC packet.</p> <ul style="list-style-type: none"> <li>• Director Napoli indicated that GHURA had acquired a 4-unit apartment complex in Agana Heights that required substantial rehabilitation to be brought into compliance with HUD requirements to be occupied by qualified individuals and families. Requirements for rehabilitation include civil and utility work.</li> <li>• In review of bid results, Guam Evergreen Construction provided the lowest responsive and responsible bid.</li> <li>• After further clarification, the committee determined to proceed with the award of 180 consecutive calendar days for construction with no option periods and not to exceed the amount of \$289,900.00.</li> </ul> <p>Commissioner Delia asked inquired about how GHURA would handle change order requests. Deputy Director Esteves indicated that GHURA may consider change orders if a contractor or if GHURA finds issues that may delay the project due to it not being a part of the scope. If there is a government action that caused an increase in prices, contractors may request an equitable adjustment. Otherwise, it remains at a firm fixed price. He added that GHURA wants a good, fair procurement, pay a fair price, and a completed project.</p>	<p>[333/24] Commissioner Torres moved to approve IFB GHURA-24-11; Rehabilitation of the Agana Heights Fourplex to Guam Evergreen Construction for \$289,900.00 for 180 consecutive calendar days for construction with no option periods and not to exceed the \$289,900.00 amount. Commissioner Rice and Commissioner Delia both seconded the motion. The motion passed unanimously.</p>



AGENDA ITEM	DISCUSSION	ACTION
<p><b>7. Intent of Award IFB GHURA-24-12; Rehabilitation of Bradley Building</b></p>	<p><b>[334/24] Director Napoli read IFB GHURA-24-12; Rehabilitation of the Bradley Building on pages 65-69 of 153 in the GHURA BoC packet.</b></p> <ul style="list-style-type: none"> <li>• <b>In review of the bid results, Genesis Tech. Corp. provided the lowest responsive and responsible bid.</b></li> <li>• <b>After clarification, the committee determined to proceed with the award of 120 calendar days for the construction with no option periods and not to exceed the amount of \$183,000.00.</b></li> <li>• <b>This facility was last occupied by Guam Legal Services and is located behind Chode Market in Anigua.</b></li> <li>• <b>GHURA needed a centrally located and secured storage facility for its excess files.</b></li> <li>• <b>This facility has been added to GHURA's assets.</b></li> </ul> <p>Vice Chairman Sanchez inquired about the type of security that will be used for the facility. Deputy Director Esteves stated that the building will not be used by employees during the day. As a result, GHURA has considered limiting the number of windows, entrances, and exits in the building, as well as installing alarms as security measures.</p>	<p><b>[335/24] Commissioner Delia moved to approve Intent of Award IFB GHURA-24-12; Rehabilitation of Bradley Building to Genesis Tech. Corp. in the amount of \$183,000.00. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</b></p>

AGENDA ITEM	DISCUSSION	ACTION
<p><b>8. Intent of Award IFB GHURA-24-13; Office Cubicle and Carpet Replacement</b></p>	<p><b>[336/24] Director Napoli read IFB GHURA-24-13; Office cubicle and carpet replacement on pages 70-72 of 153 in the GHURA BoC packet.</b></p> <ul style="list-style-type: none"> <li>• <b>Hanssem Quality Office Furniture bid submission- Bid item #1- \$22,829.96</b></li> <li>• <b>The Americana Suppliers bid submission- Bid bond- 15% cashier's check and Bid Item #2 and #3- -\$3,050.00</b></li> <li>• <b>Total cost: \$25,859.96</b></li> <li>• <b>Government estimate: \$150,000.00</b></li> <li>• <b>Located on the second floor of the MIS division of the GHURA main office in Sinajana.</b></li> <li>• <b>During Typhoon Marwar, the MIS division experienced extensive water and other damage.</b></li> <li>• <b>In review of the bid results, Hanssem Quality Office Furniture and The Americana Suppliers provided the lowest responsive and responsible bids.</b></li> <li>• <b>Hanssem Quality Office Furniture was awarded \$22,809.96 for Bid Item #1.</b></li> <li>• <b>The Americana Suppliers were awarded \$3,050.00 for Bid item #'s 2 and 3.</b></li> <li>• <b>After further clarification, the committee determined to proceed with the award and not to exceed the amount of \$25,859.96.</b></li> </ul>	<p><b>[337/24] Vice Chairman Sanchez moved to amend the language on pages seventy and seventy-one of the BoC packet to read as follows: Monthly Cost should read Unit Cost and Annual Cost should read Total Cost. There were no objections.</b></p> <p><b>[338/24] Commissioner Rice moved to approve Intent of Award IFB GHURA-24-13; Office cubicle and carpet replacement to Hanssem Quality Office Furniture in the amount of \$22,809.96 and to The Americana Suppliers in the amount of \$3,050.00. Total amount of the package is \$25,859.96 inclusive of the delivery date of 60-90 days. Commissioner Delia seconded the motion. There were no objections. Motion passed unanimously.</b></p>

AGENDA ITEM	DISCUSSION	ACTION
<p><b>9. Summary of Deputy Director, Board Evaluation for CY2024</b></p>	<p><b>[339/24] Dr. Kimberly Bersamin, HR Administrator stated the following:</b></p> <ul style="list-style-type: none"> <li>• Deputy Director Fernando B. Esteves’s Annual Performance Evaluation review period was August 22, 2023 to August 21, 2024.</li> <li>• GHURA BoC decided at the July 8, 2019 regularly scheduled board meeting that each commissioner would evaluate the Executive Director and Deputy Director positions, complete ratings, and forward to HR for compilation.</li> <li>• Deputy Director Fernando B. Esteves earned an Outstanding Performance Evaluation rating.</li> <li>• This rating covers the performance evaluation period from August 22, 2023 to August 21, 2024 and equates to a 2% salary increment, pursuant to the GHURA Personnel Rules and Regulations and BoC Resolution FY2022-006.</li> <li>• HR requested that the board approve to adopt the report and to retain Mr. Fernando B. Esteves as the Deputy Director of GHURA.</li> </ul>	<p><b>[340/24] Commissioner Delia moved to approve the request to accept the Executive Summary of the Performance Evaluation to retain Mr. Fernando B. Esteves as the Deputy Director of GHURA and to equate this to a 2% salary increment pursuant to GHURA’s Personnel Rules and Regulations and BoC Resolution FY2022-006, effective September 24, 2024. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</b></p>



AGENDA ITEM	DISCUSSION	ACTION
<p><b>10.Summary of Executive Director, Board Evaluation for CY2024</b></p>	<p><b>[341/24] Dr. Kimberly Bersamin, HR Administrator stated the following:</b></p> <ul style="list-style-type: none"> <li>• Executive Director Elizabeth F. Napoli’s Annual Performance Evaluation review period was July 8, 2023 to July 7, 2024.</li> <li>• Based on the ratings submitted, Director Elizabeth F. Napoli earned an overall Highly Satisfactory Performance Evaluation rating.</li> <li>• This rating covers the performance evaluation period from July 8, 2023 to July7, 2024. There will be no salary increment for the Executive Director’s position.</li> <li>• HR requested that the board approve to adopt the report and to retain Ms. Elizabeth F. Napoli as the Executive Director of GHURA.</li> </ul> <p>Director Napoli expressed her sentiments of working with an excellent board that supports GHURA’s mission and the efforts of its employees. She also added that she was grateful to have a great team member and partner in Deputy Director Esteves. She thanked the board for their confidence and support in her and Deputy Director Esteves’s leadership.</p>	<p><b>[342/24] Commissioner Delia moved to approve the request to accept the Executive Summary of the Performance Evaluation. As a result of the Highly Performance Evaluation, the board approves to retain Ms. Elizabeth F. Napoli as the Executive Director of GHURA pursuant to BoC Resolution FY2022-006. There will be no salary increment for the Executive Director position. The review period is for July 8, 2023- July 7, 2024, annual review. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</b></p>

**V. GENERAL DISCUSSIONS / ANNOUNCEMENTS:**

AGENDA ITEM	DISCUSSION	ACTION
<p>Next proposed scheduled Board Meeting; October 15, 2024 @noon.</p>	<p>[343/24] Vice Chairman Sanchez requested that the board mark their calendars for the next scheduled board meeting. He added that the board will be contacted by GHURA staff for confirmation of attendance.</p>	<p>No Action</p>

**VI. ADJOURNMENT:**

AGENDA ITEM	DISCUSSION	ACTION
		<p><b>[344/24]</b> <b>Commissioner Torres moved to adjourn the September 24, 2024 meeting.</b> <b>Commissioner Delia seconded the motion.</b> <b>There were no objections. Motion passed. The meeting was adjourned at 2:37p.m.</b></p>

SEAL

Director

\_\_\_\_\_  
**Elizabeth F. Napoli**  
**Board Secretary/Executive**

Date \_\_\_\_\_

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2025-001**

**Moved By:**

**Seconded By:**

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**RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE**

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam public housing authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** BOC Resolution No. FY2018-002 Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of September 30, 2024, as indicated below; and

Property Site	Write-Off Amount
AMP 1	\$ 1,536.54
AMP 2	\$ 3,065.00
AMP 3	\$ 12,254.75
AMP 4	\$ <u>8,113.39</u>

**\$ 24,969.68**

- WHEREAS,** GHURA, through the Property Site Managers, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$24,969.68 of GHURA receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – October 15, 2024**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAINED:**

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **October 15, 2024.**

**( S E A L )**

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**FERNANDO B. ESTEVES**

Board Secretary / Executive Director, Acting





# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
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**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
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

October 8, 2024

TO: Frances Danieli, Controller

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
As of June 30, 2024

I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through June 30, 2024 TAR balances of \$1,506.54 with payment or adjustment applied to include additional DRT fees of \$30.00 totaling \$1,536.54

These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you,

Narcissa P. Ada  
Property Site Manager, AMP 1

Attachments

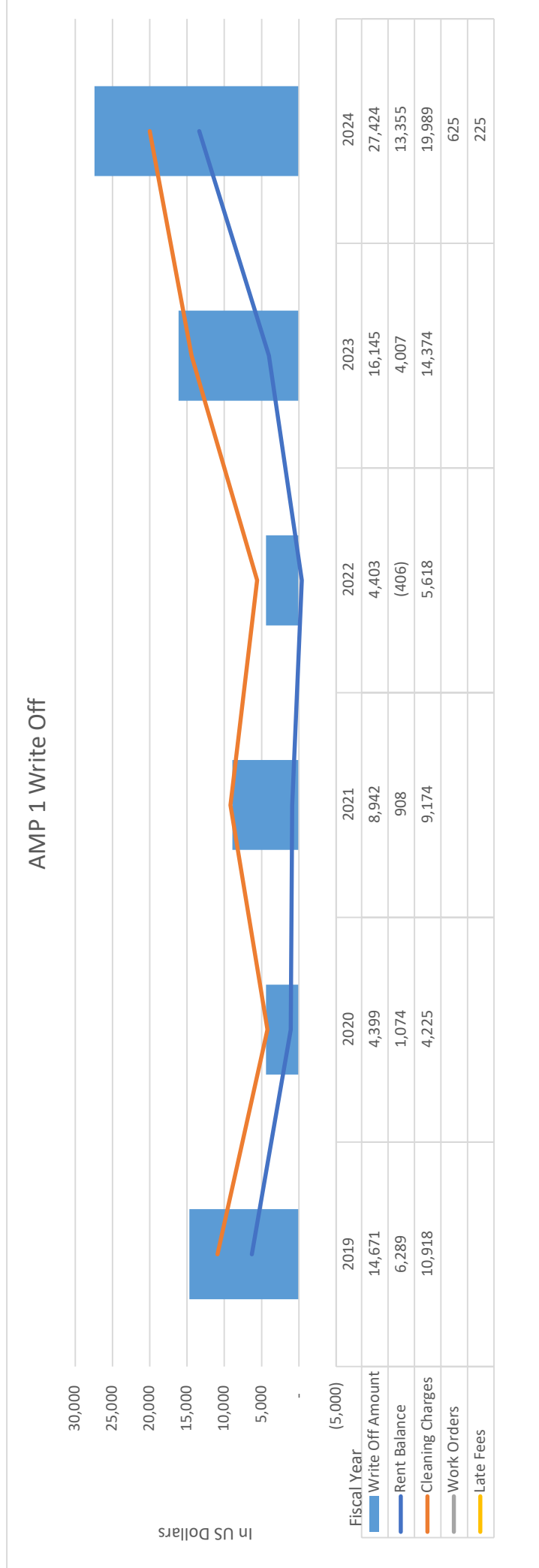
**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
WRITE-OFF BALANCES FOR AMP 1  
AS OF SEPTEMBER 30, 2024**

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/ Rent After Move Out	Cleaning Charges	Work Orders	Security Deposit	A/R Balance (Closed)	DRT Fees	A/R Balance (Closed) LESS ADJ/PMT + DRT Fees	Comments		
1 2B VDP MONGMONG	4/1/2024	30 Day Voluntarily - Unit Issues	3/14/2024	4/4/2024	\$ 10.00	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ 10.00	Negative response to date		
2 4A CAMIA SINAJANA	7/3/2024	30 Day Voluntarily - Closer to Family	N/A	7/11/2024	\$ 39.00	\$ 936.54	\$ 125.00	\$ (150.00)	\$ 950.54	\$ 15.00	\$ 965.54	Negative response to date		
3 1B ATIS SINAJANA	8/1/2024	30 DAY Voluntarily-Off Island	8/3/2023	8/6/2024	\$ 26.00	\$ 670.00	\$ -	\$ (150.00)	\$ 546.00	\$ 15.00	\$ 561.00	Negative response to date		
<b>TOTAL:</b>											<b>\$ 1,506.54</b>	<b>\$ 30.00</b>	<b>\$ 1,536.54</b>	

# AMP 1 Write Off

## Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	Late Fees	Work Orders	Write Off Amount	DRT FEES	Security Deposit
2019	6,289	10,918			14,671	15	(2,550)
2020	1,074	4,225			4,399	-	(900)
2021	908	9,174			8,942	60	(1,200)
2022	(406)	5,618			4,403	90	(900)
2023	4,007	14,374			16,145	240	(2,475)
2024	13,355	19,989	225	625	27,424	210	(2,100)
<b>Grand Total</b>	<b>25,227</b>	<b>64,297</b>	<b>225</b>	<b>625</b>	<b>75,983</b>	<b>615</b>	<b>(10,125)</b>





# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima` Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701  
Website [www.ghura.org](http://www.ghura.org)



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
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**John J. Rivera**  
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Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

September 25, 2024

TO: Frances Danieli, Controller *FSD*  
FROM: Gina M. Cura, Property Site Manager (AMP 2) *Gina*  
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$3,065.00

I have reviewed AMP 2's Tenant Accounts Receivables for the period through September 30, 2024. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through September 30, 2024.

Please note that the 'Aged Balance Report' does not reflect the balances as indicated in TAR. Attached is a TAR Balance Report (excel sheet) and supporting documents explaining the variances as described below:

<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$7,419.03	\$3,065.00	\$4,354.03

The reason for the variance is due to other charges were applied to tenants after September 30, 2024.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Attachment



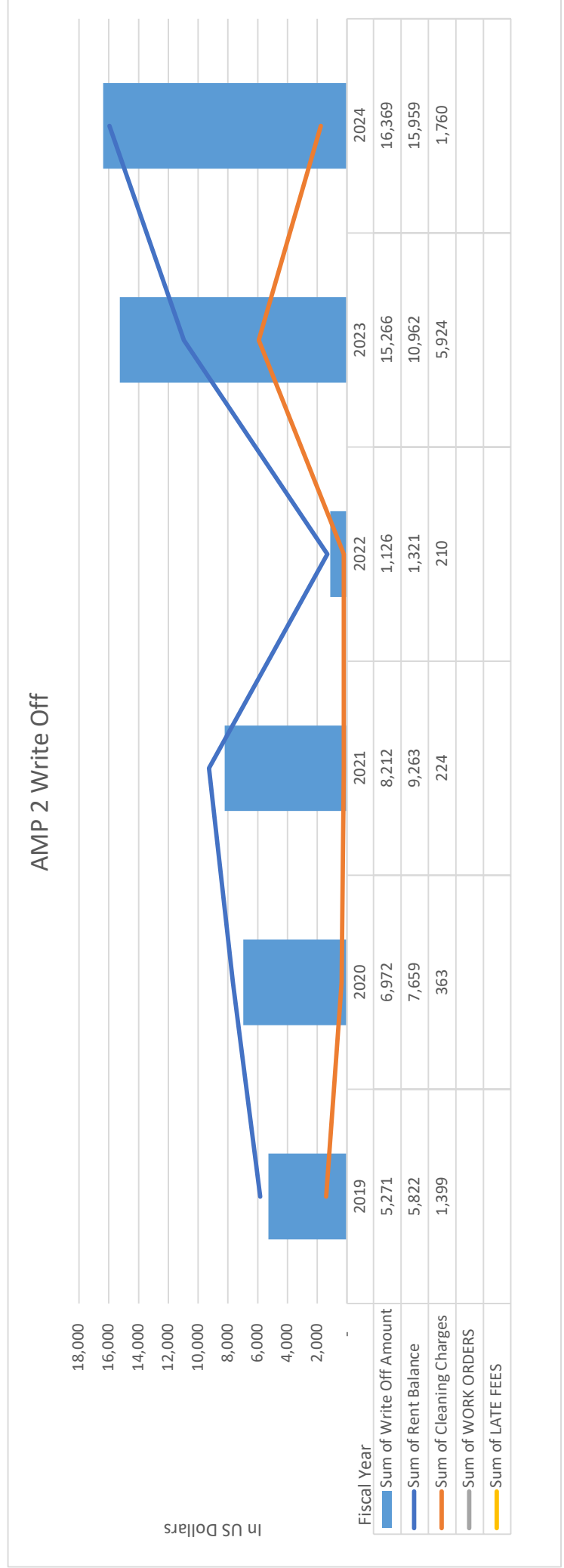
GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 WRITE-OFF BALANCES FOR AMP 2  
 AS OF SEPTEMBER 30, 2024

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out ( a )	Cleaning Charges ( b )	Security Deposit/Payment ( c )	A/R Balance (Closed) as of 09/30/2024 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments	
1	1138 PUL, INARAJAN	5/1/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	4/1/2024	6/6/2024	\$ (1.00)	\$ 325.00	\$ (150.00)	\$ 174.00	\$ 15.00	\$ 189.00	Negative response to date
2	129A ATD, INARAJAN	5/1/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	5/1/2024	6/6/2024	\$ (4.00)	\$ 160.00	\$ (150.00)	\$ 6.00	\$ 15.00	\$ 21.00	Negative response to date
3	16 PD, TALOFOFO	6/10/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	5/1/2024	6/12/2024	\$ 296.00	\$ 65.00	\$ (150.00)	\$ 211.00	\$ 15.00	\$ 226.00	Negative response to date
4	2 JBS, YONA	5/1/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	12/7/2023	6/6/2024	\$ 2,584.00	\$ 180.00	\$ (150.00)	\$ 2,614.00	\$ 15.00	\$ 2,629.00	Negative response to date
<b>TOTAL:</b>					\$	\$ 2,875.00	\$ 730.00	\$ (600.00)	\$ 3,005.00	\$ 60.00	\$ 3,065.00	

# AMP 2 Write Off

## Fiscal Years 2019 - 2024

Fiscal Year	Sum of Rent Balance	Sum of Cleaning Charges	Sum of LATE FEES	Sum of WORK ORDERS	Sum of Write Off Amount	Sum of DRT Fees	Sum of Security Deposit
2019	5,822	1,399			5,271		(1,950)
2020	7,659	363			6,972		(1,050)
2021	9,263	224			8,212	75	(1,350)
2022	1,321	210			1,126	45	(450)
2023	10,962	5,924			15,266	180	(1,800)
2024	15,959	1,760			16,369	150	(1,500)
<b>Grand Total</b>	<b>50,986</b>	<b>9,880</b>			<b>53,217</b>	<b>450</b>	<b>(8,100)</b>





# GHURA

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**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

October 8, 2024

**TO:** Frances Danieli, Controller  
**FROM:** Property Site Manager, AMP 3  
**SUBJECT:** Recommend to Write-Off Tenant Accounts Receivables as of September 30, 2024

I have reviewed AMP3's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close thru September 30, 2024 totaling \$12,254.75.

These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you.

  
Patrick R. Bamba

Attachments

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
WRITE OFF BALANCES FOR AMP 3  
AS OF SEPTEMBER 30, 2024**

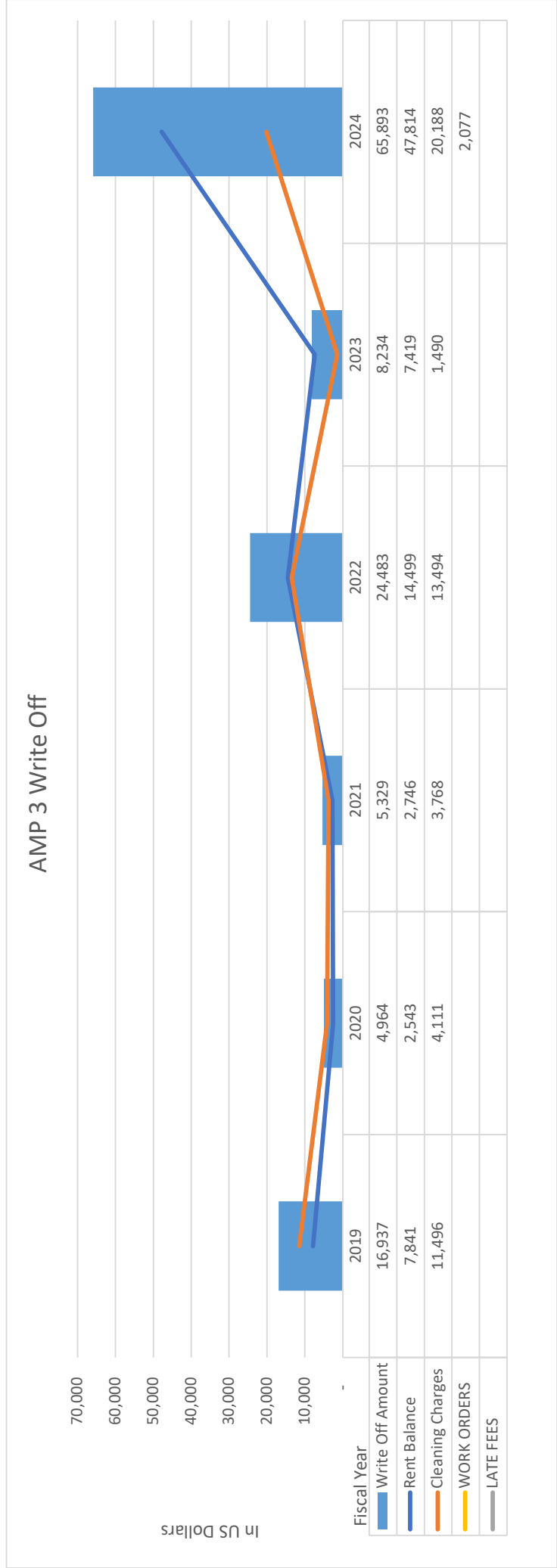
	UNIT #	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	WORK ORDERS	Cleaning Charges	Security Deposit	DRT FEES	A/R BAL ON ACCOUNT	COMMENTS
1	116JQQ	12/5/2021	LEASE TERMINATION: NON-COMPLIANT / CRIMINAL ACTIVITY	UR	7/31/2024	\$ 122.00	\$ -	\$ 505.07	\$ (150.00)	\$ 15.00	\$ 492.07	RTS / UNCLAIMED MAIL, NO RESPONSE
2	127ND	12/29/2023	LEASE TERMINATION: NON-COMPLIANT / CRIMINAL ACTIVITY	UR	6/19/2024	\$ (390.00)	\$ 60.00	\$ 647.97	\$ (150.00)	\$ 15.00	\$ 182.97	RTS / UNCLAIMED MAIL, NO RESPONSE
3	156AND	11/17/2023	LEASE TERMINATION: NON-COMPLIANT / ANNUAL RENEWAL DOCUMENTS	UR	4/15/2024	\$ -	\$ 1,005.00	\$ 650.00	\$ (150.00)	\$ 15.00	\$ 1,520.00	RTS / UNCLAIMED MAIL, NO RESPONSE
4	30MAO	8/31/2023	30-DAY VOLUTARY: RELOCATING OFF-ISLAND	9/12/2023	11/15/2023	\$ 435.00	\$ -	\$ 100.00	\$ (150.00)	\$ 15.00	\$ 400.00	RTS / UNCLAIMED MAIL, NO RESPONSE
5	33MAO	6/30/2024	LEASE TERMINATION: NON-COMPLIANT / LEASE VIOLATIONS	UR	7/2/2024	\$ 32.00	\$ 654.03	\$ 1,686.80	\$ (150.00)	\$ 15.00	\$ 2,237.83	MAIL CERTIFIED RECEIVED, NO RESPONSE
6	61MAO	9/2/2023	LEASE TERMINATION: NON-COMPLIANT / ANNUAL RENEWAL DOCUMENTS	UR	11/6/2023	\$ 110.00	\$ -	\$ 669.43	\$ (150.00)	\$ 15.00	\$ 644.43	RTS / UNCLAIMED MAIL, NO RESPONSE
7	74MAO	3/31/2024	LEASE TERMINATION: NON-COMPLIANT / COMMUNITY SERVICE	2/2/2024	4/6/2024	\$ 806.00	\$ -	\$ 328.62	\$ (150.00)	\$ 15.00	\$ 999.62	MAIL CERTIFIED RECEIVED, NO RESPONSE
8	75MAO	3/12/2024	LEASE TERMINATION: NON-COMPLIANT / UTILITY DISCONNECTION	11/1/2023	3/12/2024	\$ 150.00	\$ -	\$ 705.71	\$ (150.00)	\$ 15.00	\$ 720.71	RTS / UNCLAIMED MAIL, NO RESPONSE
9	A27	1/18/2024	LEASE TERMINATION: NON-COMPLIANT / NON-PAYMENT OF RENT	6/3/2023	6/15/2024	\$ 5,083.00	\$ -	\$ 109.12	\$ (150.00)	\$ 15.00	\$ 5,057.12	RTS / UNCLAIMED MAIL, NO RESPONSE
					<b>TOTAL:</b>	<b>\$ 6,348.00</b>	<b>\$ 1,719.03</b>	<b>\$ 5,402.72</b>	<b>\$ (1,350.00)</b>	<b>\$ 135.00</b>	<b>\$ 12,254.75</b>	



# AMP 3 Write Off

## Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	LATE FEES	WORK ORDERS	Write Off Amount	DRT FEES	Security Deposit
2019	7,841	11,496			16,937	-	(2,400)
2020	2,543	4,111			4,964	-	(1,690)
2021	2,746	3,768			5,329	15	(1,200)
2022	14,499	13,494			24,483	390	(3,900)
2023	7,419	1,490			8,234	75	(750)
2024	47,814	20,188		2,077	65,893	465	(4,650)
<b>Grand Total</b>	<b>82,862</b>	<b>54,547</b>	<b>-</b>	<b>2,077</b>	<b>125,840</b>	<b>945</b>	<b>(14,590)</b>





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October 4, 2024

**Lourdes A. Leon Guerrero**  
Governor of Guam

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Lt. Governor of Guam

**John J. Rivera**  
Chairman

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**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

TO: Frances Danieli, Controller

VIA: Fernando B. Esteves, Executive Director, Acting

FROM: Property Site Manager, AMP4

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$8,113.39

I have reviewed AMP4's Tenant Accounts Receivables for the period through June 30, 2024. I am requesting a total of \$8,113.39 be written off from the GL books. These accounts are also reflected in the Aging Report, as 90 days and over.

Attached is a list of accounts to be written off due to non-activity from former residents. Please note that these former tenants have not remit any payments within the time periods stated in their collection letters. DRT has been collecting a \$15 fee for each account that they have collected; thus, this fee has been applied to each of these accounts.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Please feel free to contact me at (671) 475-1394 for any questions or concerns.

*Philomena San Nicolas*

Attachment

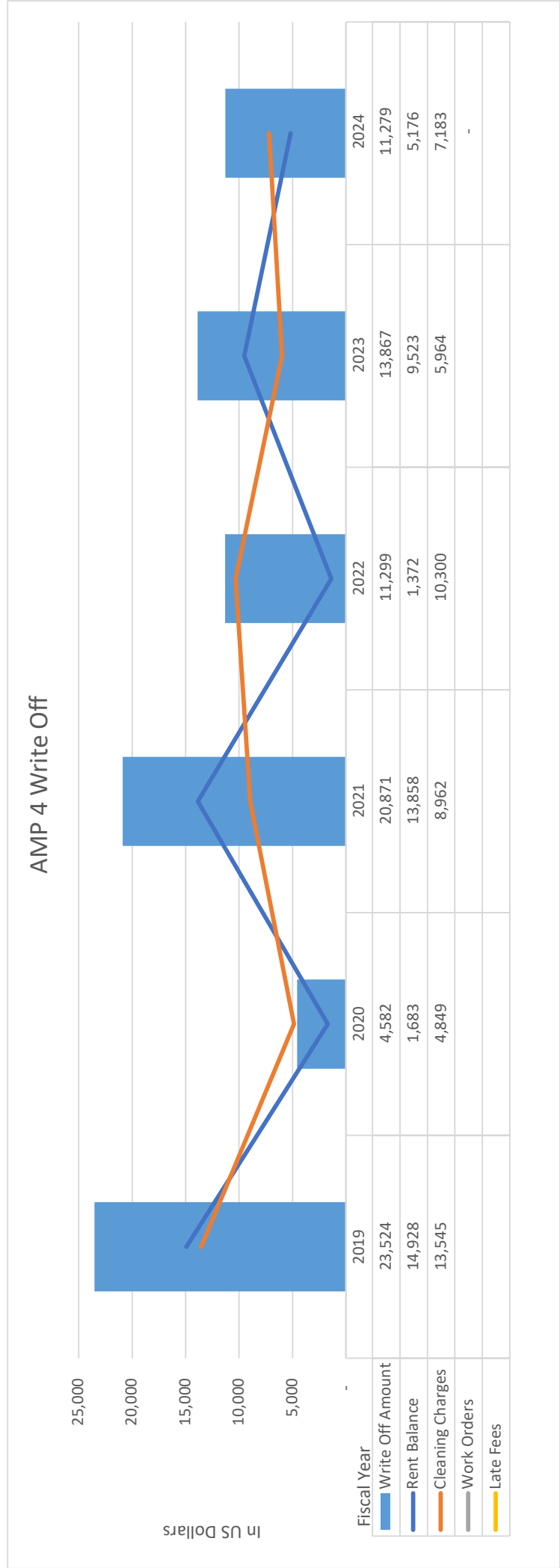
**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
WRITE OFF BALANCES FOR AMP 4  
AS OF SEPTEMBER 30, 2024**

	UNIT #	MOVE OUT DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	Cleaning Charges	DRT FEES	Security Deposit	A/R BAL ON ACCOUNT	COMMENTS
1	23ARDA8	2/21/2024	UTILITY DISCONNECTION	1/3/2024	4/13/2024	1,830.00	1,078.94	15.00	(150.00)	2,773.94	NO RESPONSE FROM CERTIFIED MAIL.
2	15BRDC8	3/29/2024	LEASE VIOLATIONS	3/1/2024	4/25/2024	-	4,281.45	15.00	(150.00)	4,146.45	NO RESPONSE FROM CERTIFIED MAIL.
3	D01	3/31/2024	EMERGENCY - OFF-ISLAND	3/3/2024	7/5/2024	913.00	30.00	15.00	(150.00)	808.00	NO RESPONSE FROM CERTIFIED MAIL.
4	5WSA	4/24/2024	30-DAY VOLUNTARY NOTICE GIVEN - STAY W/ PARENTS	3/1/2024	7/8/2024	520.00	-	15.00	(150.00)	385.00	NO RESPONSE FROM CERTIFIED MAIL.
					<b>TOTAL:</b>	<b>3,263.00</b>	<b>5,390.39</b>	<b>60.00</b>	<b>(600.00)</b>	<b>8,113.39</b>	

# AMP 4 Write Off

## Fiscal Years 2019 - 2024

Fiscal Year	Rent Balance	Cleaning Charges	Late Fees	Work Orders	Write Off Amount	DRT FEES	Security Deposit
2019	14,928	13,545			23,524	-	(4,950)
2020	1,683	4,849			4,582	-	(1,950)
2021	13,858	8,962			20,871	150	(2,100)
2022	1,372	10,300			11,299	90	(900)
2023	9,523	5,964			13,867	180	(1,800)
2024	5,176	7,183			11,279	120	(1,200)
<b>Grand Total</b>	<b>46,541</b>	<b>50,804</b>			<b>85,422</b>	<b>540</b>	<b>(12,900)</b>





**Financial Highlights**  
**Guam Housing and Urban Renewal Authority (GHURA) Financial Audit**  
**Fiscal Year 2023**

July 3, 2024

The Guam Housing and Urban Renewal Authority (GHURA) received an unmodified (clean) opinion in its Fiscal Year (FY) ended September 30, 2023, financial statements from Ernst & Young, LLP (EY). However, GHURA received a qualified opinion on its Report on Compliance for each Major Federal Program. Three of its major federal programs such as the Community Development Block Grant (CDBG)-Entitlement Grants Cluster, Continuum of Care (COC) Program, and Housing Voucher Cluster (HCV) have material weaknesses in internal control over compliance resulting in Questioned Costs of \$51K. In its report on the Schedule of Expenditures of Federal Awards (SEFA), EY opined that the SEFA is fairly stated, in all material respects in relation to the basic financial statements as a whole

EY also issued a separate management letter identifying four deficiencies related to allowance for doubtful accounts, pension and OPEB reconciliation, net position reconciliation, and deferred charges sub-ledger.

GHURA ended FY 2023 with a net position of \$18.1 million (M), or a \$2.8M decrease compared with the prior year's net position of \$21.0M, resulting from expenses exceeding revenues.

**Revenues and Expenditures**

In FY 2023, the GHURA had total revenues of \$65.0M compared to \$70.0M in FY 2022, reflecting a decrease of \$5.0M. Conversely, total expenses increased by \$7.0M from \$60.8M in FY 2022 to \$67.8M in FY 2023. Notably, Other operating income decreased by \$2.1M, from \$3.1M in FY 2022 to \$974K in FY 2023, which was attributed to a one-time revenue of \$2.7M from a Public Housing Litigation in the previous fiscal year. Housing assistance payments, which accounted for 68.82% of total current year expenses, increased by \$5.5M, from \$41.2M in FY 2022. The increase in the current year expenses is attributed to an increase in Section 8 Housing Choice vouchers for the period due to higher unit month leasing costs.

**Public Housing – Asset Management Properties (AMP)**

GHURA is dedicated to providing quality public and affordable housing and creating positive living environments that reflect the diversity of its residents and neighborhoods. This commitment is evident in their Public Housing program which aims to provide decent, safe, and sanitary rental housing for eligible families, the elderly, and persons with disabilities. Operating under an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD), GHURA manages 750 public housing units across four Asset Management Properties (AMPs). The AMP system enhances management through better decision-making and long-term planning, offering increased efficiency, improved accountability, and better planning for the

future. At the end of FY 2023, GHURA had 685 units occupied, achieving a 91% occupancy rate and an adjusted rate of 96%, with 34 units undergoing modernization. These units are distributed among various site bases, each overseen by a Property Site Manager responsible for property management activities including, among others, budgeting, oversight, maintenance, and regulatory compliance.

### **Capital Fund Program**

GHURA maintains its public housing inventory as a safe and habitable source of affordable housing through the development of an annual Capital Improvement Plan. GHURA receives an annual formula grant from HUD, approximately \$3.2 million based on the most recent grant, to implement this plan. These funds are used primarily for physical improvements to buildings and dwelling units, including repairs, major replacements, upgrades, and other non-routine maintenance necessary to keep the units clean, safe, and in good condition. A portion of the funds also supports operations and to make improvements in the management and operation of GHURA.

### **Section 8 Housing Choice Voucher (HCV) Program**

GHURA administers the federally funded Section 8 Housing Choice Voucher (HCV) Program, which provides rental assistance to low-income families, the elderly, and disabled participants to afford decent, safe, and sanitary housing in the private market. GHURA administers a combined total of 3K HCV and special voucher programs. In 2023, the average utilization rate of vouchers was 96%, and the Housing Assistance funding utilization rate was 102%. GHURA was awarded 20 new vouchers, including 15 under the mainstream program and 5 for the regular HCV Program. Currently, GHURA administers 2.1K regular HCV, 112 Project-based Vouchers, 30 Mainstream Vouchers, 175 Non-elderly Disabled Vouchers, 130 Family Unification Program Vouchers, 76 Veteran Affairs Supportive Housing Vouchers, and 87 Emergency Housing Vouchers.

### **Family Self-Sufficiency (FSS) Program**

The FSS Program enables families assisted through Section-8 HCV and Public Housing programs to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. At the end of 2023, the FSS Program enrolled 32 new families and served 148 participants, with 69% of Section-8 HCV and 53% of Public Housing families holding escrow balances. Three families graduated from the program while five families received a total escrow payout of approximately \$22K.

### **Supportive Housing for the Elderly (Guma Trankilidat Project)**

The Guma Trankilidat Project, an elderly housing rental program, is comprised of 50 dwelling units. The construction of the project was financed by a \$2M loan from the U.S. Department of Agriculture. An estimated \$2.6M was identified to address improvements to operate over the next 20 years. Of the 50 dwelling units, a total of 28 had been upgraded and completed with a total cost of \$540K.

### **Community Planning and Development Funds**

The activities funded through the HUD Office of Community Planning and Development (CPD) represent the greatest diversity of projects engaged to benefit low and moderate-income populations and special needs populations. In FY 2023, Guam received \$4.5M for eligible projects under CDBG, Home Investment Partnership Grant, Hearth Emergency Solutions Grant, and



Housing Trust Fund programs". COC funds totaling \$1.4M were approved for competitive consolidated application activities.

### **Schedule of Expenditures of Federal Awards**

In FY 2023, GHURA was responsible for 17 direct programs with a total of \$82.3M in expenditures of federal awards funded by HUD. Of the \$82.3M, \$6.0M were passed through to sub-recipients. The top five expenditures recorded include \$48.3M on Section 8 HCV, \$11.5M on the CDBG Section 108 Loan Guarantees, \$6.6M on Public and Indian Housing, \$4.9M on CDBG – Entitlement Grants Cluster, and \$4.4M on Home Investment Partnerships Program.

### **Loan Funds**

GHURA has been designated the responsibility of implementing and carrying out the objectives of the HOME Program. The program was designed to increase homeownership and affordable housing opportunities for low- and very low-income Americans. As of September 30, 2023, the HOME and CDBG program expenditures include \$307K and \$3.6M in current year disbursements.

In December 2020, GHURA entered into a \$12M loan with the U.S. HUD to provide a source of low-cost, long-term financing loan use as a school. The facility will be leased to the iLearn Academy Charter School.

### **Schedule of Findings and Questioned Costs**

In its Report on Compliance for Each Major Federal Program, the independent auditors rendered a qualified opinion and identified four material weaknesses in the Report on Internal Control Over Compliance. Three of the findings were repeated from FY 2022.

**1. CDBG –Entitlement Grants Cluster (Repeat finding from 2022-01)**

Reported amounts in the Financial Summary Report or CDBG Activity Summary PR do not agree with underlying accounting records. Furthermore, sub-awards amounting to \$3.8M were not reported in the Federal Funding Accountability and Transparency Act Sub-award Reporting System (FSRS).

**2. Continuum of Care Program-Questioned Cost-\$51K**

Five of the 14 projects tested have deficient matches resulting in non-compliance with applicable matching, level, effort, and earmarking requirements.

**3. Housing Vouching Cluster (Repeat finding from 2022-004 and 2022-05)**

- Unaudited amounts reported in the Financial Assessment Subsystem (FASS)-PH, did not agree with underlying accounting records with discrepancies ranging between \$40K to \$8.9M.
- Beginning balances of equity, including any adjustments per the FY 2023 Trial Balance, did not agree with the audited ending balances per the FY 2022 Single Audit Report. Variances range between \$34K and \$4.2M.

Based on EY's Summary Schedule of Prior Year Audit Findings several prior year's audit findings remain unresolved, which includes FY 2022 (8 findings), FY 2021 (two findings), and FY 2017 (one finding).

## Management Letter

Independent auditors issued a separate Management Letter that identified three deficiencies. These are:

1. **Allowance for Doubtful Accounts:** No provision for doubtful accounts receivable over 90 days amounting to \$577K, which excluded tenant-fraud receivables and housing assistance payment recoverable amounts outstanding for more than a year. It is recommended that management revisit the provisioning methodology and periodically analyze all past-due accounts.
2. **Pension and OPEB Reconciliation:** The beginning net pension balance did not agree with the prior-year audited ending net position, resulting in unreconciled variances that were corrected during the audit.
3. **Net Position Reconciliation:** There was a \$358K unreconciled variance between the beginning net position and the prior-year audited ending net position. EY proposed an audit adjustment to correct this misstatement.
4. **Deferred Charges Subledger:** Management failed to provide a deferred charges schedule or subledger for an amount of \$381K. EY made recommendations to address the noted deficiencies.

For more details, refer to GHURA's FY 2023 Financial Statements, Reports on Compliance and Internal Control, Management Letter, and The Auditor's Communication With Those Charged With Governance at <http://www.opaguam.org> and [www.ghura.org](http://www.ghura.org).

*Management Letter*

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

*Year Ended September 30, 2023*





Ernst & Young LLP  
231 Ypao Road  
Suite 201 Ernst & Young Building  
Tamuning, Guam 96913

Tel: +1 671 649 3700  
Fax: +1 671 649 3920  
ey.com

June 26, 2024

Ms. Elizabeth F. Napoli  
Acting Executive Director  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Avenue  
Sinajana, GU 96910

Dear Ms. Napoli:

In planning and performing our audit of the financial statements of the Guam Housing and Urban Renewal Authority (GHURA) as of and for the year ended September 30, 2023 (on which we have issued our report dated June 26, 2024), in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, we considered GHURA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of GHURA's internal control. Accordingly, we do not express an opinion on the effectiveness of GHURA's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies that we wish to bring to your attention.

### **Allowance for Doubtful Accounts**

#### **Condition:**

As of September 30, 2023, management did not provide a provision for doubtful accounts receivable over 90 days outstanding in the amount of \$576,821. Management excluded tenant-fraud receivables and housing assistance payment recoverable amounts, which have been substantially outstanding for more than a year. As the amount was not considered material to the financial statements, no audit adjustment was proposed.

#### **Recommendation:**

We recommend management revisit the provisioning methodology and consider a periodic analysis of all past due accounts.

### **Pension and OPEB Reconciliation**

Condition:

As of September 30, 2023, GHURA's beginning net pension and OPEB balances did not agree to the prior-year audited ending balances resulting in unreconciled variances. Such was corrected during the audit.

Recommendation:

We recommend management perform timely reconciliations of the beginning pension and OPEB balances.

### **Net Position Reconciliation**

Condition:

As of September 30, 2023, GHURA's beginning net position did not agree to the prior-year audited ending net position resulting in an unreconciled variance of \$357,873. An audit adjustment was proposed to correct this misstatement.

Recommendation:

We recommend management perform timely reconciliations of the beginning net position balance.

### **Deferred Charges Subledger**

Condition:

As of September 30, 2023, management did not provide a deferred charges schedule or subledger in the amount of \$381,101.

Recommendation:

We recommend management to prepare schedules and subledgers for all general ledger accounts.

\*\*\*\*\*

This communication is intended solely for the information and use of management and the Board of Commissioners of GHURA, others within the organization, and the Guam Office of Public Accountability, and is not intended to be and should not be used by anyone other than these specified parties.

We would be pleased to discuss the above matters or to respond to any questions, at your convenience.

*Ernst + Young LLP*

*Financial Statements and Required Supplementary  
Information*

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

*Years Ended September 30, 2023 and 2022  
with Report of Independent Auditors*





Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Financial Statements and Required Supplementary Information

Years Ended September 30, 2023 and 2022

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## Report of Independent Auditors

Board of Commissioners  
Guam Housing and Urban Renewal Authority

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the Guam Housing and Urban Renewal Authority (GHURA), a component unit the Government of Guam, as of and for the years ended September 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise GHURA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of GHURA at September 30, 2023 and 2022, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of GHURA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about GHURA's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of GHURA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about GHURA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 26 as well as the Schedules of Proportionate Share of the Net Pension Liability on pages 66 through 68, the Schedule of Pension Contributions on page 69, the Schedule of Proportionate Share of the Total OPEB Liability on page 70, and the Schedule of OPEB Employer Contributions on page 71 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2024, on our consideration of GHURA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of GHURA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GHURA's internal control over financial reporting and compliance.

*Ernst + Young LLP*

June 26, 2024

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Management's Discussion and Analysis

Years ended September 30, 2023 and 2022

As the management of the Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam (GovGuam), we offer readers of this narrative overview and analysis of the financial activities of GHURA for the fiscal year ended September 30, 2023.

The annual financial report consists of four parts - management's discussion and analysis (this section), the basic financial statements, the accompanying footnotes, and the supplementary information.

**PROFILE OF THE AUTHORITY**

**Our Mission**

To assure the availability of quality housing for low-income persons, to promote the civic involvement and economic self-sufficiency of residents, and to further the expansion of affordable housing on Guam.

**General Information**

Created in 1962, GHURA's goal is to provide adequate housing and planning for those who live in our community and receive assistance through our various rental and home ownership programs. Our programs are designed to support our clients and enable them to fulfill goals for themselves and their families. Our goal is to create opportunities for our client's successful participation in the workforce and housing in the private/public sector.

GHURA's staff (of approximately 121 Full Time Equivalent) is committed to excellence in the foundation for facilitating our clients' goals. We aggressively pursue partnerships with public and/or private entities to allow for the implementation of programs beneficial to our clients.

Neighborhood by neighborhood, we are changing the definition of public housing. Public housing no longer means fencing off a property where no one from outside the "project" dares to wander in. Today, it means modernizing our developments that blend in and become part of the surrounding community.

At GHURA, we welcome constructive suggestions on how we can improve our services. We look forward to meeting the affordable housing needs for the island of Guam.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Overview of the Financial Statements**

The management's discussion and analysis are intended to serve as an introduction to GHURA's basic financial statements. GHURA's basic financial statements are comprised of two components: 1) authority-wide financial statements; and 2) notes to the financial statements.

**Authority-Wide Financial Statements**

GHURA-wide financial statements are designed to provide readers with a broad overview of GHURA's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of GHURA's assets and liabilities with the difference between the two reported as net position. The Statement of Net Position reports all financial and capital resources for GHURA. The statement is presented in the format where assets, minus liabilities, equal "Net Position", formerly known as Net Assets. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-Current". The focus of the Statement of Net Position (the "*Unrestricted Net Position*") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly net assets) is reported in three broad categories:

*Net Investment in Capital Assets:* This component of Net Position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

*Restricted Net Position:* This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

*Unrestricted Net Position:* Consists of Net Position that do not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position".

GHURA-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

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Management's Discussion and Analysis, continued

**Notes to the Financial Statements**

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the authority-wide financial statements.

**Fund Financial Statements**

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is on Major Funds, rather than fund types. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. GHURA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. GHURA has only one fund type, namely an Enterprise fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

**GHURA's FUNDS**

**Public Housing – Asset Management Properties**

Public Housing was established to provide decent, safe, and sanitary rental housing for eligible families, the elderly, and persons with disabilities. Public Housing comes in all sizes and types – from scattered single-family houses to clustered units for elderly families or persons with disabilities. The Public Housing Program is operated under an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD). The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts: (a) 30% of the family's adjusted monthly 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 Central Site Base, AMP 2 - Southeast Site Base, AMP 3 – Southwest Site Base, and AMP 4 - Northern Site Base. These site bases consist of the following developments:

AMP 1 – Site Base consists of 158 units located at Sinajana, Agana Heights, Mongmong, and Asan.

AMP 2 – Site Base consists of 163 units located at Yona, Inarajan, and Talo'fo'fo and Talo'fo'fo Elderly.

AMP 3 – Site Base consists of 195 units located at Agat, Agat Elderly, Merizo, Merizo Elderly, and Umatac.



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Management's Discussion and Analysis, continued

**Public Housing – Asset Management Properties, continued**

AMP 4 – Site Base consists of 234 units located at Toto, Dededo, and Dededo Elderly.

Each AMP has a Property Site Manager directly responsible for their respective property management activities. Collectively, each individual AMP's property management activities include budgeting, oversight and monitoring of daily operations, overall maintenance of rental units, and the upkeep of common areas within their respective developments. In addition, each AMP also has asset management responsibilities that include short- and long-term capital improvement planning, review of finances, monitoring fixed assets and consumable stock, regulatory compliance, and planning for the long-term sustainability of the program. Property Site Managers oversee resident services, work orders, income reexaminations, evictions, and other matters.

The intention of working under an AMP system is to improve the short-term and long-term management of public housing through more accurate information and better decision-making, thus, expanding the viability of the public housing program over a long-term period. By converting to the AMP system, we now have three main advantages to offer our clients: increased efficiency, improved accountability, and better planning for the future.

GHURA is dedicated to providing quality public and affordable housing for all. Each development is a special place, reflecting the rich diversity in the experiences and backgrounds of our residents and the surrounding neighborhoods. We welcome people from many walks of life and enjoy being part of their lives in a meaningful way by providing decent, safe, sanitary, and affordable housing. We work diligently to create positive living environments to enhance the quality of life for our residents.

Guam Housing and Urban Renewal Authority  
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Management’s Discussion and Analysis, continued

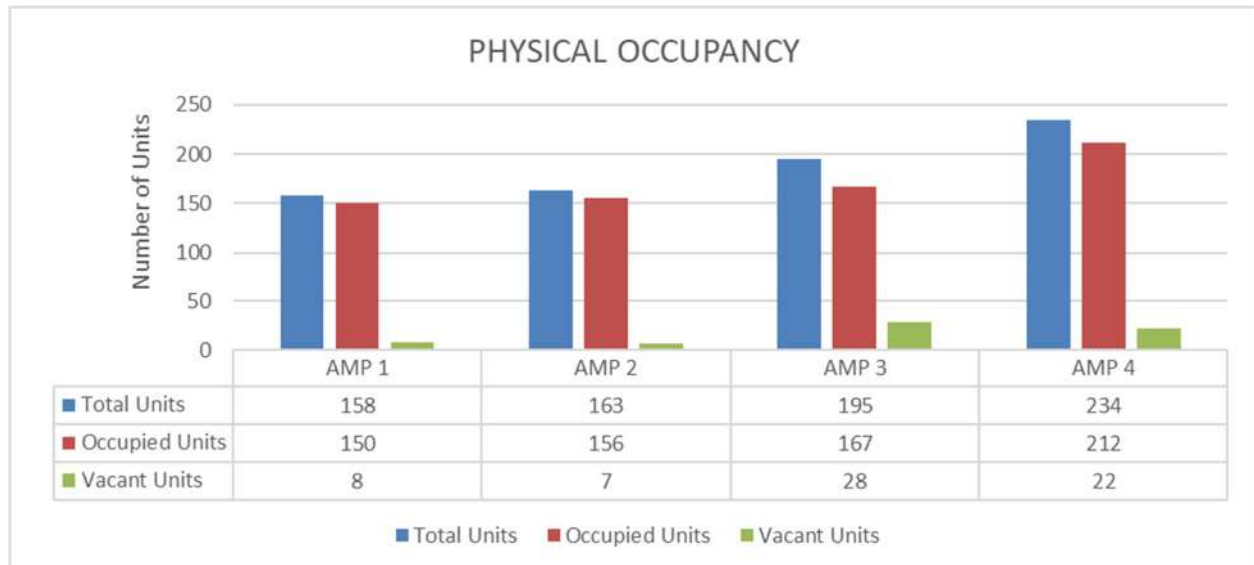
**Public Housing – Asset Management Properties, continued**

**Head of Household Nationality (By birthplace only)**

	AMP1	AMP2	AMP3	AMP4
<b>FEDERATED STATES OF MICRONESIA</b> (Includes Chuuk, Pohnpei, and Yap)	44	65	56	98
<b>GUAM</b>	72	70	82	64
<b>JAPAN</b>	0	0	1	0
<b>KOREA</b>	1	1	2	6
<b>MARSHALL ISLANDS</b>	3	1	2	0
<b>COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS</b> (Includes Rota, Saipan, and Tinian)	13	6	6	9
<b>PALAU</b>	1	0	0	5
<b>PHILIPPINES</b>	5	4	11	25
<b>SAMOA</b>	0	1	0	1
<b>US</b>	9	2	9	8
<b>OTHER</b>	2	2	3	6
<b>GRAND TOTAL</b>	150	152	172	222

The chart below reflects the diversity of families within our developments.

At the end of FY 2023, GHURA had 685 units occupied with 91% occupancy rate and an adjusted rate of 96% with 34 units under modernization. For the fiscal year ended September 30, 2023, GHURA received \$5.5 million in Operating Subsidy funds.



Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Capital Fund Program**

GHURA maintains its public housing inventory as a safe and habitable source of affordable housing through the development of annual Capital Improvement Plan. Through the Capital Fund Program, GHURA receives an annual formula grant of approximately \$3.2 million (based on the most recent grant) to implement such plan.

HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by GHURA. The funds are used for repairs, major replacements, upgrading and other nonroutine maintenance work that needs to be done on GHURA's dwelling units to keep them clean, safe, and in good condition. A portion of the funds may also be used to support operations and to make improvements in the management and operation of GHURA.

**Section 8 Housing Choice Voucher Program (HCV)**

GHURA administers the federally-funded Section 8 Housing Choice Voucher (HCV) Program. The program provides rental assistance to very low-income families, the elderly, and disabled participants to help them afford decent, safe, and sanitary housing in the private market. The HCV Program forged four-way partnerships between the U.S. Department of Housing and Urban Development (HUD), the Housing Authority, the owner, and the family to ensure consistency and smooth delivery of services. HUD is responsible for developing the rules and regulations of the program, allocating the funds for the Public Housing Authority (PHA) to administer the HCV program, providing technical assistance to the PHA, and monitoring and enforcing compliance. The PHA is responsible for implementing the HCV Program by HUD regulations and the established Administrative Plan, processing and paying out the rental assistance on time, ensuring the family complies with program requirements, and ensuring the owner maintains the housing quality standards of the unit. The owner is responsible for screening and selecting the tenant, maintaining the assisted unit, and enforcing the lease agreement. The Section 8 participant is responsible for keeping their obligations as tenants and as a Section 8 participant and paying their share of the rent. In most cases, GHURA pays approximately 70 percent of rental assistance to the owner on behalf of the eligible family, and the participant pays 30 percent based on the family's monthly adjusted income.

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Management's Discussion and Analysis, continued

**Section 8 Housing Choice Voucher Program (HCV), continued**

GHURA administers a combined total of 2,723 HCV and special voucher programs; in 2023, the average utilization rate of vouchers is 96%, and the Housing Assistance funding utilization rate is 102%. At the start of 2023, GHURA was awarded 20 new vouchers: 15 under the mainstream program and 5 for the regular HCV Program. GHURA now administers:

- 2,113 regular Housing Choice Vouchers
- 112 Project-based Vouchers
- 30 Mainstream Vouchers
- 175 Non-elderly Disabled Vouchers
- 130 Family Unification Program Vouchers (FUP)
- 76 Veteran Affairs Supportive Housing Voucher
- 87 Emergency Housing Vouchers

GHURA established a waiting list for the HCV program in July 2020 using a lottery system. Over 64 percent of 1,800 applicants on the wait list have been served, and the remaining 36 percent will be served before 2024. As required, GHURA must select families off the waiting list per GHURA's selection policy. After everyone is selected off the waiting list, GHURA must re-establish a new waiting list. Selection of families is dependent on the availability of vouchers. At the end of October 2023, the annualized attrition rate of families leaving the HCV program is 9.19 percent. As families leave the program, GHURA re-issues vouchers to maintain the required leasing of vouchers. Consequently, a total of 685 vouchers were issued to families throughout the year, with only 86 percent successfully finding suitable rental units. Families have reported difficulty finding a unit, particularly one-bedroom units, due to the limited availability of units on the island.

**Participant Demographics**

The Section 8 Housing Choice Voucher Program housed 10,322 individuals. The demographic breakdown of those assisted in CY2023 is as follows:

- 2,005 families with female heads of households
- 537 families with making the head of households
- 2,324 identified as Native Hawaiian or Pacific Islanders, 225 were Asians, 39 were White, and 10 were black
- Predominantly, 1,853 heads of households are between the ages of 25 and 54 of age; 547 are between the ages of 55 and 74; 71 are between the ages of 18 and 24, and 71 are over the age of 75 years old
- 1,850 of those assisted are a family unit, 343 are couples, and 349 are single occupants
- 1,256 of those assisted pay a share of \$0 to \$100; 266 pay a share between \$101 to \$200; 253 pay a share of \$201 to \$300; and 194 pay a share between \$301 to \$400
- The average family income is \$28,470.42

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Management's Discussion and Analysis, continued

**Voucher Leasing Challenges**

Commonly, many Section 8 families looking for a decent, safe, and sanitary rental within the first 60 days had trouble due to the limited inventory of available units in the private market. Those requiring one-bedroom units have a tough time finding a unit to rent. Individuals with a disability and single occupants take more than 60 days to find a unit. In Calendar Year 2023, the rental breakdown per unit size is summarized below:

- 311 participants are renting a studio or one-bedroom unit
- 653 participants are renting two-bedroom units
- 1,015 participants are renting three-bedroom units
- 432 participants are renting four-bedroom units
- 114 participants are renting five-bedroom units, and
- Only 12 participants are renting six-bedroom units

For a person with a disability, finding a unit to rent includes the limited number or lack of ADA-compliant units. The Section 8 Program has reportedly assisted at least 349 families with a disability or handicap and 365 elderly adults (over 62). Most require additional time of more than 120 days to find a unit to rent.

Other challenges reported by the families searching for a unit included the inability to hook up or maintain the connection to utilities due to the high cost of utilities. Families must pay the connection or re-connection fees on top of a deposit and monthly usage billing. Additionally, most landlords require a deposit, which families do not have or cannot raise immediately. Some landlords who understand the plight of the families, often work out a plan for the families to pay the deposit through installments on top of their monthly share.

**Family Self-Sufficiency (FSS) Program**

The FSS Program enables families assisted through the Section-8 Housing Choice Voucher (HCV) and Public Housing programs to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. The program works in collaboration with its Program Coordinating Committee (PCC) to link FSS families with services from public and private resources. The FSS Contract of Participation is voluntary and typically lasts up to five-years, with the possibility of a two-year extension. Further, the contract delineates specific rights and responsibilities, as well as goals and services for the family.

To accomplish its goals and achieve desired results, FSS Program Coordinators focus on two main objectives: Case Management and Financial Coaching Services with a financial incentive. FSS Program Coordinators work closely with program participants to identify their financial and employment related goals, and then link them with services and other resources necessary to assist them in completing those goals. Examples of the services coordinated through the program include: child-care, transportation, education, job training, employment counseling, financial literacy, and homeownership counseling, among others.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Family Self-Sufficiency (FSS) Program, continued**

Under the financial incentive, the PHA generally deposits an amount equal to the increase in rent due to the family's increased earnings into a FSS escrow savings account. This allows FSS participants to build savings automatically over time. As the household earned income increases, so too does their escrow savings. Monies are disbursed to the family once the Contract of Participation is completed.

FSS Coordinators continue to employ several unique processes to ensure continuity of services for FSS families. Families are provided case management, coaching, education, job search and career development workshops, as well as linkage to additional needed services. The program continues to offer families virtual based one-to-one virtual orientations, presentations, enrollments, assessments, and service coordination, as well as progress-based appointments. Additionally, Coordinators continued to execute an aggressive outreach campaign (virtually, and via telephone, email, and quarterly newsletters) to ensure that FSS families were continuously made aware of essential services and resources available to them.

Through continued collaboration with Program Coordinating Committee (PCC) partners, FSS families were able to avail of virtual Budgeting workshops, virtual and in-person job fairs, career development workshops, and academic advisement services, as well as both virtual and in-person cost-free training opportunities, which provide both certifications and job placement.

At 2023's end, the FSS Program enrolled 32 new families, and serviced a total of 148 (113 Section-8 HCV and 35 Public Housing) participants. Of these, approximately 69% of Section 8 HCV families and 53% of Public Housing families participating in the FSS program were holding escrow balances. Furthermore, the FSS Program successfully graduated three (3) FSS families from the program for effectively fulfilling the conditions of the program, achieving all their named goals and activities, and completing their respective Individual Training & Services Plan (ITSP). The total escrow payout for these five families was approximately \$22,076. The most noteworthy pay-out for 2023 was approximately \$11,262.

**Supportive Housing for the Elderly (Guma Trankilidat Project)**

The Guma Trankilidat Project is an elderly housing rental program, consisting of 50 dwelling units (49 one-bedroom and 1 two-bedroom unit). Construction of Guma Trankilidat Project was financed through a loan from the U.S. Department of Agriculture Section 515 Rural Rental Housing Program for \$2 Million and amortized for a 50-year period beginning March 26, 1980. Annual rental subsidies of approximately \$700 thousand are provided through project-based vouchers through HUD's Multifamily Housing Program. These subsidies cover both the annual operating expenses and mortgage payments.

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Management’s Discussion and Analysis, continued

**Supportive Housing for the Elderly (Guma Trankilidat Project), continued**

In compliance with Federal Regulations, a Capital Needs Assessment (CNA) and Section 504 Transition Plan was conducted in October 2013. An estimate of \$2.6 Million was identified to address improvement to operate over the next 20 years. GHURA has identified funding in Project Reserves to address this requirement.

Of the 50 dwelling units, a total of 28 units have been upgraded and completed to date for a total cost of \$540,400. Phase V is in process to renovate another (8) eight units.

Phase I – 6 unit completed on May 31, 2018; total cost \$84,300

Phase II – 6 units completed on December 11, 2018; total cost \$94,000

Phase III – 8 units completed on December 12, 2021; total cost \$151,300

Phase IV – 8 units completed on February 18, 2022; total cost \$210,800

Phase V – 8 units were budgeted for Fiscal Year 2023; Upgrade to be completed in FY2024 total cost \$224,450

**Community Planning and Development Funds**

Of the many HUD-funded activities administered by GHURA, the activities funded through the HUD Office of Community Planning and Development (CPD) represents the greatest diversity of projects engaged to benefit low and moderate-income populations and special needs populations. These funds find their way into the community to support activities that meet the needs of persons over a multitude of diverse economic and social backgrounds from the homelessness to permanent unsupported housing.

Guam is the Grantee recipient of HUD entitlement awarded funds administered by CPD. These funds are provided to communities to address housing and community needs in Guam. To address these needs, Guam composes an Annual Action for the use of funds to meet goals and objectives identified by Guam in a five-year Consolidated Plan. GHURA is the administrator of these funds for the Government of Guam. The funds administered by HUD CPD provided to Guam are formula grants – the Community Development Block Grant (CDBG); the Home Investment Partnership Grant (HOME); and the Hearth Emergency Solutions Grant (HESG). GHURA also administers funds competitively awarded under the Continuum of Care (CoC) Program to address the needs of homeless populations and Housing Trust Fund (HTF) Program funds intended to support the housing needs of extremely low-income persons.



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Management’s Discussion and Analysis, continued

**Community Planning and Development Funds, continued**

In fiscal year 2023, a total of \$4,546,371 was allocated to Guam for eligible projects and activities under the CDBG, HOME, HESG, and HTF programs. Project selection was based on the review of applications submitted by community groups for activities, which would satisfy the needs and goals outlined in the report “*Guam Consolidated Plan (2020-2024)*”. CoC funds totaling \$1,443,311 were approved for activities in fiscal year 2023 submitted as a competitive consolidated application.

**Community Development Block Grants**

GHURA engages in community development activities for the benefit of low- and moderate-income populations and special needs populations across the island. CDBG funds in the reporting year were used to fund ongoing public facilities improvements and public service programs such as the following:

*Public Facilities*

- (1) Continuation of a project to design and develop a public facility and transitional housing in the village of Dededo.
- (2) Continuation of a project to construct a new basketball court in the village of Inalahan.
- (3) Continuation of a project to construct a new Central Community Arts Hall to be in the village of Sinajana to regionally serve Guam’s central villages.
- (4) Continuation of a project to construct a new fire station to be in the village of Sinajana.
- (5) Continuation of a project to construct a new police substation to be in the village of Talo’fo’fo to improve access to services by residents of southeastern Guam presently served by the Agat (Hågat) Police Precinct.

*Public Service –*

- (6) The Salvation Army Guam Corp (TSA) received funds for The Lighthouse Recovery Center (LRC) to support the operations of a transitional shelter for persons with special needs, being men of low/moderate income in recovery from substance abuse, and to provide outpatient support services for both men and women in recovery.
- (7) TSA received match funding to support the operation of the Homeless Management Information System (HMIS). TSA operates Guam’s HMIS system, the repository for data that tracks the assistance provided to the island’s homeless through the various government and non-profit service providers. Public service funds are used to satisfy match requirements for TSA’s receipt of CoC funds for HMIS.
- (8) TSA’s Family Service Center/One-Stop Homeless Assistance Center (FSC/One-Stop) received funds for operations as they administer homeless prevention and rapid re-housing services separately awarded under HESG.

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Management’s Discussion and Analysis, continued

**Community Development Block Grants, continued**

- (9) Manelu received funds for The Opportunity Initiative, a program providing on-site enrichment activities and curriculum-based programs to enhance work readiness and literacy skills for youth and adults.
- (10) GHURA provided one-to-one counseling, homebuyer education, group education, and case management to eligible families participating under the HOME, HCV/Section 8, and Public Housing programs.

*Program Administration and Consolidated Planning –*

- (11) GHURA utilized CDBG funds in the administration and planning of CDBG activities.

**Hearth Emergency Solutions Grant (HESG)**

In FY2023, HESG funded activities serving homeless populations and those individuals and families at or below 30% of Area Median Income. HESG funds were used to provide homeless prevention to income-eligible individuals and families, and rapid re-housing services to homeless individuals and families and for program administration.

**Cares Act Funds (CDBG-CV and HESG-CV)**

Covid CARES Act funds were provided to eligible jurisdictions to prepare, prevent, and respond to the Coronavirus Pandemic. These funds continued to be utilized through the FY2023 period in support of vulnerable populations eligible under the CDBG and HESG programs under program-specific Covid waivers.

Guam uses CARES Act Funds to address the needs of eligible individuals and households negatively impacted by the Pandemic. CDBG-CV and HESG-CV funds were used for such activities as job training and re-training services, street outreach, rapid-rehousing and homeless prevention activities, the lease of a non-congregate shelter, case management services, homeless management information system support and program administration.

**Continuum of Care Grant Funds**

In FY2023, GHURA received competitive grant funds for the support of homeless persons. Two projects not renewed for funding in FY2023 were the DV Bonus and Guma’ Manhoben projects, while one new project was added to the slate.

Projects funded for the current fiscal year are:

- 1. Anchor of Hope. Funds are used to provide rental assistance and support services to homeless individuals with disabilities.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Continuum of Care Grant Funds, continued**

2. Coordinated Entry System. Funds used to develop and implement the Coordinated Entry System utilizing the Homeless Management Information System (HMIS). Coordinated entry is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.
3. Continuum of Care Planning Costs. GHURA is designated to administer HUD funds on behalf of GovGuam. As the designated Collaborative Applicant, GHURA coordinates CoC activities, conducts monitoring of CoC for program performance and compliance, and provides guidance and assistance to address homelessness.
4. Planning. The Guam CoC received funds to strengthen their planning capabilities in support of the delivery of services by the recipients of CoC funds.
5. Homeless Management Information System (HMIS). HMIS is the data repository to record the provision of services and track participants receiving assistance for homelessness. The service is intended as a tool to improve the provision of services by the numerous service providers.
6. Housing First Rental Assistance Program-provides rental voucher assistance to homeless individuals. To qualify for assistance, participants must be homeless and disabled by chronic alcohol or drug problems, serious mental illness, or other disabilities. In addition to receiving a rental subsidy, participants receive support services through a network of local service agencies.
7. Manhali' Project - the Manhali' Project is a new project. Manhali' will assist individuals to obtain and maintain permanent housing. The Manhali' Project to be operated by WestCare Pacific Islands (WPI). WPI will provide permanent supportive housing services to clients enrolled WPI homeless support services programs. WPI will use Manhali' Project funds to provide tenant based rental assistance and supportive case management.
8. Y Jahame Permanent Housing Program is an 8-unit project-based permanent housing program for homeless persons with disabilities.

**Low-Income Housing Tax Credit Program**

The Low-Income Housing Tax Credit (LIHTC) Program, created by the Tax Reform Act of 1986, is intended to encourage the construction or rehabilitation of low-income rental units. The regulations that govern this program are contained in Section 42 of the Internal Revenue Code (the "Code" or IRC). The LIHTC Program provides Federal tax credits to qualified project owners who agree to maintain all or a portion of a project's units for low-income individuals or families.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Low-Income Housing Tax Credit Program, continued**

GHURA is the recognized state housing credit agency authorized to allocate LIHTC Program credits in Guam. GHURA has been designated as the agency responsible for the administration of the LIHTC program. The LIHTC Program assists in the development of low-income rental housing by providing qualified owners with tax credits to offset their federal tax obligations. LIHTC Program credits are available to owners of qualifying buildings and projects that meet certain low-income occupancy rent restrictions. Tax credits are allocated to eligible jurisdictions by the Internal Revenue Service on an annual basis.

The latest application cycle yielded two projects for award. The two projects will result in the development of 192 units of new affordable rental housing. The first project for 64 units is complete and has been placed in service, the first project to be in the village of Barrigada. The second project awarded will yield 128 units in NCS, Dededo, a prime location for rental housing development.

Since 2005, the LIHTC Program has been a primary tool in support of affordable rental housing development in Guam. The LIHTC Program has contributed to the construction of over 1,100 units of affordable housing in northern and central Guam.

**HOME Investment Partnerships Program (HOME)**

Guam continues to support affordable housing through homebuyer, rental and homeowner programs utilizing HOME Investment Partnerships Program (HOME) funding. Guam reports the following for this period:

**First Time Homebuyer Program**

Guam has completed the construction of 2 single family units. Guam amended the approved plan for program year 2020 and 2021 to offer subsidy and/or financing to reduce the purchase or construction prices of homes for eligible first-time homebuyers. Guam will provide subsidies and/or financing with established thresholds within regulatory limits. The program will permit acquisition with or without rehabilitation, new construction without acquisition (private or government land), new construction or reconstruction. Guam will impose a Recapture Provision on assisted properties. Guam also conducted a marketing campaign with local lenders and other government agencies to promote the HOME program and offer leveraging designs.

**Rental**

Guam has received approval for 2022 program year funding to address a rental shortage on the island. Guam is actively pursuing acquisitions for rental purposes.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**HOME Investment Partnerships Program (HOME), continued**

**Homeowner Rehabilitation**

Guam has determined this program requires amendments to the policy to address the rise in construction and material costs. Guam is in the process of amending this policy and identifying funding to address private eligible homeowners need for assistance in rehabilitating the substandard conditions of their principal residence.

**Authority-Wide Financial Statements**

**Statements of Net Position**

The following summary presented below reflects the condensed 2021 to 2023 Statements of Net Position. GHURA is engaged only in Business-Type Activities.

GHURA's Net Position  
As of September 30  
Table 1

	2023	2022	\$ Change FY2022 to FY2023	% Change FY2022 to FY2023	2021
Current and Other Assets	\$ 43,861,314	\$ 45,822,595	\$ (1,961,281)	-4.28%	\$ 28,296,933
Capital Assets	18,989,486	18,737,414	252,072	1.35%	17,511,594
Other Real Estate	2,462,887	2,462,887	-	0.00%	2,532,193
Total Assets	<u>65,313,687</u>	<u>67,022,896</u>	<u>(1,709,209)</u>	<u>-2.55%</u>	<u>48,340,720</u>
Deferred Outflows of Resources	<u>10,668,510</u>	<u>8,124,156</u>	<u>2,544,354</u>	<u>31.32%</u>	<u>9,547,261</u>
	<u>\$ 75,982,197</u>	<u>\$ 75,147,052</u>	<u>\$ 835,145</u>	<u>1.11%</u>	<u>\$ 57,887,981</u>
Current and Other Liabilities	\$ 38,533,047	\$ 36,828,281	\$ 1,704,766	4.63%	\$ 37,162,794
Long-Term Debt	11,948,705	11,996,098	(47,393)	-0.40%	3,229,968
Total Liabilities	<u>50,481,752</u>	<u>48,824,379</u>	<u>1,657,373</u>	<u>3.39%</u>	<u>40,392,762</u>
Deferred Inflows of Resources	<u>\$ 7,377,598</u>	<u>\$ 5,355,290</u>	<u>\$ 2,022,308</u>	<u>37.76%</u>	<u>\$ 5,580,958</u>
Net Position:					
Net Investment in Capital Assets	22,021,078	20,542,203	1,478,875	7.20%	19,301,819
Restricted	26,247,946	29,745,730	(3,497,784)	-11.76%	19,192,375
Unrestricted	(30,146,177)	(29,320,550)	(825,627)	2.82%	(26,579,933)
Total Net Position	<u>18,122,847</u>	<u>20,967,383</u>	<u>(2,844,536)</u>	<u>-13.57%</u>	<u>11,914,261</u>
	<u>\$ 75,982,197</u>	<u>\$ 75,147,052</u>	<u>\$ 835,145</u>	<u>1.11%</u>	<u>\$ 57,887,981</u>

Total assets and deferred outflows of resources of GHURA as of September 30, 2023 amounted to \$75,982,197 an increase of \$835,145 or 1.11% as compared to \$75,147,052 as of September 30, 2022. Cash and cash equivalents as of September 30, 2023 totaled \$23,467,069 a decrease of \$1,953,128 or approximately 7.7% as compared to \$25,420,197 as of September 30, 2022.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Statements of Net Position, continued**

While the results of operations are a significant measure of GHURA's activities, the analysis of the changes in Unrestricted Net Position provides a clearer change in financial well-being.

Table 2 presents details on the change in Unrestricted Net Position for the fiscal years ended September 30, 2021 to 2023. (1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.

GHURA's Change in Unrestricted Net Position  
Years Ended September 30  
Table 2

			\$ Change FY2022 to FY2023	% Change FY2022 to FY2023	
	2023	2022			2021
Unrestricted Net Position, Beginning	\$ (29,320,550)	\$ (26,579,933)	\$ (2,740,617)	10.3%	\$ (26,767,699)
Change in Net Position	(2,844,536)	9,053,122	(11,897,658)	-131.4%	942,881
Adjustments:					
Depreciation	<u>1,527,106</u>	<u>1,458,548</u>	<u>68,558</u>	<u>4.7%</u>	<u>1,988,678</u>
Adjusted Change in Net Position	<b>(1,317,430)</b>	<b>10,511,670</b>	<b>(11,829,100)</b>	<b>-112.5%</b>	<b>2,931,559</b>
Change in Restricted Net Position	3,497,784	(10,553,355)	14,051,139	-133.1%	(912,741)
Investment in Capital Assets, net	(2,916,588)	(2,615,062)	(301,526)	11.5%	(1,751,448)
Repayment of Long-Term Debt	<u>(89,393)</u>	<u>(83,870)</u>	<u>(5,523)</u>	<u>6.6%</u>	<u>(79,604)</u>
Net Change	<u><b>(825,627)</b></u>	<u><b>(2,740,617)</b></u>	<u><b>1,914,990</b></u>	<u><b>-69.9%</b></u>	<u><b>187,766</b></u>
Unrestricted Net Position	<b>\$ (30,146,177)</b>	<b>\$ (29,320,550)</b>	<b>\$ (825,627)</b>	<b>2.8%</b>	<b>\$ (26,579,933)</b>

**Statements of Revenues, Expenses and Change in Net Position**

The following summary presented below reflects the condensed 2021 to 2023 Statements of Revenues, Expenses and Changes in Net Position.

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

**Management’s Discussion and Analysis, continued**

**Statements of Revenues, Expenses and Change in Net Position, continued**

**GHURA’s Change in Net Position**  
**Years Ended September 30**  
**Table 3**

	2023	2022	\$ Change FY2022 to FY2023	% Change FY2022 to FY2023	2021
<b>Revenues:</b>					
Operating and Capital Grants	\$ 62,334,117	\$ 64,444,721	\$ (2,110,604)	-3.28%	51,984,374
Tenant Rental Revenue	1,408,780	1,217,579	191,201	15.70%	798,387
Other Operating Revenues	973,984	3,119,513	(2,145,529)	-68.78%	797,871
Non-Operating Revenues	<u>258,815</u>	<u>1,088,905</u>	<u>(830,090)</u>	-76.23%	<u>601,822</u>
Total Revenues	64,975,696	69,870,718	(4,895,022)	-7.01%	54,182,454
<b>Expenses:</b>					
Housing Assistance Payments	46,674,141	41,170,222	5,503,919	13.37%	38,049,419
Other Operating Expenses	20,461,136	19,552,378	908,758	4.65%	15,136,965
Non-Operating Expenses	<u>684,955</u>	<u>94,996</u>	<u>589,959</u>	621.04%	<u>53,189</u>
Total Expenses	67,820,232	60,817,596	7,002,636	11.51%	53,239,573
Change in Net Position	\$ (2,844,536)	\$ 9,053,122	\$ (11,897,658)	-131.42%	\$ 942,881

Table 3 presents the changes in GHURA’s net position for the years ended September 30, 2021 to 2023. GHURA had total revenues of \$64,975,696 in 2023 and \$69,870,718 in 2022, a decrease of \$4,895,022 or 7.01% while total expenses were \$67,820,232 in 2023 and \$60,817,596 in 2022, an increase of \$7,002,636 or 11.51%.

**Revenues**

*Tenant Revenue*

Tenant revenue, which accounted for 2.17% of total current year revenues, increased by \$191,201 or approximately 15.70% from \$1,217,579 in 2022.

*Other Revenue*

Other income consists of program income, land sales, interest earned on cash equivalents, and other income.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Expenses**

*Housing Assistance Payments*

Housing assistance payments, which accounted for 68.82% of total current year expenses, increased by \$5,503,919, or approximately 13.37% from \$41,170,222 in 2022. The increase in the current year expenses is attributed to increase in Section 8 Housing Choice vouchers for the period due to higher unit month leasing costs.

*Other Operating Expenses*

Other operating expenses, which accounted for 30.17% of total current year expenses, increased by \$908,758 or approximately 4.65% from \$19,552,378 in 2022.

**Capital Assets and Debt Administration**

*Capital Assets*

At the end of fiscal year 2023, GHURA had \$18,989,486 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (net of additions and depreciation) of \$252,071, or approximately 1.35% from the end of last year.

*Debt Administration*

GHURA has certain notes payable under the USDA Farmers Home Administration and the HUD Loan Guarantee Program. Debt additions amounted to \$509,000 in FY2023. For additional information concerning debt, please refer to Note 7 to the accompanying financial statements.



Guam Housing and Urban Renewal Authority  
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Management’s Discussion and Analysis, continued

**Capital Assets and Debt Administration, continued**

GHURA's Capital Assets  
As of September 30  
Table 4

	2023	2022	2021
Depreciable Assets:			
Structures	\$ 100,999,490	\$ 99,774,579	\$ 97,736,439
Furnitures, Fixtures, and Equipment	5,034,146	5,033,941	4,456,231
Leasehold Improvements	319,429	335,736	296,583
	<u>106,353,065</u>	<u>105,144,256</u>	<u>102,489,253</u>
Accumulated Depreciation	(92,195,464)	(90,668,429)	(89,209,881)
Total Depreciable Assets, Net	<u>14,157,601</u>	<u>14,475,827</u>	<u>13,279,372</u>
Nondepreciable Assets:			
Land	3,780,831	3,675,882	3,675,882
Homes for Transfer to Persons	522,898	110,235	322,515
Construction in Progress	528,156	475,470	233,825
Total Non-Depreciable Assets	<u>4,831,885</u>	<u>4,261,587</u>	<u>4,232,222</u>
Total Capital Assets, Net	<u>\$ 18,989,486</u>	<u>\$ 18,737,414</u>	<u>\$ 17,511,594</u>

For additional information on GHURA’s capital assets, please refer to Note 5 to the accompanying financial statements.

**ECONOMIC FACTORS**

The Guam Housing and Urban Renewal Authority (“GHURA”) is 100% Federally funded from the U.S. Department of Urban Development (“HUD”), falling into three (3) categories:

1. Formula Grants
2. Competitive Grants
3. Program Income

All funding is subject to Federal statutory and regulatory requirements are largely restrictive, relative to its major program area. Economic factors affect GHURA’s general operations and overall program goals, both directly and indirectly. Significant economic factors that affect GHURA’s primary revenue inflows are:

1. Inflation
2. Labor supply
3. Government Activities
4. Wages

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**Direct Effects**

Inflation continues to be the most significant economic factor, affecting our general operations with increased costs for supplies and services, capital outlay, and programmatic capital projects. It was necessary to shift strategies from construction to acquisition and rehab. Acquisitions have increased GHURA's overall net position, but programs requirements restrict future sales or collateralization. High-demand and limited-availability of skilled labor have increased costs requiring most programmatic capital projects funds to be reprogrammed and prospective projects to be removed from consideration.

**Indirect Effects**

Government activities have indirectly affected our general operations negatively. Increased General Fund revenue, because of Federal capital projects, have generally been an economic benefit to the Government of Guam. Projected increases in revenue beginning in FY2022 lead a substantial upward pay adjustments for most Government of Guam employees. GHURA determined it was necessary to adjust employee salaries upward to prevent an exodus of our workforce. Implemented in FY2023, increased personnel costs remain as the single largest operational expenditure. Additionally, the surge and scale of Federal capital projects creates high-demand for skilled labor. This creates a highly competitive environment for the limited supply of skilled labor and materials causing significant inflation. Private sector wages have seen nominal increases and are not keeping up with inflation. Program clients are having more difficulty paying for utilities, rent, and security deposits, increasing the difficulty of maintain high-occupancy rates amongst our programs, resulting in decreased program income that directly supports general operations.

**RENTAL ASSISTANCE DEMONSTRATION**

The HUD Rental Assistance Demonstration (RAD) Program is under continuing review by GHURA. GHURA's aim is to determine its applicability and benefit to the island's inventory of Public Housing. Participation in the RAD Program would see the conversion of Public Housing properties to a Section 8 Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) program. The RAD Program is a key component of the HUD Office of Public and Indian Housing's rental housing preservation strategy, working to preserve the nation's stock of deeply affordable rental housing, and to promote efficiency within and among HUD programs to build strong, stable communities.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**AUDIT AND COMPLIANCE**

To ensure accountability for performance and results, the Executive Management is using a Management Scorecard. The Executive Management will use this scorecard to track how well departments are executing the management initiatives, and where they stand at a given point in time against the overall standards for success. Scores are based on standards established under the Public Housing Assessment System, Section Eight Management Assessment System, Voucher Management System, Rental Integrity Monitoring Reviews, and independent audits, to name a few. Over time, the scores should improve as departments correct the problems. The Executive Management will update this report twice a year and issue a mid-year report. We will hold ourselves responsible and report honestly, when progress is too slow.

**SYSTEMS, CONTROLS, AND LEGAL COMPLIANCE**

*Systems*

GHURA currently utilizes a commercially developed package that integrates all housing program areas under one common software umbrella. The software incorporates Section 8 Tenant and Landlords, Occupancy and Rent, Applications Waiting List, Receivables, General Ledger, Work Orders, Purchase Orders, Budgeting and Payroll as the main modules. All data entry is self-contained within this system and, ultimately feeds into the financials, where pay out, reporting, and tracking occurs. On average, the system generates approximately \$4.25 million per month in payments to tenants, landlords, employees, and vendors. Data is available real-time and on-line.

The software exchanges data with HUD's web-based reporting requirements and transmits and receives electronic banking payment (receivables) on a daily basis, as well as other various GovGuam agencies. All modules are accessible simultaneously by the approximate 90 staff via remote sites, designed to improve our customer service and support. These remote locations in Agat, Yona, Toto, Tumon, and Agana all access the main host server located in Sinajana via a common telecommunications media. Additionally, a second software is utilized too effectively track and forecast grant expenditures managed by CPD. These grants include CDBG, HOME, ESG, and CoC programs. Data from both systems are exchanged and utilized in the reconciliation process, payment, and reporting requirements. Numerous controls, interface programs, and preventive measures have been developed, tested, and implemented to ensure the integrity and accuracy of the data, to include quality control and discrepancy reports.

*Controls*

Management controls are the organization, policies, and procedures used to reasonably ensure that (1) programs achieve their intended results; (2) resources are used consistent with agency's mission; (3) programs and resources are protected from waste, fraud, and mismanagement; (4) laws and regulations are followed; and (5) reliable and timely information is obtained, maintained, reported, and used for decision making.

Guam Housing and Urban Renewal Authority  
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Management’s Discussion and Analysis, continued

*Controls, continued*

Managers must take systematic and proactive measures to (1) develop and implement appropriate, cost-effective management controls for results-oriented management; (2) assess the adequacy of management controls in Federal programs and operations; (3) identify needed improvements; (4) take corresponding corrective action; and (5) report monthly, semi-annually, and annually on management controls.

*Legal Compliance*

GHURA is required to comply with a wide range of laws and regulations, including appropriations, employment, health and safety, and others. Responsibility for compliance primarily rests with agency management; compliance is addressed as part of agency financial statement audits.

*Accountability*

Management accountability is the expectation that “managers are responsible for the quality and timeliness of program performance, increasing productivity, controlling costs and mitigating adverse aspects of agency operations, and assuring that programs are managed with integrity and in compliance with applicable law.”

*Fraud, Waste, and Abuse*

GHURA must maintain its credibility with applicant and participant families, owners, HUD, and the larger community by enforcing program requirements. When families, owners, or GHURA employees fail to adhere to program requirements, GHURA must take appropriate action. The action that is appropriate depends on the case or circumstances.

GHURA will address program errors, omissions, fraud, or abuse through both prevention and detection. Preventive measures are the most effective way to deter widespread program irregularities. Errors, omissions, fraud, and abuse will occur, and GHURA will have preventive measures in place so that any irregularity can be quickly detected and resolved as efficiently, professionally, and as possible. Because preventive monitoring measures are the most effective way to deter widespread program irregularities, they will be an integral part of daily operations.

GHURA must ensure it operates legally and with integrity. The central principle underlying the public ethics codes are the Conflict of Interest, more specifically, the conflict between a public official’s individual self-interest and the public interest. We, as public officials, are held to a higher standard than individuals in the private sector are. Public officials are repositories of the public trust and as such have a duty to faithfully and honestly represent the interests of the public.

Guam Housing and Urban Renewal Authority  
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Management's Discussion and Analysis, continued

**COVID-19 CARES FUNDS**

GHURA received two separate allocations of Coronavirus Aid, Relief, and Economic Securities Act (CARES Act) funds through HUD's Office of Community Planning and Development. CDBG and ESG funds are intended to fund activities and programs that would directly address the COVID-19 pandemic emergency for five (5) years. In general, funds are intended to prevent, prepare, and respond to the community's needs because of the pandemic and to do so by consulting with public health and other government officials to identify how best to meet the needs of the public.

The total allocation of CDBG funds amounted to \$4,705,410. The total allocation of ESG funds amounted to \$3,519,238. Guam will amend its existing 5-Year Consolidated Plan and the PY2019 Annual Action Plan to propose projects for COVID-19 purposes. Both programs have made liberal adjustments to program rules that positively affect the use of funds to maximize their reach to the populations rendered vulnerable due to the emergency.

The HCV Program received CARES Administrative Fees under Notice PIH-2020-08. The notice provides guidance on the disbursement of funds, reporting requirements, and a description on eligible and ineligible expenses. Funding availability expired December 31, 2021. However, the HCV CARES funds were extended to liquidate funds obligated after the expiration date.

**FINANCIAL CONTACT**

Requests regarding any information contained in this report or any additional information or questions concerning the report should be addressed to Elizabeth F. Napoli, Executive Director, Guam Housing and Urban Renewal Authority, 117 Bien Venida Avenue, Sinajana, Guam 96910.

Guam Housing and Urban Renewal Authority  
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Statements of Net Position

	September 30, <u>2023</u>	<u>2022</u>
<b>Assets and Deferred Outflows of Resources</b>		
Current assets:		
Cash and cash equivalents	\$22,337,773	\$24,395,050
Receivables, net:		
HUD	3,206,721	3,091,256
Notes receivable – current	795,128	802,221
Tenants	490,580	408,223
Other government	9,774	9,774
Accrued interest receivable	108,809	3,429
Miscellaneous	392,303	363,308
Allowance for doubtful accounts	( 475,286)	( 377,848)
Due from/to other funds	44,576	2,322
Prepayments and other current assets	35,466	135,747
Inventories	<u>362,726</u>	<u>321,830</u>
Total current assets	<u>27,308,570</u>	<u>29,155,312</u>
Noncurrent assets:		
Cash and cash equivalents – restricted	1,129,296	1,025,147
Notes receivable, net of current portion	14,990,719	15,188,045
Lease receivables	432,729	454,091
Capital assets:		
Depreciable assets, net of accumulated depreciation	14,157,601	14,475,827
Non-depreciable assets	4,831,885	4,261,587
Other real estate	<u>2,462,887</u>	<u>2,462,887</u>
Total noncurrent assets	<u>38,005,117</u>	<u>37,867,584</u>
Total assets	<u>65,313,687</u>	<u>67,022,896</u>
Deferred outflows of resources:		
Pension	7,038,561	2,786,792
OPEB	<u>3,629,949</u>	<u>5,337,364</u>
Total deferred outflows of resources	<u>10,668,510</u>	<u>8,124,156</u>
Total assets and deferred outflows of resources	<u>\$75,982,197</u>	<u>\$75,147,052</u>

See accompanying notes.

Guam Housing and Urban Renewal Authority  
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Statements of Net Position, continued

	September 30,	
	<u>2023</u>	<u>2022</u>
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>		
Current liabilities:		
Accounts payable and other deposits	\$ 1,754,735	\$ 1,604,358
Due to HUD	16,755	16,755
Current portion of accrued compensated absences	88,469	107,705
Current portion of notes payable	571,000	556,000
Accrued payroll and other liabilities	227,118	200,933
Unearned revenues	1,493,529	1,497,102
Security and escrow deposits	326,439	328,626
Other current liabilities	<u>319,706</u>	<u>133,425</u>
Total current liabilities	4,797,751	4,444,904
Accrued compensated absences, net of current portion	869,207	849,961
Notes payable, net of current portion	11,377,705	11,440,098
Net pension liability	18,965,963	13,014,620
Collective total OPEB liability	<u>14,471,126</u>	<u>19,074,796</u>
Total liabilities	<u>50,481,752</u>	<u>48,824,379</u>
Deferred inflows of resources:		
Pension	595,679	1,660,073
OPEB	<u>6,781,919</u>	<u>3,695,217</u>
Total deferred inflows of resources	<u>7,377,598</u>	<u>5,355,290</u>
Net position:		
Net investment in capital assets	22,021,078	20,542,203
Restricted for housing operations	26,247,946	29,745,730
Unrestricted	<u>(30,146,177)</u>	<u>(29,320,550)</u>
Total net position	<u>18,122,847</u>	<u>20,967,383</u>
Total liabilities, deferred inflows of resources and net position	<u>\$75,982,197</u>	<u>\$75,147,052</u>

See accompanying notes.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Statements of Revenues, Expenses and Changes in Net Position

	Year ended September 30,	
	<u>2023</u>	<u>2022</u>
Operating revenues:		
HUD PHA Operating Grants	\$59,734,868	\$62,870,392
Tenant rental income	1,408,780	1,217,579
Other income	<u>973,984</u>	<u>3,119,513</u>
Total operating revenue	<u>62,117,632</u>	<u>67,207,484</u>
Operating expenses:		
Housing assistance payments	46,674,141	41,170,222
Salaries and wages	5,355,061	5,753,885
Other administrative expenses	4,693,200	4,725,935
Repairs and maintenance	3,502,553	2,763,624
Employee benefits	2,951,528	1,958,568
Depreciation	1,527,106	1,458,548
Retiree healthcare costs	990,927	1,339,641
Utilities	623,851	513,807
Office expense	261,243	545,248
Insurance	175,625	141,878
Professional fees	135,104	198,556
Bad debts expense (recovery)	83,524	( 14,632)
Payments in lieu of taxes	80,936	84,204
Advertising	50,252	55,269
Travel	15,523	---
Protective services	14,692	14,206
Compensated absences	<u>11</u>	<u>13,641</u>
Total operating expenses	<u>67,135,277</u>	<u>60,722,600</u>
Operating (loss) income	( 5,017,645)	6,484,884
Nonoperating (expenses) revenues:		
Contributions from GovGuam for retiree benefits	455,346	361,984
Fraud recovery	16,279	12,822
Interest income	4,421	2,197
Other (loss) income	( 217,231)	711,902
Interest expense	<u>( 684,955)</u>	<u>( 94,996)</u>
Total nonoperating (expenses) revenues, net	<u>( 426,140)</u>	<u>993,909</u>
(Expense) Income before capital grants and contributions	( 5,443,785)	7,478,793
Capital grants and contributions:		
Federal grants	<u>2,599,249</u>	<u>1,574,329</u>
Change in net position	( 2,844,536)	9,053,122
Net position at the beginning of the year	<u>20,967,383</u>	<u>11,914,261</u>
Net position at the end of the year	<u>\$18,122,847</u>	<u>\$20,967,383</u>

See accompanying notes.



Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Statements of Cash Flows

	Year ended September 30,	
	<u>2023</u>	<u>2022</u>
<b>Cash flows from operating activities:</b>		
Operating grants received	\$59,734,868	\$62,870,392
Receipts from tenants and customers	2,753,435	3,011,345
Housing assistance paid	(46,674,141)	(41,170,222)
Payments to suppliers for goods and services	( 9,159,123)	( 8,713,709)
Payments to employees	( 7,990,359)	( 8,053,334)
Net cash (used for) provided by operating activities	( 1,335,320)	7,944,472
<b>Cash flows from capital and related financing activities:</b>		
Capital grants received	2,599,249	1,574,329
Acquisition of capital assets	( 1,779,178)	( 2,684,368)
Proceeds from sales of other real estate	---	69,306
Proceeds from notes payable	509,000	9,003,000
Advances to subrecipient	( 509,000)	( 9,003,000)
Repayment of note payable	( 556,393)	( 236,870)
Interest paid	( 684,955)	( 94,996)
Net cash used for capital and related financing activities	( 421,277)	( 1,372,599)
<b>Cash flows from investing activities:</b>		
Interest and other	( 196,530)	2,197
Net change in cash	( 1,953,127)	6,574,070
Cash and cash equivalents at beginning of year	<u>25,420,197</u>	<u>18,846,127</u>
Cash and cash equivalents at end of year	<u>\$23,467,070</u>	<u>\$25,420,197</u>
Cash and cash equivalents consist of the following:		
Unrestricted	\$22,337,774	\$24,395,050
Restricted	<u>1,129,296</u>	<u>1,025,147</u>
	<u>\$23,467,070</u>	<u>\$25,420,197</u>

See accompanying notes.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Statements of Cash Flows, continued

	Year ended September 30,	
	<u>2023</u>	<u>2022</u>
<b>Reconciliation of operating income to net cash provided by operating activities:</b>		
Operating (loss) income	\$(5,017,645)	\$6,484,884
Adjustments to reconcile operating (loss) income to net cash (used for) provided by operating activities:		
Depreciation	1,527,106	1,458,548
Bad debts expense (recovery)	83,524	( 14,632)
Noncash OPEB cost	646,668	1,258,120
Noncash pension cost	2,586,860	1,333,381
Fraud recovery and other income	---	724,724
(Increase) decrease in assets:		
Receivables	( 318,283)	(1,489,688)
Notes receivable	734,781	( 405,004)
Due from/to other funds	( 42,254)	504
Prepayments and other current assets	100,281	( 6,019)
Inventories	( 40,896)	( 33,753)
Increase (decrease) in liabilities:		
Accounts payable and other deposits	150,377	343,975
Accrued compensated absences	10	( 31,590)
Accrued payroll and other liabilities	26,185	38,193
Unearned revenues	( 3,573)	( 156,283)
Security and escrow deposits	( 2,187)	( 10,182)
Collective total OPEB liability	( 875)	81,521
Net pension liability	(1,951,680)	(1,667,224)
Other current liabilities	<u>186,281</u>	<u>34,997</u>
Net cash (used for) provided by operating activities	<u>\$(1,335,320)</u>	<u>\$7,944,472</u>

See accompanying notes.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements

Years ended September 30, 2023 and 2022

**1. Reporting Entity**

The Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam (GovGuam), was created on December 18, 1962 by Government Code, Vol. II, Title XIV, Chapter X, 13902. The primary purpose of GHURA is to provide safe, decent, sanitary, and affordable housing for low to moderate-income families and elderly families in the Territory of Guam, and to operate its housing programs in accordance with federal and local laws and regulations. GHURA's federal programs are administered through the U.S. Department of Housing and Urban Development (HUD) under the provisions of the U.S. Housing Act of 1937, as amended.

The administration and operation of GHURA is under the control of a six-member Board of Commissioners appointed by the Governor of Guam with the advice and consent of the Legislature with one of the seven members being a resident of the Public Housing program, elected by the residents and appointed by the Governor. GHURA has no component units required to be reported in accordance with the respective Governmental Accounting Standards Board (GASB) Statements.

**2. Summary of Significant Accounting Policies**

The accompanying financial statements of GHURA have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the significant accounting policies used by GHURA.

GASB establishes financial reporting standards for governmental entities, which require that management's discussion and analysis of the financial activities be included with the basic financial statements and notes and modifies certain other financial statement disclosure requirements.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Organization and Program Descriptions**

GHURA, formed to pursue an active community development program through urban renewal projects and to provide housing of low income, administers the following community programs:

*Housing Assistance Payments Program:*

HUD funds the Housing Choice Voucher Program. The principal purpose of the program is to enable lower income families to reside in existing privately owned housing. Assistance is calculated according to family needs and paid directly to the dwelling owner. As of September 30, 2023 and 2022, GHURA was authorized by HUD to approve housing assistance payment contracts for up to 2,621 and 2,657 families, respectively, dependent upon budget authority and available resources. Total contracted units under lease totaled 2,512 or 96% and 2,525 or 95% as of September 30, 2023 and 2022, respectively. The project-based voucher program located at the Summer Town Estates in Lada, Dededo, consists of 112 units, which began in November 2015. As of September 30, 2023 and 2022, Elderly Families occupied 111 units and 110 units, respectively.

*Public Housing Capital Fund Program:*

The Capital Fund Program Grant accounts for modernization funds received from HUD for capital improvements, major repairs, management improvements, operational costs and related planning costs to improve the physical quality of low-income housing. Upon completion of major capital improvement, the assets are transferred to the Low Income Housing Program.

*Supportive Housing for the Elderly:*

The Supportive Housing for the Elderly project is designed to provide housing accommodations for elderly residents of Guam. The project was built on land donated by GovGuam at an appraised value of \$1,380,000. The project officially commenced operations in March 1980.

*Low Income Housing Program:*

Under this program, GHURA rents its own units to low-income households. The Low Income Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides operating subsidies to enable GHURA to provide the housing at a rent that is based on 30 percent of household income. GHURA entered into an ACC that allowed them to develop and operate a Low-Income Housing Program. Since that time, nine projects were developed: Guam 1-1 through 1-9. For the years ended September 30, 2023 and 2022, 720 and 729 units, respectively, were available for rent, of which 30 and 21 units, respectively, were modernized under HUD's Capital Funds Program. In 2023 and 2022, 716 or 95% and 705 or 97% units were occupied, respectively.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Organization and Program Descriptions, continued**

*HOME Investment Partnership Program:*

This program is designed to increase homeownership and affordable housing opportunities for low-income and very low-income Americans. Program funds are used to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, among others.

*Continuum of Care Program:*

GHURA administers grant funds received through the HUD's Continuum of Care Grant to serve the housing and service needs of homeless individuals with disabilities. GHURA acts as the collaborative applicant to submit for annual consideration a series of grants that are awarded to different island NGO's providing services to their individual populations.

*Community Development Block Grants (CDBG):*

These grants are used to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. All CDBG activities must meet one of the following national objectives: benefit low-income and moderate-income persons; aid in the prevention or elimination of slums and blight; or meet certain community development needs having a particular urgency. Some of the activities that these funds can be used for includes the acquisition of real property; rehabilitation of residential and nonresidential properties; provision of public facilities and improvements, such as water, sewer, streets, and community centers; clearance, demolition and removal of buildings and improvements; homeownership assistance; and assistance to for-profit businesses for economic development activities.

*Emergency Solutions Grant Program:*

This program provides grants to assist homeless and near-homeless individuals by providing rapid re-housing and homeless prevention services. The grants cover rental and utility assistance for persons and individuals who are homeless or on the verge of becoming homeless. Eligible households also can receive housing relocation and stabilization services such as counseling, case management and money management classes.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Organization and Program Descriptions, continued**

*Resident Opportunity and Supportive Services:*

This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

*Multifamily Housing Service Coordinator:*

The purpose of this program is to link elderly, especially frail and disabled, or disabled non-elderly assisted housing and neighborhood residents to supportive services in the general community; to prevent premature and unnecessary institutionalization; and, to assess individual service needs, determine eligibility for public services and make resource allocation decisions, which enable residents to stay in the community longer.

*Economic, Social and Political Development of the Territories (Compact Impact):*

This program is funded by the U.S. Department of the Interior to promote the economic, social and political development of the territories and freely associated states, leading toward greater self-government and self-sufficiency for each of them. In addition, Federal funding is provided for capital improvement programs and technical assistance to the insular areas including Guam.

*Family Self-Sufficiency Program:*

The objectives of the Family Self-Sufficiency program promote the development of local strategies to coordinate the use of assistance under the Housing Choice Voucher and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

*Neighborhood Stabilization Program – Recovery Act Fund:*

The objectives of this program are to stabilize property values; arrest neighborhood decline; assist in preventing neighborhood blight; and stabilizing communities across America hardest hit by residential foreclosures and abandonment. These objectives are to be achieved through the purchase and redevelopment of foreclosed and abandoned homes and residential properties that will allow those properties to turn into useful, safe and sanitary housing.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Organization and Program Descriptions, continued**

*Low-Income Housing Tax Credits (LIHTC) Program:*

This program was created by the Tax Reform Act of 1986 and is intended to encourage the construction or rehabilitation of low-income rental units. The regulations governing this program are contained in Section 42 of the Internal Revenue Code (the “Code” or IRC). The LIHTC Program provides Federal tax credits to qualified project owners who agree to maintain all or a portion of a project’s units for low-income individuals or families.

*Local Funds:*

GHURA is charged with administrative oversight responsibility for a variety of community projects as established and funded by GovGuam through contributions and local grants-in-aid.

*Revolving and Trust Funds:*

These funds function primarily to facilitate cash management for all funds.

*Other Funds:*

Other funds consist primarily of local projects that have been completed and have undergone a final close out audit. Such projects include Yona and Sinajana Urban Renewals, and neighborhood facilities constructed in Agat and Sinajana.

**Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe which transactions are recorded within the financial statements. GHURA has elected to use proprietary fund types as its principle reporting. Proprietary funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. The accounting objectives of its measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and deferred outflows of resources, and liabilities and deferred inflows or resources (whether current or noncurrent) associated with the operation of GHURA are included in the statements of net position. Proprietary fund equity is classified as net position. Under this method, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. GHURA accounts for those operations that are financed and operated in a manner similar to private business or where GHURA has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The principal operating revenues of GHURA are operating subsidies and administrative fees received from HUD and rental revenues received from residents. Grants and similar items are recognized as revenue as soon as all eligible requirements have been met.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Measurement Focus and Basis of Accounting, continued**

Gains from sale of capital assets are included in non-operating revenues. Operating expenses of GHURA include the cost of operating housing units, cost of tenant services, protective services, general, administrative, maintenance, depreciation, and housing assistance payments.

Other expenses of GHURA include interest expense. Housing assistance payments from HUD are received by GHURA for each unit rented to qualified tenants in the public housing and Section 8 programs. HUD grants associated with capital acquisition and improvements are considered non-operating revenues and are separately presented as capital contributions in the accompanying statements of revenues, expenses and changes in net position.

**Net Position**

Net position represents the residual interest in GHURA's assets and deferred outflows of resources after liabilities and deferred inflows of resources are deducted and consists of the following categories:

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt that are attributed to the acquisition, construction or improvement of those assets. Deferred outflows of resources that are attributable to related debt are also included in this component.

Restricted net position results when constraints placed on net position use are either externally imposed by creditors, grantors, contributors, and the like, or imposed by law. GHURA's restricted expendable net position pertains to unexpended HUD funds under various federal programs.

Unrestricted net position consists of net position, which does not meet the definition of the two preceding categories. Unrestricted net position may be designated for specific purposes by action by management or the Board of Commissioners or may otherwise be limited by contractual agreements with outside parties.

All of GHURA's restricted net position is expendable. When both restricted and unrestricted resources are available for use, generally it is GHURA's policy to use restricted resources first and the unrestricted resources when they are needed.

**Use of Estimates**

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.



Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Cash and Cash Equivalents**

For purposes of the statements of net position and of cash flows, GHURA considers cash and cash equivalents to be cash on hand, cash in checking and savings account and time certificates of deposit with original maturities of less than three months.

As of September 30, 2023 and 2022, bank balance were \$23,357,281 and \$25,482,884, respectively, which are maintained in a financial institution subject to Federal Deposit Insurance Corporation (FDIC) insurance.

As of September 30, 2023 and 2022, bank deposits in the amount \$250,000 were FDIC insured. In accordance with 5 GCA 21, *Investments and Deposits*, GHURA requires collateralization of deposits in excess of depository insurance limits at 100%. Such collateralization shall be in securities in U.S. treasury notes or bonds or in U.S. government agencies for which the faith and credit of the United States are pledged or such other securities as may be approved by GHURA. As of September 30, 2023 and 2022, all of GHURA's bank deposits in excess of depository insurance limits are collateralized with securities held by the pledging financial institution but not in GHURA's name.

**Receivables from HUD**

Reimbursements due to GHURA for its expenditures on federally funded reimbursement and grant programs are reported as "receivables from HUD" in the accompanying financial statements.

**Accounts Receivables - Tenants**

GHURA recognizes bad debts using the allowance method and receivables are only written off after approval by management and subsequent reporting to the Board of Commissioners. The allowance for doubtful accounts is determined based on management estimates. While management believes the amount is adequate, the ultimate uncollectible balance may differ from the amounts provided. As of September 20, 2023 and 2022, the allowance for doubtful accounts on tenants receivable amounted to \$310,009 and \$215,793, respectively.

**Notes Receivable**

Notes receivable are stated at the amount of unpaid principal. The allowance for doubtful accounts is established through a provision charged to expense. Notes are charged against the allowance when the principal due aged beyond 90 days.

**Prepayments**

Payments made to vendors for services that will benefit future periods are recorded as prepayments.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Lease receivable**

Lease receivable represents the present value of lease payments expected to be received during the lease term. GHURA has adopted policies to assist in determining lease treatment in accordance with the requirements of GASB Statement No. 87, which include the following: (1) the maximum possible lease term is non-cancelable by both lessee and lessor and is more than 12 months and (2) the terms of the lease will include possible extension periods that are deemed to be reasonably certain given all available information, regarding the likelihood of renewal.

**Inventories**

Inventories are stated at the lower of weighted average cost or market (net realizable value).

**Capital Assets and Depreciation**

All capital assets with a value greater than \$5,000 and a useful life over one year are capitalized. Capital assets are stated at cost or at estimated historical cost if actual historical cost is not available except for certain parcels of land donated by GovGuam, which are recorded at the estimated fair market value at date of donation.

The cost of maintenance and repairs is charged to operations as incurred and improvements are capitalized. Depreciation of capital assets is computed using the straight-line method over the estimated useful lives of the assets. Property and equipment for the Supportive Housing for the Elderly are stated at cost, while property that was donated or contributed is carried at the fair value on the date of donation or contribution.

Property and equipment for this project are depreciated utilizing straight-line method over their estimated useful lives. Capital assets are depreciated on a straight-line basis method over estimated useful lives as follows:

<u>Category</u>	<u>Useful Life</u>
Structures	15-40 years
Leasehold improvements	15 years
Furniture, fixtures and equipment	5-7 years

Upon retirement or other disposition of capital assets recorded, the cost and related accumulated depreciation are removed from the respective program or fund accounts and any gain or loss is included in the respective program or fund current operations. GHURA also has other assets, which consist primarily of property inventory under the Local Funds programs. Additionally, capital assets include deferred charges, developmental costs, management improvements, and dwelling and non-dwelling costs from other various projects.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Capital Assets and Depreciation, continued**

GHURA evaluates events or changes in circumstances affecting long-lived assets, including intangible and capital assets, to determine whether an impairment of its assets has occurred. If GHURA determines that a long-lived asset is impaired, and that the impairment is significant and other-than temporary, then an impairment loss will be recorded in GHURA's financial statements. In 2023 and 2022, GHURA did not recognize any loss on impairment related to its long-lived assets.

**Other Real Estate**

Other real estate consists primarily of land transferred from GovGuam to GHURA to construct 500 single-family homes under the GHURA 500 Low Cost Housing Project. This property is recorded at the fair value less estimated selling cost. Management periodically performs valuations and property held for sale is carried at the lower of new cost basis or fair value less cost to sell. Impairment losses on property to be held and used are measured as the amount by which the carrying amount of the property exceeds its fair value. Costs of significant improvement are capitalized, whereas costs relating to holding property are expensed.

**Deferred Outflows of Resources**

In addition to assets, the statements of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources represent a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (deduction of net position) until then. GHURA has determined differences between expected and actual experience with regard to economic or demographic factors in the measurement of the total pension liability, differences between projected and actual earnings on pension plan investments, changes of actuarial assumptions or other inputs, pension and OPEB contributions made subsequent to the measurement date, and changes in proportion and differences between GHURA pension and OPEB contributions and proportionate share of contributions qualify for reporting in this category.

**Deferred Inflows of Resources**

In addition to liabilities, the statements of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (additions to net position) until then. GHURA has determined differences between expected and actual experience with regard to economic or demographic factors in the measurement of the total pension liability and the OPEB liability, differences between projected and actual earnings on pension plan investments, changes of actuarial assumptions or other inputs, and changes in proportion and differences between GHURA pension and OPEB contributions and proportionate share of contributions qualify for reporting in this category.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Pensions**

Pensions are required to be recognized and disclosed using the accrual basis of accounting. GHURA recognizes a net pension liability for the defined benefit pension plan in which it participates, which represents GHURA's proportionate share of excess total pension liability over the pension plan assets - actuarially calculated - of a single-employer defined benefit plan, measured one year prior to fiscal year-end and rolled forward. The total pension liability also includes GHURA's proportionate share of the liability for ad hoc cost-of-living adjustments (COLA) and supplemental annuity payments that are anticipated to be made to defined benefit plan members and for anticipated future COLA to DCRS members.

Changes in the net pension liability during the period are recorded as pension expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Those changes in net pension liability that are recorded as deferred inflows of resources or deferred outflows of resources that arise from changes of actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the weighted average remaining service life of all participants in the qualified pension plan and recorded as a component of pension expense beginning with the period in which they are incurred. Projected earnings on qualified pension plan investments are recognized as a component of pension expense. Differences between projected and actual investment earnings are reported as deferred inflows of resources or deferred outflows of resources and are amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

**Other Postemployment Benefits (OPEB)**

OPEB is required to be recognized and disclosed using the accrual basis of accounting. GHURA recognizes a collective total OPEB liability for the defined benefit OPEB plan in which it participates, which represents GHURA's proportionate share of collective total OPEB liability - actuarially calculated - of a single-employer defined benefit plan, measured one year prior to fiscal year-end and rolled forward. An OPEB trust has not been established thus the OPEB plan does not presently report OPEB plan fiduciary net position. Instead, the OPEB plan is financed on a substantially "pay-as-you-go" basis.

Changes in the collective total OPEB liability during the period are recorded as OPEB expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Those changes in collective total OPEB liability that are recorded as deferred inflows of resources or deferred outflows of resources that arise from changes of actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the weighted average remaining service life of all participants in the qualified OPEB plan and recorded as a component of OPEB expense beginning with the period in which they are incurred.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Compensated Absences**

Compensated absences are accrued and reported as a liability in the period earned. Annual leave, expected to be paid out within the next fiscal year, is accrued and is included in current liabilities. The maximum accumulation of annual leave convertible to pay upon termination of employment is limited to 320 hours. Pursuant to Public Law 27-106, employees who have accumulated annual leave in excess of 320 hours as February 28, 2003, may carry over their excess leave and shall use the excess amount prior to retirement or termination of service. Any unused leave over 320 hours shall be lost upon retirement. As of September 30, 2023 and 2022, accrued earned compensated absences totaled \$617,642 and \$654,730, respectively.

Public Law 26-86 allows members of the Defined Contribution Retirement System (DCRS) to receive a lump sum payment of one-half of their accumulated sick leave upon retirement. As of September 30, 2023 and 2022, GHURA has accrued an estimated sick leave liability of \$340,034 and \$302,936, respectively, for potential future sick leave payments as a result of this law. However, this amount is an estimate and actual payout may be materially different than estimated.

**Unearned Revenues**

Unearned revenues arise when resources are received before GHURA has legal claim for them, such as when federal award money is received before the qualifying expenditure is made. In the subsequent period, when GHURA has a legal claim to the resources, the liability for unearned revenue is reduced and the revenue is recognized.

**HUD Subsidies and Contributions**

Subsidies and contributions from HUD are received periodically and represent the most significant source of revenues to GHURA. The terms of these subsidies are defined in various Consolidated Annual Contributions Contracts. HUD subsidies for ongoing operations and housing assistance payments for each unit rented to qualified tenants are recorded as operating grant revenues. HUD contributions for project acquisition and development or modernization are recorded as capital contributions.

**Tenant Rental Income**

Revenue from rental charges to residents is recognized ratably over the terms of the lease agreements, which are generally on a month-to-month basis or 12-month period.

**Administrative and General Expenses**

Certain operating facilities and materials used by the programs are shared with other programs. Costs associated with these facilities and materials are accumulated and paid by a central disbursement fund, which allocates such costs to the various programs based on each program's pro rata share of payroll hours.

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Recently Adopted Accounting Pronouncements**

In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The adoption of GASB Statement No. 91 did not have an effect on GHURA's financial statements.

In March 2020, GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (SCA), which the Board defines in this Statement as a PPP in which (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement. The adoption of GASB Statement No. 94 did not have an effect on GHURA's financial statements.

In May 2020, GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. The adoption of GASB Statement No. 96 did not have an effect on the GHURA's financial statements.

In April 2022, GASB issued Statement No. 99, *Omnibus 2022*. This statement provides clarification guidance on several of its recent statements that addresses different accounting and financial reporting issues identified during implementation of the new standards and during the GASB's review of recent pronouncements. GASB Statement No. 99:

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Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Recently Adopted Accounting Pronouncements, continued**

- Provides clarification of provisions in GASB Statement No. 87 related to the determination of the lease term, classification of a lease as a short-term lease, recognition and measurement of a lease liability and a lease asset, and identification of lease incentives. This implementation did not have a material effect on the accompanying financial statements.
- Provides clarification of provisions in GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, related to (a) the determination of the public-private and public-public partnership (PPP) term and (b) recognition and measurement of installment payments and the transfer of the underlying PPP asset. This implementation did not have a material effect on the accompanying financial statements.
- Provides clarification of provisions in GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, related to the subscription-based information technology arrangement (SBITA) term, classification of a SBITA as a short-term SBITA, and recognition and measurement of a subscription liability. This implementation did not have a material effect on the accompanying financial statements.
- Modifies accounting and reporting guidance in GASB Statement No. 53 related to termination of hedge. This implementation did not have a material effect on the accompanying financial statements.

**Upcoming Accounting Pronouncements**

In June 2022, GASB issued Statement No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. In turn, more understandable, reliable, relevant, consistent, and comparable information will be provided to financial statement users for making decisions or assessing accountability. In addition, the display and note disclosure requirements will result in more consistent, decision useful, understandable, and comprehensive information for users about accounting changes and error corrections. GASB Statement No. 100 will be effective for fiscal year ending September 30, 2024.

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The unified recognition and measurement model in this

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Notes to the Financial Statements, continued

**2. Summary of Significant Accounting Policies, continued**

**Upcoming Accounting Pronouncements, continued**

Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. GASB Statement No. 101 will be effective for fiscal year ending September 30, 2025.

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. GASB Statement No. 102 will be effective for fiscal years ending September 30, 2025.

GHURA is currently evaluating the effects the above upcoming accounting pronouncements might have on its financial statements.

**3. Cash**

The deposits and investment policies of GHURA are governed by 5 GCA 21, *Investments and Deposits*. Legally authorized investments include securities issued or guaranteed by the U.S. Treasury or agencies of the United States government; demand and time deposits in or certificates of, or bankers' acceptances issued by, any eligible financial institution; corporate debt obligations, including commercial paper; certain money market funds; state and local government securities, including municipal bonds; and repurchase and investment agreements. With the exception of investments in U.S. government securities, which are explicitly guaranteed by the United States government, all other investments must be rated Aa1/P-1 by Moody's.



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Notes to the Financial Statements, continued

**3. Cash, continued**

Custodial credit risk is the risk that in the event of a bank failure, GHURA's deposits may not be returned to it. Such deposits are not covered by depositor insurance and are either uncollateralized or collateralized with securities held by the pledging financial institution or held by the pledging financial institution but not in the depositor-government's name. GHURA has an investment and deposit policy for custodial credit risk. For deposits, GHURA and the depository must execute a general depository agreement pursuant to HUD regulations. The depository bank must be a bank or financial institution whose deposits are insured by FDIC, Federal Savings and Loan Corporation or the National Credit Union Administration and all deposits must be fully collateralized by U.S. securities.

**4. Notes Receivable**

Notes receivable consist primarily of first time homebuyer loans to provide assistance to eligible residents to purchase or construct a primary owner-occupied dwelling. The loans under GHURA's Down Payment and Closing Cost Assistance Program are interest free with a maximum loan amount of the lesser of \$18,000 or 18% of the purchase price and are collateralized by second mortgages on real estate. Under the CDBG and HOME Investment Partnerships Program, loans carry a 3% interest rate with a 30-year term.

On December 3, 2020, HUD entered into a \$12 million loan facility with GHURA under the Community Development Block Grant (CDBG) Section 108 Loan Guarantee Program. (See Note 7) GHURA simultaneously entered into a subrecipient loan agreement with "The Learning Institute" (the subrecipient), a Guam nonprofit corporation, for the purpose of funding construction, rehabilitation or installation of public facilities eligible under 24 CFR 570.703 (1), in connection with the iLearn Academy Charter School Project. As of September 30, 2023 and 2022, various drawdowns totaling \$11,847,000 and \$11,491,000, respectively, were made against this facility. As of September 30, 2023 and 2022, note receivable from the subrecipient amounted to \$11,380,000 and \$11,338,000, respectively.

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**4. Notes Receivable, continued**

As of September 30, 2023 and 2022, these notes receivable are summarized as follows:

	<u>2023</u>	<u>2022</u>
Section 108 Loan Guarantee Program	\$11,380,000	\$11,338,000
CDBG and HOME Investment Partnerships Program	4,179,418	4,397,762
Down Payment and Closing Cost Assistance Program	<u>226,429</u>	<u>254,504</u>
	15,785,847	15,990,266
Less current portion	<u>( 795,128)</u>	<u>( 802,221)</u>
	<u>\$14,990,719</u>	<u>\$15,188,045</u>

Maturities of the principal balances subsequent to September 30, 2023, are as follows:

<u>Year Ending</u> <u>September 30</u>	
2024	\$ 795,128
2025	658,168
2026	630,607
2027	642,753
2028	770,419
2029 through 2033	3,439,894
2034 through 2038	3,807,620
2039 through 2043	4,045,719
2044 through 2048	<u>995,539</u>
	<u>\$15,785,847</u>

As of September 30, 2023 and 2022, the allowance for doubtful accounts on notes receivable amounted to \$165,277 and \$162,055, respectively.

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Notes to the Financial Statements, continued

**5. Capital Assets**

A summary of changes in capital assets for the year ended September 30, 2023, is as follows:

	<u>Balance October 1</u>	<u>Transfers and Additions</u>	<u>Transfers and Deletions</u>	<u>Balance September 30</u>
Depreciable assets:				
Structures	\$ 99,774,579	\$1,224,911	\$ ---	\$100,999,490
Furniture, fixtures and equipment	5,033,941	205	---	5,034,146
Leasehold improvements	<u>335,736</u>	<u>---</u>	<u>( 16,307)</u>	<u>319,429</u>
	105,144,256	1,225,116	( 16,307)	106,353,065
Less accumulated depreciation and amortization	<u>( 90,668,429)</u>	<u>---</u>	<u>(1,527,035)</u>	<u>( 92,195,464)</u>
	<u>14,475,827</u>	<u>1,225,116</u>	<u>(1,543,342)</u>	<u>14,157,601</u>
Non-depreciable assets:				
Land	3,675,882	104,949	---	3,780,831
Homes for transfer to persons	110,235	412,663	---	522,898
Construction in progress	<u>475,470</u>	<u>528,156</u>	<u>(475,470)</u>	<u>528,156</u>
	<u>4,261,587</u>	<u>1,045,768</u>	<u>(475,470)</u>	<u>4,831,885</u>
Total capital assets, net	<u>\$ 18,737,414</u>	<u>\$2,270,884</u>	<u>\$(2,018,812)</u>	<u>\$ 18,989,486</u>

A summary of changes in capital assets for the year ended September 30, 2022, is as follows:

	<u>Balance October 1</u>	<u>Transfers and Additions</u>	<u>Transfers and Deletions</u>	<u>Balance September 30</u>
Depreciable assets:				
Structures	\$ 97,736,439	\$2,038,140	\$ ---	\$ 99,774,579
Furniture, fixtures and equipment	4,456,231	577,710	---	5,033,941
Leasehold improvements	<u>296,583</u>	<u>39,153</u>	<u>---</u>	<u>335,736</u>
	102,489,253	2,655,003	---	105,144,256
Less accumulated depreciation and amortization	<u>( 89,209,881)</u>	<u>(1,458,548)</u>	<u>---</u>	<u>( 90,668,429)</u>
	<u>13,279,372</u>	<u>1,196,455</u>	<u>---</u>	<u>14,475,827</u>
Non-depreciable assets:				
Land	3,675,882	---	---	3,675,882
Homes for transfer to persons	322,515	---	(212,280)	110,235
Construction in progress	<u>233,825</u>	<u>475,470</u>	<u>(233,825)</u>	<u>475,470</u>
	<u>4,232,222</u>	<u>475,470</u>	<u>(446,105)</u>	<u>4,261,587</u>
Total capital assets, net	<u>\$ 17,511,594</u>	<u>\$1,671,925</u>	<u>\$(446,105)</u>	<u>\$ 18,737,414</u>

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**6. Other Real Estate**

GovGuam transferred five parcels of land to GHURA to construct 500 single-family homes under the GHURA 500 Low Cost Housing Project. The estimated value per house was based on the development cost incurred totaled \$34,653. As of September 30, 2023 and 2022, GHURA had sixty nine (69) lots in its inventory with an estimated value of \$2,391,057.

In addition, GHURA has five (5) lots in the GovGuam Astumbo Housing Project with estimated per lot value of \$14,366 for a total estimated value of \$71,830 as of September 30, 2023 and 2022.

**7. Notes Payable**

*Farmers Home Administration*

On March 26, 1980, GHURA entered into a Section 515 Rural Rental Housing loan with the U.S. Department of Agriculture (USDA) Farmers Home Administration for \$2,000,000 for the construction of elderly housing known as Guma Trankilidat. The loan bears interest at 6% per annum and is secured by a first mortgage and assignment of rental income and assessments. In the event that GHURA defaults in the payment of the loan or in the performance of any of its obligations under the promissory note, or GHURA or any other party defaults in their respective obligations under any of the related security documents, USDA would have the option to declare the unpaid principal amount of the loan, together with any accrued and unpaid interest and charges, immediately due and payable. Approximate annual debt service requirements to maturity for principal and interest are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2024	\$ 95,000	\$31,480	\$126,480
2025	101,000	25,480	126,480
2026	107,000	19,480	126,480
2027	114,000	12,480	126,480
2028	121,000	5,480	126,480
2029	<u>30,705</u>	<u>1,394</u>	<u>32,099</u>
	<u>\$568,705</u>	<u>\$95,794</u>	<u>\$664,499</u>

*Loan Guarantee Program*

On December 3, 2020, GHURA entered into a loan guaranty assistance loan made pursuant to Section 108 of Title I of the Housing and Community Development Act of 1974 as amended and 24 CFR part 570, Subpart M, in the maximum commitment amount of \$12,000,000. (See Note 4) Advances are made upon written request of GHURA and the approval of the HUD Secretary.

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Notes to the Financial Statements, continued

**7. Notes Payable, continued**

*Loan Guarantee Program, continued*

The loan bears variable interest based on the 3-month Treasury Auction Bill rate, is payable quarterly commencing August 1, 2021 with principal due annually.

Principal repayment based on the commitment schedule on the written request are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>
2024	\$ 476,000
2025	486,000
2026	495,000
2027	505,000
2028	515,000
2029 through 2033	2,734,000
2034 through 2038	3,015,000
2039 through 2040	<u>3,154,000</u>
	<u>\$11,380,000</u>

Changes in notes payable for the year ended September 30, 2023, is as follows:

	<u>Balance October 1</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance September 30</u>	<u>Due Within One Year</u>
Notes payable:					
Farmers Home Administration	\$ 658,098	\$ ---	\$( 89,393)	\$ 568,705	\$ 95,000
Loan Guarantee Program	<u>11,338,000</u>	<u>509,000</u>	<u>( 467,000)</u>	<u>11,380,000</u>	<u>476,000</u>
	<u>\$11,996,098</u>	<u>\$509,000</u>	<u>\$( 556,393)</u>	<u>\$11,948,705</u>	<u>\$571,000</u>

Changes in notes payable for the year ended September 30, 2022, is as follows:

	<u>Balance October 1</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance September 30</u>	<u>Due Within One Year</u>
Notes payable:					
Farmers Home Administration	\$ 741,968	\$ ---	\$( 83,870)	\$ 658,098	\$ 89,000
Loan Guarantee Program	<u>2,488,000</u>	<u>9,003,000</u>	<u>( 153,000)</u>	<u>11,338,000</u>	<u>467,000</u>
	<u>\$ 3,229,968</u>	<u>\$9,003,000</u>	<u>\$( 236,870)</u>	<u>\$11,996,098</u>	<u>\$556,000</u>

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Notes to the Financial Statements, continued

**8. Other Noncurrent Liabilities**

The changes in other long-term liabilities for the year ended September 30, 2023, is as follows:

	<u>Balance</u> <u>October 1</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance</u> <u>September 30</u>	<u>Due Within</u> <u>One Year</u>
Compensated absences	\$ 957,666	\$ ---	\$ ---	\$ 957,666	\$88,469
Net pension liability	13,014,620	5,951,343	---	18,965,963	---
Collective total OPEB liability	<u>19,074,796</u>	<u>---</u>	<u>(4,603,670)</u>	<u>14,471,126</u>	<u>---</u>
	<u>\$33,047,082</u>	<u>\$5,951,343</u>	<u>\$(4,603,670)</u>	<u>\$34,394,755</u>	<u>\$88,469</u>

The changes in other long-term liabilities for the year ended September 30, 2022, is as follows:

	<u>Balance</u> <u>October 1</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance</u> <u>September 30</u>	<u>Due Within</u> <u>One Year</u>
Compensated absences	\$ 989,256	\$ ---	\$( 31,590)	\$ 957,666	\$107,705
Net pension liability	15,722,499	---	(2,707,879)	13,014,620	---
Collective total OPEB liability	<u>16,920,540</u>	<u>2,154,256</u>	<u>---</u>	<u>19,074,796</u>	<u>---</u>
	<u>\$33,632,295</u>	<u>\$2,154,256</u>	<u>\$(2,739,469)</u>	<u>\$33,047,082</u>	<u>\$107,705</u>

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Notes to the Financial Statements, continued

**9. Commitments**

*Housing Assistance Payments:*

As of September 30, 2023 and 2022, GHURA had 2,512 and 2,657 voucher contracts, respectively, with dwelling owners, all of which are funded for a period of twelve months. Of the 2,512 and 2,657 vouchers leased-up, 112 were project-based vouchers located at the Summer Town Estate in Lada, Dededo. These units were 99% and 98% occupied with elderly families as of September 30, 2023 and 2022, respectively. HUD will fund the entire amount of assistance payments committed under these contracts.

*Construction Work-in-Progress*

GHURA has entered into development stage contracts for certain programs. Ongoing and unliquidated contracts as of September 30, 2023 and 2022 are as follows:

	2023		
	Contract Amount	Liquidations	Unliquidated Contract
Community Development Block Grant	\$5,148,729	\$(3,986,367)	\$1,162,362
Capital Fund Program	<u>1,548,142</u>	<u>( 528,156)</u>	<u>1,019,986</u>
	<u>\$6,696,871</u>	<u>\$(4,514,523)</u>	<u>\$2,182,348</u>
	2022		
	Contract Amount	Liquidations	Unliquidated Contract
Community Development Block Grant	\$5,478,399	\$(3,111,254)	\$2,367,145
Capital Fund Program	892,600	( 195,210)	697,390
HOME Investment Partnership	650,000	( 100,890)	549,110
Housing Choice Vouchers	<u>225,000</u>	<u>( 89,100)</u>	<u>135,900</u>
	<u>\$7,245,999</u>	<u>\$(3,496,454)</u>	<u>\$3,749,545</u>

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Notes to the Financial Statements, continued

**10. Pensions**

GHURA is statutorily responsible for providing pension benefits for GHURA employees through the GovGuam Retirement Fund (GGRF).

A. General Information About the Pension Plans:

*Plan Description:* GGRF administers the GovGuam Defined Benefit (DB) Plan, a single-employer defined benefit pension plan, and the Defined Contribution Retirement System (DCRS). GovGuam also maintains a nonqualified deferred compensation plan that constitutes an “eligible governmental plan” in accordance with Section 457(b) of the Internal Revenue Code and comparable provisions under the Guam Territorial Income Tax Code. Participation in the 457 Deferred Compensation Plan is voluntary for all employees who are members of the DB Plan and the DCRS Plan.

The DB Plan provides retirement, disability, and survivor benefits to plan members who enrolled in the plan prior to October 1, 1995. Article 1 of 4 GCA 8, Section 8105, requires that all employees of GovGuam, regardless of age or length of service, become members of the DB Plan prior to the operative date. Employees of a public corporation of GovGuam, which includes GHURA, have the option of becoming members of the DB Plan prior to the operative date. All employees of GovGuam, including employees of GovGuam public corporations, whose employment commences on or after October 1, 1995, and prior to January 1, 2018 are required to participate in the DCRS Plan. Hence, the DB Plan became a closed group.

Members of the DB Plan who retired prior to October 1, 1995, or their survivors, are eligible to receive annual supplemental annuity payments. In addition, retirees under the DB and DCRS Plans who retired prior to September 30, 2022 are eligible to receive an annual ad hoc cost of living allowance (COLA).

A single actuarial valuation is performed annually covering all plan members and the same contribution rate applies to each employer. GGRF issues a publicly available financial report that includes financial statements and required supplementary information for the DB Plan. That report may be obtained by writing to the Government of Guam Retirement Fund, 424 A Route 8, Maite, Guam 96910, or by visiting GGRF’s website – [www.ggrf.com](http://www.ggrf.com).



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Notes to the Financial Statements, continued

**10. Pensions, continued**

A. General Information About the Pension Plans, continued:

*Benefits Provided:* The DB Plan provides pension benefits to retired employees generally based on age and/or years of credited service and an average of the three highest annual salaries received by a member during years of credited service, or \$6,000, whichever is greater. Members who joined the DB Plan prior to October 1, 1981 may retire with 10 years of service at age 60 (age 55 for uniformed personnel); or with 20 to 24 years of service regardless of age with a reduced benefit if the member is under age 60; or upon completion of 25 years of service at any age. Members who joined the DB Plan on or after October 1, 1981 and prior to August 22, 1984 may retire with 15 years of service at age 60 (age 55 for uniformed personnel); or with 25 to 29 years of service regardless of age with a reduced benefit if the member is under age 60; or upon completion of 30 years of service at any age.

Members who joined the DB Plan after August 22, 1984 and prior to October 1, 1995 may retire with 15 years of service at age 65 (age 60 for uniformed personnel); or with 25 to 29 years of service regardless of age with a reduced benefit if the member is under age 65; or upon completion of 30 years of service at any age. Upon termination of employment before attaining at least 25 years of total service, a member is entitled to receive a refund of total contributions including interest. A member who terminates after completing at least 5 years of service has the option of leaving contributions in the GGRF and receiving a service retirement benefit upon attainment of the age of 60 years. In the event of disability during employment, members under the age of 65 with six or more years of credited service who are not entitled to receive disability payments from the United States Government are eligible to receive sixty six and two-thirds of the average of their three highest annual salaries received during years of credited service. The DB Plan also provides death benefits.

Supplemental annuity benefit payments are provided to DB retirees in the amount of \$4,238 per year, but not to exceed \$40,000 per year when combined with their regular annual retirement annuity. Annual COLA payments are provided to DB and DCRS retirees in a lump sum amount of \$2,000, which was subsequently increased to \$2,300 by Public Law 37-42, effective October 1, 2023. Both supplemental annuity benefit payments and COLA payments are made at the discretion of the Guam Legislature, but are funded on a “pay-as-you-go” basis so there is no plan trust. It is anticipated that ad hoc COLA and supplemental annuity payments will continue to be made for future years at the same level currently being paid.

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Notes to the Financial Statements, continued

**10. Pensions, continued**

A. General Information About the Pension Plans, continued:

On September 20, 2016, the Guam Legislature enacted Public Law 33-186, which created two new government retirement plans; the DB 1.75 Plan and the Guam Retirement Security Plan (GRSP). On February 4, 2020, the Guam Legislature terminated the GRSP. Commencing April 1, 2017, eligible employees elected, during the “election window”, to participate in the DB 1.75 Plan with an effective date of January 1, 2018.

The DB 1.75 Plan is open for participation by certain existing employees, new employees, and reemployed employees who would otherwise participate in the DC Plan and who make election on a voluntary basis to participate in the DB 1.75 Plan by December 31, 2017. Employee contributions are made by mandatory pre-tax payroll deduction at the rate of 9.5% of the employee’s base salary while employer contributions are actuarially determined. Members of the DB 1.75 Plan automatically participate in the GovGuam 457 Deferred Compensation Plan, pursuant to which employees are required to contribute 1% of base salary as a pre-tax mandatory contribution. Benefits are fully vested upon attaining 5 years of credited service.

Members of the DB 1.75 Plan may retire at age 62 with 5 years of credited service, or at age 60 with 5 years of credited service without survivor benefits, or at age 55 with 25 years of credited service but the retirement annuity shall be reduced ½ of 1% for each month that the age of the member is less than 62 years (6% per year). Credited service is earned for each year of actual employment by the member as an employee. Upon retirement, a retired member is entitled to a basic retirement annuity equal to an annual payment of 1.75% of average annual salary multiplied by years of credited service. Average annual salary means the average of annual base salary for the three years of service that produce the highest average.

*Contributions and Funding Policy:* Plan members of the DB Plan are required to contribute a certain percentage of their annual covered salary. The contribution requirements of the plan members and GHURA are established and may be amended by the GGRF.

GHURA’s statutory contribution rate was 28.43% and 28.32%, respectively, for the years ended September 30, 2023 and 2022. Employees are required to contribute 9.5% of their annual pay for the years ended September 30, 2023 and 2022.

GHURA’s contributions to the DB Plan for the years ended September 30, 2023 and 2022 were \$1,774,771 and \$1,532,814, respectively, which were equal to the required contributions for the respective years then ended.

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Notes to the Financial Statements, continued

**10. Pensions, continued**

A. General Information About the Pension Plans, continued:

GHURA’s contributions for supplemental annuity benefit and COLA payments for the years ended September 30, 2023 and 2022 were \$176,186 and \$162,224, respectively, which were equal to the statutorily required contributions for the respective years ended.

Members of the DCRS plan, who have completed five years of government service, have a vested balance of 100% of both member and employer contributions plus any earnings thereon.

Contributions into the DCRS plan by members are based on an automatic deduction of 6.2% of the member’s regular base pay. The contribution is periodically deposited into an individual annuity account within the DCRS. Employees are afforded the opportunity to select from different annuity accounts available under the DCRS.

Statutory employer contributions for the DCRS plan for the years ended September 30, 2023 and 2022 are determined using the same rates as the DB Plan. Of the amount contributed by the employer, only 6.2% of the member’s regular pay is deposited into the DCRS. The remaining amount is contributed towards the unfunded liability of the defined benefit plan.

GHURA’s contributions to the DCRS Plan for the years ended September 30, 2023 and 2022 were \$998,223 and \$687,301, respectively, which were equal to the required contributions for the respective years then ended. Of these amounts, \$653,145 and \$536,328 were contributed toward the unfunded liability of the DB Plan for the years ended September 30, 2023 and 2022, respectively.

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

*Pension Liability:* As of September 30, 2023 and 2022, GHURA reported a net pension liability for its proportionate share of the net pension liabilities measured as of September 30, 2022 and 2021, which is comprised of the following:

	<u>2023</u>	<u>2022</u>
Defined Benefit Plan	\$16,805,140	\$10,326,747
Ad Hoc COLA/supplemental annuity Plan for DB retirees	1,507,678	1,863,441
Ad Hoc COLA Plan for DCRS retirees	<u>653,145</u>	<u>824,432</u>
	<u>\$18,965,963</u>	<u>\$13,014,620</u>

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Notes to the Financial Statements, continued

**10. Pensions, continued**

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

GHURA's proportion of the GovGuam net pension liabilities was based on GHURA's expected plan contributions relative to the total expected contributions received by the respective pension plans for GovGuam and GovGuam's component units. As of September 30, 2023 and 2022, GHURA's proportionate shares of the GovGuam net pension liabilities were as follows:

	<u>2023</u>	<u>2022</u>
Defined Benefit Plan	1.13%	1.07%
Ad Hoc COLA/supplemental annuity Plan for DB retirees	0.59%	0.60%
Ad Hoc COLA Plan for DCRS retirees	1.09%	1.17%

*Pension Expense (Benefit):* For the years ended September 30, 2023 and 2022, GHURA recognized pension expense (benefit) for its proportionate share of plan pension expense from the above pension plans as follows:

	<u>2023</u>	<u>2022</u>
Defined Benefit Plan	\$2,595,905	\$1,174,713
Ad Hoc COLA/supplemental annuity Plan for DB retirees	( 83,990)	64,283
Ad Hoc COLA Plan for DCRS retirees	<u>74,945</u>	<u>94,385</u>
	<u>\$2,586,860</u>	<u>\$1,333,381</u>

*Deferred Outflows and Inflows of Resources:* As of September 30, 2023 and 2022, GHURA reported total deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	2023					
	Defined Benefit Plan		Ad Hoc COLA/ Supplemental Annuity Plan for DB Retirees		Ad Hoc COLA Plan for DCRS Retirees	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 325,803	\$44,938	\$ ---	\$ 12,885	\$ 80,777	\$ 12,936
Net difference between projected and actual earnings on pension plan investments	3,787,301	---	---	---	---	---
Changes of assumptions	---	---	2,461	163,594	135,808	174,955
Contributions subsequent to the measurement date	1,774,771	---	143,186	---	33,000	---
Changes in proportion and difference between GHURA contributions and proportionate share of contributions	<u>613,416</u>	<u>---</u>	<u>---</u>	<u>83,324</u>	<u>142,038</u>	<u>103,047</u>
	<u>\$6,501,291</u>	<u>\$44,938</u>	<u>\$145,647</u>	<u>\$259,803</u>	<u>\$391,623</u>	<u>\$290,938</u>

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**10. Pensions, continued**

**B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:**

	2022					
	Defined Benefit Plan		Ad Hoc COLA/ Supplemental Annuity Plan for DB Retirees		Ad Hoc COLA Plan for DCRS Retirees	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 16,575	\$ 105,001	\$ ---	\$ 25,887	\$ 90,665	\$ 16,055
Net difference between projected and actual earnings on pension plan investments	---	1,247,465	---	---	---	---
Changes of assumptions	---	---	50,776	5,526	167,455	54,379
Contributions subsequent to the measurement date	1,532,814	---	134,224	---	28,000	---
Changes in proportion and difference between GHURA contributions and proportionate share of contributions	<u>595,092</u>	<u>---</u>	<u>---</u>	<u>132,798</u>	<u>171,191</u>	<u>72,962</u>
	<u>\$2,144,481</u>	<u>\$1,352,466</u>	<u>\$185,000</u>	<u>\$164,211</u>	<u>\$457,311</u>	<u>\$143,396</u>

Deferred outflows resulting from contributions subsequent to measurement date will be recognized as reduction of the net pension liability in the following year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions as of September 30, 2023 will be recognized in pension expense as follows:

Year Ending <u>September 30</u>	
2024	\$1,241,745
2025	1,104,835
2026	900,278
2027	1,243,202
2028	8,008
Thereafter	( 6,143)
	<u>\$4,491,925</u>

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**10. Pensions, continued**

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

*Actuarial Assumptions:* The actuarial assumptions used are based upon recommendations from the actuarial experience study for the period October 1, 2011 through September 30, 2015. A summary of actuarial assumptions applied to all periods included in the measurement is shown below.

Actuarial cost method:	Entry age normal
Total payroll growth:	2.75%
Salary increases:	Graduated based on service with the GovGuam ranging from 4.0% for service in excess of 15 years to 7.5% for service from zero to five years.
Disability:	1974-78 SOA LTD Non-Jumbo, with rates reduced by 50% for males and 75% for females.
Retirement age:	50% per year from age 55 to 64, 20% per year from age 65 to 74, 100% at age 75.
Mortality:	Based on the RP-2000 combined mortality table, set forward 3 years for males and 2 years for females.
Amortization method:	Level percentage of payroll, closed.

*Expected Rate of Return and Asset Allocation:* The Fund has a target asset allocation based on the investment policy adopted by the GGRF Board of Trustees. The target allocation and best estimates of the expected nominal return for each major asset class are summarized as follows:

<u>Asset Class</u>	<u>Target Asset Allocation</u>	<u>Nominal Return</u>	<u>Component Return</u>
U.S. Equities (large cap)	26.0%	8.14%	2.12%
U.S. Equities (small cap)	4.0%	9.75%	0.39%
Non-U.S. Equities	17.0%	10.15%	1.73%
Non-U.S. Equities (emerging markets)	3.0%	12.08%	0.36%
U.S. Fixed Income (aggregate)	22.0%	4.77%	1.05%
Risk Parity	8.0%	6.65%	0.53%
High Yield Bonds	8.0%	6.90%	0.55%
Global Real Estate (REITs)	2.5%	9.62%	0.24%
Global Equity	7.0%	8.93%	0.67%
Global Infrastructure	2.5%	8.08%	0.16%
Expected arithmetic mean (1 year)			7.80%
Expected geometric mean (30 years)			7.09%

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**10. Pensions, continued**

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

*Discount Rate:* The discount rate used to measure the total pension liability for the DB Plan was 7.0%, which is equal to the expected investment rate of return. The expected investment rate of return applies to benefit payments that are funded by plan assets (including future contributions), which includes all plan benefits except supplemental annuity payments to DB retirees and ad hoc COLA to both DB and DCRS retirees. The discount rate used to measure the total pension liability for the supplemental annuity and ad hoc COLA payments was 4.02% (2.26% at September 30, 2022), which is equal to the rate of return of a high quality bond index.

*Discount Rate Sensitivity Analysis:* The following presents the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to GHURA's proportionate share of the net pension liability if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Defined Benefit Plan:

	1% Decrease in Discount Rate <u>6.0%</u>	Current Discount Rate <u>7.0%</u>	1% Increase in Discount Rate <u>8.0%</u>
Net Pension Liability	\$ <u>19,755,995</u>	\$ <u>16,805,140</u>	\$ <u>13,137,625</u>

Ad Hoc COLA/Supplemental Annuity Plan for DB Retirees:

	1% Decrease in Discount Rate <u>3.02%</u>	Current Discount Rate <u>4.02%</u>	1% Increase in Discount Rate <u>5.02%</u>
Net Pension Liability	\$ <u>1,644,686</u>	\$ <u>1,507,678</u>	\$ <u>1,397,351</u>

Ad Hoc COLA Plan for DCRS Retirees:

	1% Decrease in Discount Rate <u>3.02%</u>	Current Discount Rate <u>4.02%</u>	1% Increase in Discount Rate <u>5.02%</u>
Net Pension Liability	\$ <u>746,120</u>	\$ <u>653,145</u>	\$ <u>587,210</u>

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Notes to the Financial Statements, continued

**11. Other Post-Employment Benefits (OPEB)**

GHURA participates in the retiree health care benefits program. GovGuam’s Department of Administration is responsible for administering the GovGuam Group Health Insurance Program, which provides medical, dental, and life insurance benefits to retirees, spouses, children and survivors. Active employees and retirees who waive medical and dental coverage are considered eligible for the life insurance benefit only. The program covers retirees and is considered an OPEB plan.

A. General Information About the OPEB Plan:

*Plan Description:* The OPEB plan is a single-employer defined benefit plan that provides healthcare benefits to eligible employees and retirees who are members of the GovGuam Retirement Fund. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The Governor’s recommended budget and the annual General Appropriations Act enacted by the Guam Legislature provide for a premium level necessary for funding the program each year on a “pay-as-you-go” basis.

*Benefits:* GovGuam provides postemployment medical, dental and life insurance benefits to retirees, spouses, children and survivors. Active employees and retirees who waive medical and dental coverage are considered eligible for the life insurance benefit only

*Contributions:* No employer contributions are assumed to be made since an OPEB trust has not been established. Instead, the OPEB Plan is financed on a substantially “pay-as-you-go” basis whereby contributions to the plan are generally made at about the same time and in about the same amount as benefit payments and expenses becoming due.

B. Collective total OPEB Liability:

Collective total OPEB liability at the fiscal year presented for the OPEB Plan was measured on and was determined by actuarial valuations as of the following dates:

Reporting date:	September 30, 2023	September 30, 2022
Measurement date:	September 30, 2022	September 30, 2021
Valuation date:	September 30, 2022	September 30, 2020

Collective total OPEB liability as of September 30, 2023 and 2022 is \$14,471,126 and \$19,074,796, respectively.

Proportionate share of collective total OPEB liability at September 30, 2023 and 2022 is 0.63% and 0.69%, respectively.



Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**11. Other Post-Employment Benefits (OPEB), continued**

B. Collective total OPEB Liability, continued:

*Actuarial Assumptions:* A summary of actuarial assumptions applied to all periods included in the measurement is shown below:

Inflation:	2.75%
Healthcare cost trend rate:	19 percent and 31 percent for 2021 Non-Medicare and Medicare plans, respectively. 6 percent for 2022 through 2023, decreasing 0.25 percent per year to an ultimate rate of 4.25 percent for 2030 and later years.
Dental trend rates:	4.25% per year, based on a blend of historical retiree premium rate increases as well as observed U.S. national trends.
Healthy retiree mortality rates:	Head-count weighted PUB-2010 Table, set forward 4 years for males and 2 years for females, respectively, projected generationally using 50% of MP-2020

*Discount rate:* The discount rate used to measure the collective total OPEB liability was 4.02% and 2.26% for the years ended September 30, 2023 and 2022, respectively. The projection of cash flows used to determine the discount rate assumed that contributions from GovGuam will be made in accordance with the plan's funding policy. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be insufficient to make all projected benefit payments of current plan members. Therefore, the 4.02% tax-exempt, high quality municipal bond rate was applied to all periods to determine the collective total OPEB liability.

*Sensitivity of the collective total OPEB liability to changes in the discount rate:* The following presents the sensitivity of the collective total OPEB liability to changes in the discount rate. The sensitivity analysis shows the impact to GHURA's proportionate share of the collective total OPEB liability if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
	<u>3.02%</u>	<u>4.02%</u>	<u>5.02%</u>
Collective total OPEB Liability	\$ <u>16,808,608</u>	\$ <u>14,471,126</u>	\$ <u>12,576,243</u>

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**11. Other Post-Employment Benefits (OPEB), continued**

B. Collective total OPEB Liability, continued:

*Sensitivity of the collective total OPEB liability to changes in the healthcare cost trend rates:*  
The following presents the sensitivity of the collective total OPEB liability to changes in the healthcare cost trend rate. The sensitivity analysis shows the impact to GHURA's proportionate share of the collective total OPEB liability if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	<u>1% Decrease</u>	<u>Healthcare Cost Trend Rates</u>	<u>1% Increase</u>
Collective total OPEB Liability	\$ <u>12,404,544</u>	\$ <u>14,471,126</u>	\$ <u>17,107,061</u>

C. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:

For the years ended September 30, 2023 and 2022, GHURA reported total OPEB expense of \$646,668 and \$1,258,120, respectively, for its proportionate share of the GovGuam total OPEB expense. As of September 30, 2023 and 2022, GHURA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>2023</u>		<u>2022</u>	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of assumptions	\$1,336,914	\$4,753,177	\$2,227,089	\$2,681,999
Difference between expected and actual experience	1,128,539	665,452	1,662,185	1,013,218
Contributions subsequent to the measurement date	279,160	---	199,760	---
Changes in proportion and difference between employer contributions and proportionate share of contributions	<u>885,336</u>	<u>1,363,290</u>	<u>1,248,330</u>	<u>---</u>
	<u>\$3,629,949</u>	<u>\$6,781,919</u>	<u>\$5,337,364</u>	<u>\$3,695,217</u>

Deferred outflows resulting from contributions subsequent to measurement date will be recognized as reduction of the collective total OPEB liability in the following year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB at September 30, 2023 will be recognized in OPEB expense as follows:

Guam Housing and Urban Renewal Authority  
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Notes to the Financial Statements, continued

**11. Other Post-Employment Benefits (OPEB), continued**

C. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB, continued:

Year Ending <u>September 30</u>	
2024	\$( 423,962)
2025	( 276,726)
2026	( 620,916)
2027	( 675,398)
2028	( 752,469)
Thereafter	<u>( 681,659)</u>
	\$( <u>3,431,130</u> )

**12. Risk Management**

GHURA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; operation liability, errors and omissions, employee injuries and illnesses; employee health, dental and accident benefits and natural disasters. GHURA maintains commercial insurance to provide for claims arising from most of these risks except for typhoon insurance.

Beginning in fiscal year 2005, GHURA decided to stop carrying commercial insurance for typhoon coverage because it was cost-prohibitive. A typhoon insurance coverage waiver was granted by HUD provided that GHURA establish and maintain a separate typhoon coverage escrow account in which it will deposit \$200,000 annually until the account balance reaches a minimum of balance of \$1 million. HUD must approve each draw against the typhoon coverage escrow account. When funds are used to pay typhoon claims, GHURA must replenish the escrow account on an annual basis to maintain the \$1 million minimum balance. As of September 30, 2023 and 2022, GHURA had deposited \$1,129,296 and \$1,025,147, respectively, into the typhoon coverage escrow restricted cash account.

There were no material losses sustained because of GHURA's risk management practices.

**13. Contingencies**

**Federal Award Programs and HUD**

GHURA participates in a number of federal award programs for specific purposes that are subject to review and audit by grantor agencies, namely the U.S. Department of Housing and Urban Development (HUD). Certain amount of questioned costs exist as of September 30, 2023. The questioned costs will be resolved by the applicable grantor agency and due to GHURA's inability to predict the ultimate outcome of this matter, no provision for any liability, if any that may result from this matter has been made in the accompanying financial statements.

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Notes to the Financial Statements, continued

**13. Contingencies, continued**

**Federal Award Programs and HUD, continued**

Such questioned costs could lead to requests for reimbursements from the grantor agency for expenditures disallowed under the terms of the applicable grant.

**Litigation**

GHURA is subject to various claims, unlawful detainer complaints and other legal actions in the normal course of business. GHURA consults their legal counsel whenever there is a potential or asserted claim and relies on the advice of counsel for direction and for establishing reserves for potential unfavorable outcomes.

## Required Supplementary Information

**Guam Housing and Urban Renewal Authority**  
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**Schedule 1**  
**Required Supplemental Information (Unaudited)**  
**Schedule of Proportionate Share of the Net Pension Liability**  
**Last 10 Fiscal Years\***

**Defined Benefit Plan**

	2023	2022	2021	2020	2019	2018	2017	2016	2015
GHURA's proportionate share of the net pension liability	\$ 16,805,140	\$ 10,326,747	\$ 12,797,806	\$ 11,913,613	\$ 10,897,784	\$ 9,526,027	\$ 11,293,296	\$ 11,754,627	\$ 9,785,625
GHURA's proportion of the net pension liability	1.13%	1.07%	1.03%	0.98%	0.92%	0.83%	0.83%	0.82%	0.79%
GHURA's covered payroll**	\$ 6,276,939	\$ 5,706,641	\$ 5,366,685	\$ 4,998,061	\$ 4,749,017	\$ 4,239,078	\$ 4,177,889	\$ 4,183,506	\$ 4,404,881
GHURA's proportionate share of the net pension liability as percentage of its covered payroll	267.73%	180.96%	238.47%	238.36%	229.47%	224.72%	270.31%	280.98%	222.15%
Plan fiduciary net position as a percentage of the total pension liability	54.45%	70.14%	61.48%	62.25%	63.28%	60.63%	54.62%	52.32%	56.60%

\* This data is presented for those years for which information is available.

\*\* Covered payroll data from the actuarial valuation date with one-year lag.

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Schedule 2  
Required Supplemental Information (Unaudited)  
Schedule of Proportionate Share of the Net Pension Liability  
Last 10 Fiscal Years\*

Ad Hoc COLA/Supplemental Annuity Plan for DB Retirees

	2023	2022	2021	2020	2019	2018	2017	2016
GHURA's proportionate share of the net pension liability	\$ 1,507,678	\$ 1,863,441	2,106,536.00	\$ 2,212,240	\$ 2,021,716	\$ 1,952,207	\$ 1,522,308	\$ 1,485,317
GHURA's proportion of the net pension liability	0.59%	0.60%	0.65%	0.68%	0.70%	0.68%	0.66%	0.63%

\* This data is presented for those years for which information is available.

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Schedule 3  
 Required Supplemental Information (Unaudited)  
 Schedule of Proportionate Share of the Net Pension Liability  
 Last 10 Fiscal Years\*

Ad Hoc COLA Plan for DCRS Retirees

	2023	2022	2021	2020	2019	2018	2017	2016
GHURA's proportionate share of the net pension liability	\$ 653,145	\$ 824,432	\$ 818,157	\$ 779,407	\$ 631,920	\$ 834,630	\$ 520,758	\$ 434,878
GHURA's proportion of the net pension liability	1.09%	1.23%	1.23%	1.30%	1.28%	1.34%	0.84%	0.83%

\* This data is presented for those years for which information is available.



**Guam Housing and Urban Renewal Authority**  
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**Schedule 4**  
**Required Supplemental Information (Unaudited)**  
**Schedule of Pension Contributions**  
**Last 10 Fiscal Years\***

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Statutorily determined contribution	\$ 1,773,114	\$ 1,544,126	\$ 1,335,864	\$ 1,244,540	\$ 1,181,730	\$ 1,040,659	\$ 1,168,865	\$ 1,134,630	\$ 1,134,630	\$ 1,134,630
Contribution in relation to the statutorily determined contribution	<u>1,774,771</u>	<u>1,532,814</u>	<u>1,366,041</u>	<u>1,192,443</u>	<u>1,255,496</u>	<u>1,044,757</u>	<u>1,026,636</u>	<u>1,100,398</u>	<u>1,052,968</u>	<u>1,116,118</u>
Contribution deficiency (excess)	<u>\$ (1,657)</u>	<u>\$ 11,312</u>	<u>\$ (30,177)</u>	<u>\$ 52,097</u>	<u>\$ (73,766)</u>	<u>\$ (4,098)</u>	<u>\$ 142,229</u>	<u>\$ 34,232</u>	<u>\$ 81,662</u>	<u>\$ 18,512</u>
GHURA's covered payroll**	<u>\$ 6,236,990</u>	<u>\$ 6,276,939</u>	<u>\$ 5,706,641</u>	<u>\$ 5,366,685</u>	<u>\$ 4,998,061</u>	<u>\$ 4,749,017</u>	<u>\$ 4,239,078</u>	<u>\$ 4,177,889</u>	<u>\$ 4,183,506</u>	<u>\$ 4,404,881</u>
Contribution as a percentage of covered payroll	28.46%	24.42%	23.94%	22.22%	25.12%	22.00%	24.22%	26.34%	25.17%	25.34%

\* This data is presented for those years for which information is available.  
\*\* Covered payroll data from the actuarial valuation date with one-year lag.

**Guam Housing and Urban Renewal Authority**  
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**Schedule 5**  
**Required Supplemental Information (Unaudited)**  
**Schedule of Proportionate Share of the Collective Total OPEB Liability**  
**Last 10 Fiscal Years\***

	2023	2022	2021	2020	2019	2018	2017
GHURA's proportion of the total OPEB Liability	\$ 14,471,126	\$ 19,074,796	\$ 16,920,540	\$ 15,873,373	\$ 11,630,596	\$ 14,924,532	\$ 15,314,916
GHURA's proportion of the total OPEB Liability	0.63%	0.69%	0.67%	0.62%	0.62%	0.61%	0.60%

\*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule 6  
Required Supplemental Information (Unaudited)  
Schedule of OPEB Employer Contributions  
Last 10 Fiscal Years\*

	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	\$ 1,853,980	\$ 1,724,998	\$ 1,736,353	\$ 1,325,418	\$ 1,625,198	\$ 1,679,498	\$ 1,437,562
Contributions in relation to the actuarially determined contribution	351,608	288,658	257,710	278,128	258,531	245,526	245,526
Contribution deficiency	<u>\$ 1,502,372</u>	<u>\$ 1,436,340</u>	<u>\$ 1,478,643</u>	<u>\$ 1,047,290</u>	<u>\$ 1,366,667</u>	<u>\$ 1,433,972</u>	<u>\$ 1,192,036</u>

\*This date is presented for those years for which information is available.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Note to Required Supplementary Information  
(Unaudited)

*Changes of Assumptions – Pension Plans*

Amounts reported in the 2022 actuarial valuation reflected an assumption related to administrative expenses to increase to \$6,565,000 per year.

Amounts reported in the 2021 actuarial valuation reflected an assumption related to administrative expenses to increase to \$6,565,000 per year.

Amounts reported in the 2020 actuarial valuation reflected an assumption related to administrative expenses to decrease to \$6,439,000 per year.

Amounts reported in the 2019 actuarial valuation reflected an assumption related to administrative expenses to decrease to \$6,860,000 per year.

Amounts reported in the 2018 actuarial valuation reflected an assumption related to administrative expenses to increase to \$7,082,000 per year.

Amounts reported in the 2017 actuarial valuation reflect a change of assumption for payroll growth to 2.75% rather than 3%. The mortality, retirement age and disability assumption were changed to more closely reflect actual experience. Assumption related to administrative expenses reflected an increase to \$6,344,000 per year and a revised allocation to the various pension plans to reflect actual experience.

Amounts reported in the 2016 actuarial valuation reflect a change of assumption for administrative expenses to \$6,078,000 per year rather than \$5,806,000.

Amounts reported in the 2015 actuarial valuation reflect a change of assumption for payroll growth to 3% rather than 3.5% which was used to determine amounts reported prior to 2015. Amounts reported in 2014 reflect an adjustment of expectations for salary increases, disability and retirement age to more closely reflect actual experience. The amounts reported in the 2011 actuarial valuation reflect an expectation of retired life mortality based on the RP-2000 Mortality Table rather than the 1994 U.S. Uninsured Pensioners Table, which was used to determine amounts reported prior to 2011. Amounts reported in 2011 also reflect a change of assumption for valuation of assets to a 3-year phase in for gains/losses relative to interest rate assumption from market value, with fixed income investments at amortized costs which was used to determine amounts reported prior to 2011.

*Reports on Compliance and Internal Control*

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

*Year Ended September 30, 2023*



Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Reports on Compliance and Internal Control

Year Ended September 30, 2023

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## Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Board of Commissioners  
Guam Housing and Urban Renewal Authority:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise GHURA's basic financial statements, and have issued our report thereon dated June 26, 2024.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered GHURA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of GHURA's internal control. Accordingly, we do not express an opinion on the effectiveness of GHURA's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether GHURA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Ernst + Young LLP*

June 26, 2024





## Report of Independent Auditors on Compliance for Each Major Federal Program; Report on Internal Control over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Board of Commissioners  
Guam Housing and Urban Renewal Authority:

### **Report on Compliance for Each Major Federal Program**

#### *Qualified Opinions*

We have audited Guam Housing and Urban Renewal Authority's (GHURA's) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of GHURA's major federal programs for the year ended September 30, 2023. GHURA's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

#### *Qualified Opinion on Each Major Federal Program*

In our opinion, except for the noncompliance described in the Basis for Qualified Opinions section of our report, GHURA complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2023.

#### *Basis for Qualified Opinions*

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of GHURA and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinions on compliance for each major federal program. Our audit does not provide a legal determination of GHURA's compliance with the compliance requirements referred to above.

*Matters Giving Rise to Qualified Opinions on Each Major Federal Program*

As described in Findings 2023-001 through 2023-004 in the accompanying Schedule of Findings and Questioned Costs, GHURA did not comply with the requirements regarding the following:

<b>Finding #</b>	<b>Assistance Listing #</b>	<b>Program or Cluster Name</b>	<b>Compliance Requirement</b>
2023-001	14.225	CDBG – Entitlement Grants Cluster	Reporting
2023-002	14.267	Continuum of Care Program	Matching, Level of Effort, Earmarking
2023-003	14.871/14.879	Housing Voucher Cluster	Reporting
2023-004	14.871/14.879	Housing Voucher Cluster	Special Tests and Provisions

Compliance with such requirements is necessary, in our opinion, for GHURA to comply with the requirements applicable to those programs.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to GHURA’s federal programs.

***Auditor’s Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on GHURA’s compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about GHURA’s compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding GHURA's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of GHURA's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of GHURA's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

#### ***Other Matters***

*Government Auditing Standards* requires the auditor to perform limited procedures on GHURA's response to the noncompliance findings identified in our compliance audit described in the accompanying Schedule of Findings and Questioned Costs. GHURA's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

GHURA is responsible for preparing a corrective action plan to address each audit finding included in our auditor's report. GHURA's corrective action plan was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on it.

#### **Report on Internal Control Over Compliance**

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies in internal control over compliance described in the accompanying Schedule of Findings and Questioned Costs as items 2023-001 through 2023-004 to be material weaknesses.

*A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

*Government Auditing Standards* requires the auditor to perform limited procedures on GHURA's response to the internal control over compliance findings identified in our compliance audit described in the accompanying Schedule of Findings and Questioned Costs. GHURA's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

## **Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of GHURA as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise GHURA's basic financial statements. We issued our report thereon, dated June 26, 2024, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain other procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Ernst + Young LLP*

June 26, 2024

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

**Schedule of Expenditures of Federal Awards**

Year Ended September 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal AL Number	Passed Through to Subrecipients	Federal Expenditures
<b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:</b>			
Direct Programs:			
COVID-19 Central Office Cost CARES Act Funding	14.CCC	\$	(963)
FSS Escrow Forfeiture	14.EFA		456
Supportive Housing for the Elderly	14.157		620,754
Multi-Family Housing Service Coordinators	14.191		55,641
CDBG - Entitlement Grants Cluster:			
COVID-19 Community Development Block Grants CARES Act	14.225	\$ 1,036,300	1,092,689
Community Development Block Grants/Special Purpose Grants/Insular Area	14.225	<u>2,716,921</u>	<u>3,852,092</u>
CDBG - Entitlement Grants Cluster Total		3,753,221	4,944,781
COVID-19 Emergency Solutions Grant Program CARES Act	14.231	655,283	705,793
Emergency Solutions Grant Program	14.231	354,538	364,730
Home Investment Partnerships Program	14.239	401,123	4,365,487
Community Development Block Grants Section 108 Loan Guarantees	14.248		11,551,255
Continuum of Care Program	14.267	821,822	912,497
Public and Indian Housing	14.850		6,587,883
Resident Opportunity and Supportive Services - Service Coordinators	14.870		(74,447)
Housing Voucher Cluster:			
Emergency Housing Voucher	14.EHV		1,737,416
COVID-19 HCV CARES Act Funding	14.HCC		(65,838)
Section 8 Housing Choice Vouchers	14.871		48,258,315
Mainstream Vouchers	14.879		<u>277,812</u>
Housing Voucher Cluster Total			50,207,705
Public Housing Capital Fund	14.872		1,921,882
Family Self-Sufficiency Program	14.896		<u>142,182</u>
Total U.S. Department of Housing and Urban Development		<u>\$ 5,985,987</u>	<u>\$ 82,305,636</u>
Total Expenditures of Federal Awards		<u>\$ 5,985,987</u>	<u>\$ 82,305,636</u>

*See accompanying notes to Schedule of Expenditures of Federal Awards.*

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to Schedule of Expenditures of Federal Awards

Year Ended September 30, 2023

**1. Scope of Audit**

The Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam, was formed primarily to provide safe, decent, sanitary, and affordable housing for low- to moderate-income families and elderly families in the Territory of Guam. All operations of GHURA are included in the scope of the Single Audit. The U.S. Department of Housing and Urban Development is the oversight agency for GHURA's Single Audit.

**2. Basis of Presentation**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of GHURA under programs of the federal government for the year ended September 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of GHURA, it is not intended to and does not present the financial position, changes in net position or cash flows of GHURA.

**3. Summary of Significant Accounting Policies**

a. Basis of Accounting

For purposes of this Schedule, certain accounting procedures were followed, which help illustrate the expenditures of the individual programs. Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Disbursements made to subrecipients related to the grant agreements are reported as expenditures.

b. Subgrants

Certain program funds are passed through GHURA to subrecipient organizations. The Schedule of Expenditures of Federal Awards does not contain separate schedules disclosing how the subrecipients outside of GHURA's control utilized the funds.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Notes to Schedule of Expenditures of Federal Awards, continued

**3. Summary of Significant Accounting Policies, continued**

c. Funds Received

GHURA received all the funds indicated on this Schedule in a direct capacity in Fiscal Year 2023. GHURA also administers all the funds and is responsible for compliance with the laws and regulations.

d. Indirect Costs

GHURA does not have an indirect cost negotiation agreement and does not elect to use the de minimis indirect cost rate allowed under the Uniform Guidance in accordance with 2 CFR §200.414.

**4. Loan Funds**

GHURA, on behalf of the Government of Guam, has been designated the responsibility of implementing and carrying out the objectives of the HOME Program. The program is designed to increase homeownership and affordable housing opportunities for low- and very low-income Americans. HOME loan applicants that have been determined to be eligible for financial assistance are required to comply with the terms and requirements. Balances and transactions relating to the HOME program are included in GHURA's financial statements. Loans made during the year and the balances of loans from previous years for which the federal government imposes continuing compliance requirements are included in the federal expenditures presented in the Schedule. As of September 30, 2023, the HOME and CDBG Program expenditures include \$307,064 and \$3,631,997 in current year disbursements and the beginning balance of HOME and CDBG loans of \$4,272,650 and \$243,349, with continuing compliance requirements, respectively. The balance of HOME Investment Partnerships and CDBG grant loans outstanding and recorded by GHURA on September 30, 2023 is \$4,058,424 and \$220,096, respectively.

In December 2020, GHURA entered into a \$12M loan with the U.S. Department of Housing and Urban Development to provide a source of low-cost, long-term financing loan to The Learning Institute through the Section 108 Loan Guarantee Program to construct a public facility for use as a school. The facility will be leased to the eLearn Academy Charter School by The Learning Institute. As of September 30, 2023, the Section 108 expenditures include \$646,806 in current year interest expense and reimbursable costs of \$313 to GHURA from The Learning Institute. The balance of the Section 108 loan outstanding and recorded by GHURA as of September 30, 2023 is \$11,380,000.



Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs

Year Ended September 30, 2023

**Section I - Summary of Auditors' Results**

**Financial Statements**

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

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Internal control over financial reporting:

Material weakness(es) identified?

\_\_\_\_\_ **Yes**        X   **No**

Significant deficiency(ies) identified?

\_\_\_\_\_ **Yes**        X   **None reported**

Noncompliance material to financial statements noted?

\_\_\_\_\_ **Yes**        X   **No**

**Federal Awards**

Internal control over major federal programs:

Material weakness(es) identified?

  X   **Yes**      \_\_\_\_\_ **No**

Significant deficiency(ies) identified?

\_\_\_\_\_ **Yes**        X   **None reported**

Type of auditor's report issued on compliance for major federal programs:

Qualified

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Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

  X   **Yes**      \_\_\_\_\_ **No**

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

**Identification of major federal programs:**

**Assistance Listing Numbers      Name of Federal Program or Cluster**

14.225	CDBG – Entitlement Grants Cluster: Community Development Block Grants/Special Purpose Grants/Insular Area
14.267	Continuum of Care Program
14.EHV 14.HCC 14.871 14.879	Housing Voucher Cluster: Emergency Housing Voucher HCV CARES Act Funding Section 8 Housing Choice Vouchers Mainstream Vouchers

Dollar threshold used to distinguish between Type A and Type B Programs: \$2,469,169

Auditee qualified as low-risk auditee? No

**Section II - Financial Statement Findings**

No matters were reported.

**Section III - Federal Award Findings and Questioned Costs**

Reference Number	ALN	Findings	Questioned Costs
2023-001	14.225	Reporting	---
2023-002	14.267	Matching, Level of Effort, Earmarking	\$51,281
2023-003	14.EHV 14.HCC 14.871 14.879	Reporting	---
2023-004	14.EHV 14.HCC 14.871 14.879	Special Tests and Provisions – Rolling Forward Equity Balances	---

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-001  
 Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
 AL Program: 14.225 CDBG - Entitlement Grants Cluster  
 Federal Award No.: B22ST660001, COVID-19 B20SW660001, B20ST660001  
 Area: Reporting  
 Questioned Costs: \$0

Criteria:

In accordance with applicable reporting requirements, reported amounts in the Integrated Disbursement and Information System (IDIS) should be accurate and complete. Also, recipients of grants or cooperative agreements are required to report first-tier subawards of \$30,000 or more to the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS).

Condition:

1. Certain amounts reported in PR26 – CDBG Financial Summary Report, Program Year 2022, Grant No. B22ST660001, do not agree with underlying accounting records and result in obligations for planning and administration (PA) activities exceeding the 20-percent ceiling as follows:

Line Item	Reported Amount	Auditor Calculation Per GL Details	Over (Under) Reported Variance
37 Disbursed for PA	\$ 916,436	\$ 902,275	\$ 14,161
41 Total PA obligation	\$ 916,436	\$ 902,275	\$ 14,161
43 Current Year Program Income	\$ 857,534	\$ 31,837	\$825,697
45 Total Subject to PA Cap	\$4,043,289	\$3,217,592	\$825,697
46 Percent Funds Obligated for PA Activities	22.67%	28.04%	(5.37%)

**COVID-19**

2. Certain amounts reported in PR26 – CDBG-CV Financial Summary Report, Grant No. B20SW660001 do not agree with underlying accounting records, as follows:

Line Item	Reported Amount	Auditor Calculation Per GL Details	Over (Under) Reported Variance
12 Disbursed for Other Low/Mod Activities	\$1,983,509	\$1,036,300	\$947,209
13 Total Low/Mod Credit	\$1,983,509	\$1,036,300	\$947,209
14 Amount Subject to Low/Mod Benefit	\$1,983,509	\$1,036,300	\$947,209
19 Disbursed for Planning/Administration	\$ 178,468	\$ 56,390	\$122,078
21 Percent of Funds Disbursed for PA Activities	4.00%	1.27%	2.73%

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-001, continued  
 Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
 AL Program: 14.225 CDBG - Entitlement Grants Cluster  
 Federal Award No.: B22ST660001, COVID-19 B20SW660001, B20ST660001  
 Area: Reporting  
 Questioned Costs: \$0

Condition, continued:

3. Certain amounts reported in C04PR26 – CDBG Activity Summary by Selected Grant for Program Years do not agree with underlying accounting records, as follows:

Amount Drawn from Selected Grant	Grant Number	Reported Amount	Auditor Calculation Per GL Details	Over (Under) Reported Variance
Total Housing	B20ST660001	\$ 562,314	\$ 0	\$ 562,314
Total Public Improvements	B20ST660001	\$1,445,539	\$1,099,768	\$ 345,771
Non CARES Related Public Services	B20ST660001	\$ 261,473	\$ 287,922	(\$ 26,449)
CARES Related Public Services	B20SW660001	\$2,282,749	\$1,210,602	\$1,072,147

4. Subawards are not reported in FSRS, as follows:

Transactions Tested	Subaward Not Reported	Dollar Amount of Tested Transactions	Subaward Not Reported
4	4	\$3,753,430	\$3,753,430

Cause:

GHURA did not effectively implement monitoring controls over compliance with applicable reporting requirements.

Effect:

GHURA is in noncompliance with applicable reporting requirements. No questioned cost results because the variances do not represent Program overpayments.

Identification as a Repeat Finding: 2022-001

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-001, continued  
Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
AL Program: 14.225 CDBG - Entitlement Grants Cluster  
Federal Award No.: B22ST660001, COVID-19 B20SW660001, B20ST660001  
Area: Reporting  
Questioned Costs: \$0

Recommendation:

Responsible personnel should strengthen monitoring controls over compliance with applicable reporting requirements. Prior to certifying IDIS reports, responsible personnel should examine and maintain underlying accounting records to determine the accuracy and completeness of reported data. Also, responsible personnel should monitor subawards for reporting in FSRS.

Views of Responsible Officials:

Condition 1, 2, and 3:

The reporting and recording requirements in the Integrated Disbursement and Information System (IDIS), use and reconciliation of the CDBG Program is complex in nature. The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S. Department of Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the IDIS.

Condition 4:

The data for the reporting and recording requirements for subawards in the FSRS are currently entered in FY 2024. The Authority will review its accounting processes to continue to accurately record and provide complete reports as required by the U.S. Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the IDIS to enhance the reporting requirements.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-002  
 Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
 AL Program: 14.267 Continuum of Care Program  
 Area: Matching, Level of Effort, Earmarking  
 Questioned Costs: \$51,281

Criteria:

In accordance with applicable matching requirements, the recipient or subrecipient must match all grant funds, except for leasing funds, with no less than 25 percent of cash or in-kind contributions from other sources that is verifiable from the non-federal entity’s records and are not included as contributions for any other federal award.

Condition:

For 5 (or 36%) of 14 projects tested, we noted deficient matches, as follows:

Project Number	Net Federal Expenditures	Total Program Costs	Required Match [25%]	Actual Match	Deficient Match
GU0004L9C002013	\$ 119	\$ 159	\$ 40	\$ ---	\$ 40
GU0004L9C002114	\$ 114,234	\$ 152,312	\$ 38,078	\$ 28,201	9,877
GU0011L9C002011	\$ 753	\$ 1,004	\$ 251	\$ ---	251
GU0011L9C002112	\$ 349,417	\$ 465,889	\$ 116,472	\$ 89,109	27,363
GU0028L9C002103	\$ 165,597	\$ 220,796	\$ 55,199	\$ 41,449	13,750
					<u>\$ 51,281</u>

Cause:

GHURA did not effectively monitor controls over compliance with applicable matching, level of effort, earmarking requirements.

Effect:

GHURA is in noncompliance with applicable matching, level of effort, earmarking requirements. The total questioned cost is \$51,281.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-002, continued  
Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
AL Program: 14.267 Continuum of Care Program  
Area: Matching, Level of Effort, Earmarking  
Questioned Costs: \$51,281

Recommendation:

GHURA should strengthen monitoring controls over compliance with applicable matching, level of effort, earmarking requirements. Responsible personnel should coordinate with subrecipients to ascertain the funding source of the required and actual match. Prior to approving administrative costs, responsible personnel should verify cumulative administrative cost totals and compare such totals to the administrative cost ceilings to ascertain that such ceilings are not exceeded.

Views of Responsible Officials:

The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S. Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements to report matching requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance.

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

**Schedule of Findings and Questioned Costs, continued**

Finding No.: 2023-003  
 Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
 Federal Cluster: Housing Voucher Cluster  
 AL Numbers: 14.EHV, COVID-19 14.HCC, 14.871, 14.879  
 Area: Reporting  
 Questioned Costs: \$0

Criteria:

In accordance with applicable reporting requirements, the Uniform Reporting Standards require Public Housing Agencies (PHAs) to submit timely GAAP-based unaudited financial information electronically to HUD. Amounts reported in the Financial Assessment Subsystem, FASS-PH, should be accurate.

Condition:

Unaudited amounts reported in certain key line items in the FASS-PH for FY 2023 do not agree with underlying accounting records, as follows:

Line Item	ALN	Per Report	Per GL Details	Over- (Under-)Reported Variance
11170 Administrative Fee Equity	14.EHV	\$ -	\$ 136,286	\$ (136,286)
144 Inter Program Due From	14.EHV	\$ 14,409	\$ 147,188	\$ (132,779)
11040 Prior Period Adjustments	14.HCC	\$ 88,040	\$ -	\$ 88,040
97300 Housing Assistance Payments	14.871	\$ 44,739,172	\$ 44,639,946	\$ 99,226
11040 Prior Period Adjustments	14.871	\$ (8,145,988)	\$ (5,810,445)	\$ (2,335,543)
11170 Administrative Fee Equity	14.871	\$ 1,902,416	\$ 2,984,927	\$ (1,082,511)
11180 Housing Assistance Payments Equity	14.871	\$ (8,501,766)	\$ 392,451	\$ (8,894,217)
144 Inter Program Due From	14.871	\$ 1,722,658	\$ (2,389,115)	\$ 4,111,773
11040 Prior Period Adjustments	14.879	\$ 59,964	\$ 19,527	\$ 40,437
144 Inter Program Due From	14.879	\$ 43,840	\$ -	\$ 43,840

Cause:

GHURA did not effectively implement monitoring controls over compliance with applicable reporting requirements. Also, relative to equity line items, GHURA is unable to input accurate unaudited FY 2023 financial information in the FASS-PH because audited FY 2020, FY 2021, and FY 2022 financial information in the FASS-PH are yet to be certified.



Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-003, continued  
Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
Federal Cluster: Housing Voucher Cluster  
AL Numbers: 14.EHV, COVID-19 14.HCC, 14.871, 14.879  
Area: Reporting  
Questioned Costs: \$0

Effect:

GHURA is in noncompliance with applicable reporting requirements. No questioned cost is reported as we are unable to quantify the extent of noncompliance.

Identification as a Repeat Finding: 2022-004

Recommendation:

Responsible personnel should implement monitoring controls over compliance with applicable reporting requirements. Prior to reporting amounts in the FASS-PH, responsible personnel should examine and maintain underlying accounting records to determine the accuracy and completeness of reported data.

Also, as recommended by HUD, GHURA should contract its current independent public accountant (IPA) to certify the FY 2020 and FY 2021 financial information in the FASS-PH since the predecessor IPA is no longer available to certify the information they audited.

Views of Responsible Officials:

Responsible accounting personnel coordinated and prioritized with HUD-Honolulu to resolve the submission of its unaudited and audited Fiscal Year 2020 and 2021 financial information in the Financial Assessment Sub-System (FASS-PH) as required from HUD-Honolulu by June 06, 2024. The Authority submitted the unaudited FY 2020 to HUD on May 18, 2024 and is in review by HUD. The unaudited FY 2021 is completed and inputted in the FASS-PH. To submit the audited FY 2020 and 2021, the audited submissions must be certified by an IPA before it is submitted to HUD. To get pass this step, the Authority is required to procure an Independent Public Auditor to certify the audited submissions for FY 2020 and FY 2021. The request for proposal is still ongoing. The audited FY 2022 was rejected by the current IPA on May 23, 2024. The Authority will be working with the IPA to submit the audited FY 2022 to HUD so that the Authority can meet the reporting requirements. Fiscal Year 2023 unaudited submission is in review with HUD and the audited FY 2023 submission will be worked on with the current IPA. Submission of the audited FY 2023 is contingent on the IPA's agreement with the Authority. A waiver to submit the audited FY 2023 was submitted to HUD to request a due date on 09/01/2024.

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

**Schedule of Findings and Questioned Costs, continued**

Finding No.: 2023-004  
 Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
 Federal Cluster: Housing Voucher Cluster  
 AL Numbers: 14.EHV, COVID-19 14.HCC, 14.871, 14.879  
 Area: Special Tests and Provisions - Rolling Forward Equity Balances  
 Questioned Costs: \$0

Criteria:

In accordance with applicable special tests and provisions for rolling forward equity balances, the Annual Contributions Contract (ACC) requires Public Housing Agencies (PHAs) to properly account for program activity by properly maintaining account balances, by supporting a proper roll-forward of equity with records and accounting transactions, and by correcting detected errors.

Condition:

Beginning balances of equity, including any adjustments by GHURA, per the FY2023 Trial Balance (TB) did not agree with the audited ending balances per the FY2022 Single Audit Report (SAR). We noted variances, as follows:

Account	ALN	Per 2023 TB	Per 2022 SAR	Over- (Under-)Recorded Variance
Administrative Fee Equity (Deficit)	14.EHV	\$ 32,853	\$ -	\$ 32,853
Housing Assistance Payments Equity (Deficit)	14.EHV	\$ -	\$ 29,932	\$ (29,932)
Administrative Fee Equity (Deficit)	14.HCC	\$ (377,103)	\$ 89,100	\$ (466,203)
Housing Assistance Payments Equity (Deficit)	14.HCC	\$ 377,103	\$ -	\$ 377,103
Administrative Fee Equity (Deficit)	14.871	\$ 5,448,604	\$ 1,289,281	\$ 4,159,323
Housing Assistance Payments Equity (Deficit)	14.871	\$ 495,360	\$ 3,302,183	\$ 2,806,823
Administrative Fee Equity (Deficit)	14.879	\$ 34,480	\$ -	\$ 34,480
Housing Assistance Payments Equity (Deficit)	14.879	\$ (14,953)	\$ 19,527	\$ (34,480)

Cause:

GHURA did not effectively enforce monitoring controls over compliance with special tests and provisions requirements for rolling forward equity balances.

Guam Housing and Urban Renewal Authority  
(A Component Unit of the Government of Guam)

Schedule of Findings and Questioned Costs, continued

Finding No.: 2023-004, continued  
Federal Agency: U.S. Department of Housing and Urban Development (HUD)  
Federal Cluster: Housing Voucher Cluster  
AL Numbers: 14.EHV, COVID-19 14.HCC, 14.871, 14.879  
Area: Special Tests and Provisions - Rolling Forward Equity Balances  
Questioned Costs: \$0

Effect:

GHURA is in noncompliance with applicable special tests and provisions requirements for rolling forward equity balances. No questioned cost is reported as we are unable to quantify the extent of noncompliance.

Identification as a Repeat Finding: 2022-005

Recommendation:

Responsible personnel should enforce monitoring controls over compliance with applicable special tests and provisions requirements for rolling forward equity balances. Responsible personnel should reconcile the current year beginning balances with the prior year ending balances and should record adjustments, as necessary, to properly roll forward audited amounts.

Views of Responsible Officials:

Responsible accounting personnel coordinated and prioritized with HUD-Honolulu to resolve the submission of its unaudited and audited Fiscal Year 2020 and 2021 financial information in the Financial Assessment Sub-System (FASS-PH) as required from HUD-Honolulu by June 06, 2024. The Authority submitted the unaudited FY 2020 to HUD on May 18, 2024 and is in review by HUD. The unaudited FY 2021 is completed and inputted in the FASS-PH. To submit the audited FY 2020 and 2021, the audited submissions must be certified by an IPA before it is submitted to HUD. To get pass this step, the Authority is required to procure an Independent Public Auditor to certify the audited submissions for FY 2020 and FY 2021. The request for proposal is still ongoing. The audited FY 2022 was rejected by the current IPA on May 23, 2024. The Authority will be working with the IPA to submit the audited FY 2022 to HUD so that the Authority can meet the reporting requirements. Fiscal Year 2023 unaudited submission is in review with HUD and the audited FY 2023 submission will be worked on with the current IPA. Submission of the audited FY 2023 is contingent on the IPA's agreement with the Authority. A waiver to submit the audited FY 2023 was submitted to HUD to request a due date on 09/01/2024.



# GHURA

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Website: [www.ghura.org](http://www.ghura.org)



## GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Nathanael P. Sanchez**  
Vice Chairman

**Anisia S. Della**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

Corrective Action Plan  
September 30, 2023

### **Finding #2023-001 (1) CDBG – Entitlement Grants Cluster Program B22ST660001**

#### *Views of Responsible Officials and Planned Corrective Action*

The reporting and recording requirements in the Integrated Disbursement and Information System (IDIS), use and reconciliation of the CDBG Program is complex in nature. The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S. Department of Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the IDIS.

*Responsible Party:* Frances Danieli, Controller and Katherine Taitano, Chief Planner

*Anticipated Date of Completion:* Ongoing effort and as training is made available

### **Finding #2023-001 (2) CDBG – Entitlement Grants Cluster Program B20SW660001 COVID-19**

#### *Views of Responsible Officials and Planned Corrective Action*

The reporting and recording requirements in the Integrated Disbursement and Information System (IDIS), use and reconciliation of the CDBG Program is complex in nature. The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S. Department of Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the IDIS.

*Responsible Party:* Frances Danieli, Controller and Katherine Taitano, Chief Planner

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.



Guam Housing and Urban Renewal Authority  
September 30, 2023  
Corrective Action Plan

*Anticipated Date of Completion:* Ongoing effort and as training is made available

**Finding #2023-001 (3) CDBG – Entitlement Grants Cluster Program B20ST660001**

*Views of Responsible Officials and Planned Corrective Action*

The reporting and recording requirements in the Integrated Disbursement and Information System (IDIS), use and reconciliation of the CDBG Program is complex in nature. The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S. Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the IDIS.

*Responsible Party:* Frances Danieli, Controller and Katherine Taitano, Chief Planner

*Anticipated Date of Completion:* Ongoing effort and as training is made available

**Finding #2023-001 (4) CDBG – Entitlement Grants Cluster Program**

*Views of Responsible Officials and Planned Corrective Action*

The data for the reporting and recording requirements for subawards in the FSRS are currently entered in FY 2024. The Authority will review its accounting processes to continue to accurately record and provide complete reports as required by the U.S. Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance and the IDIS to enhance the reporting requirements.

*Responsible Party:* Frances Danieli, Controller and Katherine Taitano, Chief Planner

**Finding #2023-002 Continuum of Care Program**

*Views of Responsible Officials and Planned Corrective Action*

The Authority will review its accounting processes to accurately record and provide complete reports as required by the U.S. Housing and Urban Development (HUD), by the recommendations from HUD's technical assistance, and by the updated Uniform Guidance requirements to report matching requirements. Responsible accounting and planning personnel will be trained on updated Uniform Guidance.

*Responsible Party:* Frances Danieli, Controller and Katherine Taitano, Chief Planner

*Anticipated Date of Completion:* Ongoing effort and as training is made available



Guam Housing and Urban Renewal Authority  
September 30, 2023  
Corrective Action Plan

**Finding #2023-003 Housing Voucher Cluster Reporting**

*Views of Responsible Officials and Planned Corrective Action*

Responsible accounting personnel coordinated and prioritized with HUD-Honolulu to resolve the submission of its unaudited and audited Fiscal Year 2020 and 2021 financial information in the Financial Assessment Sub-System (FASS-PH) as required from HUD-Honolulu by June 06, 2024. The Authority submitted the unaudited FY 2020 to HUD on May 18, 2024 and is in review by HUD. The unaudited FY 2021 is completed and inputted in the FASS-PH. To submit the audited FY 2020 and 2021, the audited submissions must be certified by an IPA before it is submitted to HUD. To get pass this step, the Authority is required to procure an Independent Public Auditor to certify the audited submissions for FY 2020 and FY 2021. The request for proposal is still ongoing. The audited FY 2022 was rejected by the current IPA on May 23, 2024. The Authority will be working with the IPA to submit the audited FY 2022 to HUD so that the Authority can meet the reporting requirements. Fiscal Year 2023 unaudited submission is in review with HUD and the audited FY 2023 submission will be worked on with the current IPA. Submission of the audited FY 2023 is contingent on the IPA's agreement with the Authority. A waiver to submit the audited FY 2023 was submitted to HUD to request a due date on 09/01/2024.

*Responsible Party:* Frances Danieli, Controller

*Anticipated Date of Completion:* Ongoing effort with the IPA and HUD

**Finding #2023-004 Housing Voucher Cluster Special tests and Provisions – Rolling Forward Equity Balances**

*Views of Responsible Officials and Planned Corrective Action*

Responsible accounting personnel coordinated and prioritized with HUD-Honolulu to resolve the submission of its unaudited and audited Fiscal Year 2020 and 2021 financial information in the Financial Assessment Sub-System (FASS-PH) as required from HUD-Honolulu by June 06, 2024. The Authority submitted the unaudited FY 2020 to HUD on May 18, 2024 and is in review by HUD. The unaudited FY 2021 is completed and inputted in the FASS-PH. To submit the audited FY 2020 and 2021, the audited submissions must be certified by an IPA before it is submitted to HUD. To get pass this step, the Authority is required to procure an Independent Public Auditor to certify the audited submissions for FY 2020 and FY 2021. The request for proposal is still ongoing. The audited FY 2022 was rejected by the current IPA on May 23, 2024. The Authority will be working with the IPA to submit the audited FY 2022 to HUD so that the Authority can meet the reporting requirements. Fiscal Year 2023 unaudited submission is in review with HUD and the audited FY 2023 submission will be worked on with the current IPA. Submission of the audited FY 2023 is contingent on the IPA's agreement with the Authority. A waiver to submit the audited FY 2023 was submitted to HUD to request a due date on 09/01/2024.

*Responsible Party:* Frances Danieli, Controller

*Anticipated Date of Completion:* Ongoing effort with the IPA and HUD



# GHURA

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## GUAM HOUSING AND URBAN RENEWAL AUTHORITY Summary Schedule of Prior Year Audit Findings Year Ended September 30, 2023

### Audit Finding #

- 2022-001(1) This finding is unresolved. Certain amounts reported in PR26 – CDBG Financial Summary Report, Program Year 2021 by GHURA, do not agree with underlying accounting records.
- 2022-001(2) This finding is unresolved. Certain amounts reported in PR26 – CDBG-CV Financial Summary Report, Program Year 2021 by GHURA, do not agree with underlying accounting records.
- 2022-001(3) This finding is unresolved. Certain amounts reported in C04PR26 – CDBG Activity Summary by Selected Grant for Program Years 2021 and 2020 by GHURA, do not agree with underlying accounting records.
- 2022-001(4) This finding is unresolved. GHURA CDBG Subawards are not reported in FSRS.
- 2022-002 This finding is unresolved. GHURA's Program subrecipients' payments were either three (3) or seven (7) days delayed after the allowable 30-day payment period.
- 2022-003 This finding is resolved. Small purchase procedures were used by GHURA for purchase order number PO220265 in the amount of \$30,199 for janitorial supplies. However, sealed bidding procedures were required.
- 2022-004 This finding is unresolved. GHURA reported unaudited amounts in certain key line items in the FASS-PH for FY 2022 that do not agree with underlying accounting records.

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.



# GHURA

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- 2022-005 This finding is unresolved. Beginning balances of equity, including any adjustments by GHURA, per the FY2022 Trial Balance (TB) did not agree with the audited ending balances per the FY2021 Single Audit Report (SAR).
- 2021-004 This finding is unresolved. GHURA has not submitted the required FY 2020 and FY 2021 unaudited and audited financial information int the FASS-PH.
- 2021-005 This finding is unresolved. GHURA has not submitted the required FY 2020 and FY 2021 unaudited and audited financial information int the FASS-PH.
- 2017-01 This finding is unresolved. The Capital Fund Grant reconciliations are ongoing.

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.



*The Auditor's Communication With Those Charged  
With Governance*

**Guam Housing and Urban Renewal Authority**  
(A Component Unit of the Government of Guam)

*Year Ended September 30, 2023*





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June 26, 2024

Board of Commissioners  
Guam Housing and Urban Renewal Authority

We have performed an audit of the financial statements of the Guam Housing and Urban Renewal Authority (GHURA), as of and for the year ended September 30, 2023, in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and have issued our report thereon dated June 26, 2024.

This report summarizes our communications with those charged with governance as required by our professional standards to assist you in fulfilling your obligation to oversee the financial reporting and disclosure process.

## **REQUIRED COMMUNICATIONS**

Professional standards require the auditor to provide the Board of Commissioners with additional information regarding the scope and results of the audit that may assist the Board in overseeing the financial reporting and disclosure processes which the management of GHURA is responsible. We summarize these required communications as follows:

### **Overview of the planned scope and timing of the audit**

Our audit scope and timing is consistent with the plan communicated in our engagement letter dated December 1, 2022 and at our audit planning meeting with management.

### **Auditors' Responsibilities under Auditing Standards Generally Accepted in the United States (US GAAS) and Generally Accepted Government Auditing Standards (GAGAS)**

The financial statements and required supplementary information are the responsibility of GHURA's management as prepared with the oversight of those charged with governance. Our audit was designed in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, to obtain reasonable, rather than absolute, assurance that the financial statements are free of material misstatement.

An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, we express no such opinion.

An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

Our responsibilities are included in our audit engagement letter.

**Changes to the audit strategy, timing of the audit and significant risks identified**

Our audit strategy is consistent with the plan communicated during the November 2023 meeting.

**Matters relevant to our evaluation of the entity’s ability to continue as a going concern**

We did not identify any events or conditions that led us to believe there was substantial doubt about GHURA’s ability to continue as a going concern.

**Our views about the qualitative aspects of the entity’s significant accounting practices, including:**

- **Accounting policies**
- **Accounting estimates**

Management has not selected or changed any significant policies or changed the application of those policies in the current year.

We have provided a discussion of significant accounting policies and our views regarding significant accounting estimates and financial statement disclosures and related matters in Note 2 of the basic financial statements.

We determined that those charged with governance are informed about management’s process for formulating particularly sensitive estimates and about the basis to our conclusions regarding the reasonableness of those estimates.

**Related party relationships and transactions**

We noted no significant matters regarding GHURA’s relationships and transactions with related parties.

**Changes to the terms of the audit with no reasonable justification for the change**

None.

**Significant unusual transactions**

We are not aware of any significant unusual transactions executed by GHURA.

**Difficult or contentious matters subject to consultation outside of the audit team**

There were no difficult or contentious matters that required consultation outside of the audit team.

**Material corrected misstatements related to accounts and disclosures**

Refer to “Management Representations Letter” in Appendix A.

**Uncorrected misstatements related to accounts and disclosures, considered by management to be immaterial**

Refer to “Management Representations Letter” in Appendix A.

**Significant deficiencies and material weaknesses in internal control over financial reporting**

No material weaknesses have been identified. Other matters identified during the course of our audit have been included in our separately issued management letter dated June 26, 2024.

**Fraud and noncompliance with laws and regulations (illegal acts)**

We are not aware of any matters that require communication.

**Obtain information relevant to the audit**

Inquiries regarding matters relevant to the audit were performed during the January 2024 meeting and at the update status meetings during the audit.

**Independence matters**

We are not aware of any matters that in our professional judgment would impair our independence.

**New accounting pronouncements**

Management is still assessing the impact of adopting the following GASB Statements:

- GASB Statement No. 100
- GASB Statement No. 101
- GASB Statement No. 102

**Significant issues discussed with management in connection with the auditor’s initial appointment or recurring retention**

We are not aware of any matters that require communication.

**Disagreements with management and significant difficulties encountered in dealing with management when performing the audit**

There were no difficulties encountered in dealing with management in performing the audit.

**Management’s consultations with other accountants**

We are not aware of any consultations made by management with other accountants or specialists.

### **Other material written communications with management**

None.

### **Other matters**

There are no other matters arising from the audit that are significant and relevant to those charged with governance regarding the oversight of the financial reporting process.

### **AICPA ethics ruling regarding third-party service providers**

From time to time, and depending on the circumstances, (1) we may subcontract portions of the Audit Services to other EY firms, who may deal with GHURA or its affiliates directly, although EY alone will remain responsible to you for the Audit Services and (2) personnel (including non-certified public accountants) from an affiliate of EY or another EY firm or any of their respective affiliates, or from independent third-party service providers (including independent contractors), may participate in providing the Audit Services. In addition, third-party service providers may perform services for EY in connection with the Audit Services.

### **Representations we are requesting from management**

We have obtained from management a representations letter related to the audit and a copy of the management representations letter is included in Appendix A.

### **Engagement team's involvement with preparation of the financial statements**

Under GAS 2018 Revision, Chapter 3 Ethics, Independence and Professional Judgment, Paragraph 3.73-74 Provision of Nonaudited Services to Audited Entities explains that the audit team should make consideration of management's ability to effectively oversee the non-audit services to be provided. The engagement team should determine that the audited entity has designated an individual who possesses suitable skill, knowledge or experience and that the individual understands the services to be performed sufficiently to oversee them. The engagement team should document consideration of management's ability to oversee non-audit services to be performed.

The engagement team believes that this significant threat is reduced to an acceptable level upon application of the following safeguards:

- An engagement quality review was performed by a qualified Ernst & Young Partner who was not otherwise involved in the audit.
- The preparation of the financial statements is based on GHURA's trial balance with our understanding that GHURA's underlying books and records are maintained by GHURA's accounting department and that the final trial balance prepared by GHURA is complete.
- All adjusting journal entries that Ernst & Young posted to the trial balance have been approved by management of GHURA.
- GHURA's coordinator has the skill sets to oversee and review the completeness and accuracy of the financial statements and footnote disclosures.

\*\*\*\*\*

This communication is intended solely for the information and use of the Board of Commissioners and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Ernst + Young LLP*

Appendix

A – Management Representations Letter

A – Management Representations Letter



**GHURA**

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June 26, 2024

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
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

Ernst & Young LLP  
231 Ypao Road  
Suite 201 Ernst & Young Building  
Tamuning, Guam 96913

In connection with your audits of the basic financial statements of the Guam Housing and Urban Renewal Authority, (the Authority) as of September 30, 2023 and for the year then ended, we recognize that obtaining representations from us concerning the information contained in this letter is a significant procedure in enabling you to form an opinion whether the financial statements present fairly, in all material respects, the financial position of the Authority and the changes in financial position and cash flows in conformity with US generally accepted accounting principles.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

Accordingly, we make the following representations, which are true to the best of our knowledge and belief.

***Management's responsibilities***

We have fulfilled our responsibilities, as set forth in the terms of the audit engagement agreement dated December 1, 2022 for the preparation and fair presentation of the financial statements (including disclosures) in accordance with US GAAP applied on a basis consistent with that of the preceding periods.

In preparing the financial statements, we evaluated whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for one year after the date that the financial statements are issued (or available to be issued, if applicable), and to provide appropriate financial statement disclosure, when applicable, related to going concern and using the going concern basis of accounting unless we prepared the financial statements in accordance with the liquidation basis of accounting.

We acknowledge our responsibility for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. We have provided you with:

- Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records, data, documentation and other matters

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.



A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

June 26, 2024

- Additional information that you have requested from us for the purpose of the audit
- Unrestricted access to persons within the Authority from whom you determined it necessary to obtain evidence

We have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.

From October 1, 2023 through the date of this letter we have disclosed to you, to the extent that we are aware, any (1) unauthorized access to our information technology systems that either occurred or is reasonably likely to have occurred, including of reports submitted to us by third parties (including regulatory agencies, law enforcement agencies and security consultants), to the extent that such unauthorized access to our information technology systems is reasonably likely to have a material effect on the basic financial statements, in each case or in the aggregate, and (2) ransomware attacks when we paid or are contemplating paying a ransom, regardless of the amount.

***Uncorrected misstatements***

We believe that the effects of any uncorrected misstatement (including those related to supplementary information), summarized in the accompanying schedules, accumulated by you during the current audit and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements as a whole and to the supplementary information. Refer to the “Schedule of Uncorrected Misstatement” in Appendix B.

***Corrected misstatements***

We have reviewed and approved the adjustment, summarized in the accompanying schedule, and reflected this adjustment in the financial statements. Refer to the “Schedule of Corrected Misstatement” in Appendix A.

***Internal control***

There are no material transactions that have not been properly recorded in the accounting records underlying the financial statements.

We are not aware of any significant deficiencies or material weaknesses in the design or operation of internal control over financial reporting.

There have been no significant changes in internal control since September 30, 2023.

***Minutes and contracts and internal audit reports***

The dates of meetings of shareholders, directors, committees of directors and important management committees from October 1, 2022 to the date of this letter are as follows:

- October 11, 2022            April 11, 2023
- October 27, 2022        April 25, 2023
- November 22, 2022     June 20, 2023
- December 16, 2022     July 11, 2023
- January 24, 2023        August 8, 2023
- February 21, 2023       September 21, 2023

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
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We have made available to you all minutes of the meetings of directors and committees of directors or summaries of actions of recent meetings for which minutes have not yet been prepared.

We also have made available to you all significant contracts, including amendments, and agreements and have communicated to you all significant oral agreements. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance, including all covenants, conditions or other requirements of all outstanding debt.

We have also made available to you all internal audit reports (or reports from similar functions) that were issued to management during the year that address internal control over financial reporting.

***Methods, significant assumptions, and data used in making accounting estimates***

The appropriateness of the methods, the consistency in application, the accuracy and completeness of data, and the reasonableness of significant assumptions used by us in developing accounting estimates and related disclosures, including those measured at fair value, are reasonable and supportable.

***Ownership and pledging of assets***

Except for right-to-use another entity's nonfinancial asset (the underlying asset), the Authority has satisfactory title to all assets appearing in the statement of net position. No security agreements have been executed under the provisions of the Uniform Commercial Code, and there are no liens or encumbrances on assets, nor has any asset been pledged, except as disclosed in the financial statements. All assets to which the Authority has satisfactory title appear in the statement of net position.

***Receivables and revenues***

Receivables have been determined in accordance with all relevant GASB Statements, including GASB Statements No. 33 and 62—as amended.

Adequate provision has been made for losses, costs and expenses that may be incurred subsequent to the statement of net position date in respect of any sales and services rendered prior to that date and for uncollectible accounts, discounts, returns and allowances, etc., that may be incurred in the collection of receivables at that date.

***Leases***

We have identified and accounted for all contracts that meet the criteria to be accounted for as a lease under GASB Statement No. 87—as amended. We have appropriately considered any modifications, termination or purchase options in the contract.

***Long-lived assets (asset groups) to be held and used***

No events or changes in circumstances have occurred that indicate the carrying amounts of long-lived assets (asset groups) to be held and used, including intangible assets that are subject to amortization, may not be recoverable.

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

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***Fair value measurements***

We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or other third parties. Our valuation techniques have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as of the measurement date in accordance with the requirements of GASB Statement No. 72 – as amended. In addition, our disclosures related to fair value measurements are consistent with the objectives outlined in GASB Statement No. 72 – as amended.

We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements of GASB Statement No. 72—as amended.

***Related party relationships and transactions***

We have made available to you the names of all related parties and all relationships and transactions with related parties. The substance of transactions with related parties as defined in GASB Statement No. 56 – as amended, has been considered and appropriate adjustments or disclosures are made in the basic financial statements, and information concerning these transactions and amounts have been made available to you.

***Side agreements and other arrangements***

There have been no side agreements or other arrangements (either written or oral) that have not been disclosed to you.

***Arrangements with financial institutions***

Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances and line-of-credit or similar arrangements have been properly recorded or disclosed in the financial statements.

***Events of default under debt agreements***

No events of default have occurred with respect to any of the Authority’s debt agreements

***Contingent liabilities***

There are no unasserted claims or assessments, including those our lawyers have advised us of, that are probable of assertion and must be disclosed in accordance with GASB 62 as amended.

There have been no violations or possible violations of laws or regulations in any jurisdiction whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency.

There have been no internal investigations or communications from regulatory agencies or government representatives in any jurisdiction concerning investigations or allegations of noncompliance with laws or regulations, noncompliance with or deficiencies in financial reporting practices, or other matters that could affect the financial statements.

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
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There are no other liabilities or gain or loss contingencies considered material, individually or in the aggregate, that are required to be accrued or disclosed by GASB Statement No. 62—as amended, Contingencies other than those accrued or disclosed in the financial statements, nor are there any accruals for loss contingencies included in the statements of net position or gain contingencies reflected in earnings that are not in conformity with the provisions of GASB Statement No. 62 – as amended.

We have not consulted legal counsel concerning litigation, claims or assessments.

***Oral or written guarantees***

There are no oral or written guarantees including guarantees of the debt of others.

***Purchase commitments***

At September 30, 2023, the Authority had no purchase commitments for inventories in excess of normal requirements or at prices that were in excess of market at those dates.

There were no agreements or commitments to repurchase assets previously sold. There were no material commitments outstanding at September 30, 2023 as a result of being a party to futures or forwards contracts, short sales or hedge transactions.

***Non-compliance with laws and regulations, including fraud***

We acknowledge that we are responsible to determine that the Authority’s business activities are conducted in accordance with laws and regulations and that we are responsible for identifying and addressing any non-compliance with applicable laws or regulations, including fraud.

We acknowledge our responsibility for the design, implementation and maintenance of a system of internal control to prevent and detect fraud.

We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

We have no knowledge of any fraud or suspected fraud involving management or other employees who have a significant role in the Authority’s internal control over financial reporting. In addition, we have no knowledge of any fraud or suspected fraud involving other employees where the fraud could have a material effect on the financial statements. We have no knowledge of any allegations of financial improprieties, including fraud or suspected fraud, (regardless of the source or form and including without limitation, any allegations by “whistleblowers”) which could result in a misstatement of the financial statements or otherwise affect the financial reporting of the Authority.

We have disclosed to you all known actual or suspected noncompliance with laws and regulations whose effects should be considered when preparing the financial statements.

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

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***Independence***

We have communicated to you the names of all the Authority's affiliates, officers and directors.

We are not aware of any business relationship between the Authority and Ernst & Young LLP or any other member firm of the global Ernst & Young organization.

We are not aware of any reason that Ernst & Young LLP would not be independent for purposes of the Authority's audits.

***Conflicts of interest***

There are no instances where any officer or employee of the Authority has an interest in a company with which the Authority does business that would be considered a "conflict of interest." Such an interest would be contrary to the Authority's policy.

***Other information***

We confirm that we have not identified any other information as defined in AICPA AU-C 720, The Auditor's Responsibilities Relating to Other Information Included in Annual Reports.

***Effects of new accounting principles***

As discussed in Note 2 to the financial statements, we have not completed the process of evaluating the effects that will result from adopting the amendments to the following codifications provided in Governmental Accounting Standards Board (GASB):

- GASB Statement No. 100
- GASB Statement No. 101
- GASB Statement No. 102

The Government is therefore unable to disclose the effects that adopting the amendments in the aforementioned GASB Statements will have on its balance sheet and the changes in its fund balance when such statements are adopted.

***Required supplementary information***

We acknowledge our responsibility for the required supplementary information on the Management's Discussion and Analysis on pages 4 through 26 as well as the Schedules of Proportionate Share of the Net Pension Liability on pages 66 through 68, the Schedule of Pension Contributions on page 69, the Schedule of Proportionate Share of the Total OPEB Liability on page 70, and the Schedule of OPEB Employer Contributions on page 71 be presented to supplement the basic financial statements. which have been measured and presented in conformity with the guidelines and/or objectives established by the Governmental Accounting Standards Board in its applicable GASB Statement. There have been no changes in the methods of measurement or presentation of the required supplementary information from those used in the prior period.

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A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

June 26, 2024

There have been no changes in the methods of measurement or presentation of the required supplementary information from those used in the prior period.

There are no significant assumptions or interpretations underlying the measurement or presentation of the information.

***Going concern***

In preparing the financial statements, we evaluated the entity's ability to continue as a going concern for twelve months after the date that the financial statements are issued (or available to be issued, if applicable), and provide appropriate financial statement disclosure, as necessary under GASB requirements.

***Pension and other postretirement benefits***

We have disclosed to you all significant pension benefits promised and have made available to you all significant summary plan descriptions, benefit communications and all other relevant information, including plan changes, that constitute the plan.

We have disclosed to you all significant postretirement benefits other than pensions (OPEBs) promised and have made available to you all significant summary plan descriptions, benefit communications and all other relevant information, including plan changes, that constitute the plan.

***Other representations***

We have identified and disclosed to you all provisions of laws, and regulations that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds. We have identified and disclosed to you, all instances of identified or suspected noncompliance with laws, regulations, and provisions of contracts and grant agreements where the noncompliance could have a direct and material effect on the financial statements.

We have followed all applicable laws and regulations in adopting, approving and amending budgets, tax or debt limits and covenants and secondary market disclosures, deposits and investments, including collateral requirements on depository accounts and investments.

Components of Net position (net investment in capital assets; restricted; and unrestricted) are properly classified and, if applicable, approved.

Deposits are properly classified in the category of custodial credit risk.

Provisions for uncollectible receivables have been properly identified and recorded.

Capital assets are properly capitalized, reported, and, if applicable, depreciated.

Revenues and expenses are appropriately classified in the statements of revenues, expenses and changes in net position within operating revenues, non- operating revenues and expenses.

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A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

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The Authority's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and appropriately disclosed and that net position is properly recognized under the policy.

The Authority has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

The Authority has complied with all aspects of contractual agreements that may have an effect on the financial statements except for instances of noncompliance included in the Schedule of Findings and Questioned Costs.

No department or agency of the Authority has reported a material instance of noncompliance to us except for instances of noncompliance included in the Schedule of Findings and Questioned Costs.

Arrangements with financial institutions involving compensating balances or other arrangements involving restriction on cash balances, line of credit, or similar arrangements have been properly disclosed in the financial statements.

Financial instruments with significant individual or group concentration credit risk have been appropriately identified, properly recorded, and disclosed in the financial statements.

The Authority has disclosed whether, subsequent to September 30, 2023, any changes in internal control or other factors that might significantly affect internal control, including any corrective action taken by management with regard to significant deficiencies and material weaknesses, have occurred.

We believe that all expenditures that have been deferred to future periods are recoverable.

We have no intention of terminating our participation in the GovGuam Retirement plans or taking any other action that could result in an effective termination or reportable event for any of the plans. We are not aware of any occurrences that could result in the termination of any of our pension plans to which we contribute.

All additions to the Authority's property accounts consist of replacements or additions that are properly capitalizable.

There were no items of physical property contained in the property accounts of the Authority that were either (a) abandoned or (b) out of service and not regarded as either (i) standby property or equipment or (ii) property held for use only temporarily out of service.

We do not plan to make frequent amendments to our pension or other postretirement benefit plans.

***Other matters***

We have received a draft copy of the financial statements of the Authority as of and for the years ended September 30, 2023 and 2022. The accuracy and completeness of the financial statements, including footnote disclosures, are the responsibility of the management of the Authority.



A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

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You have assisted in the preparation of the Authority's financial statements based on the information in the Authority's trial balance and accounting records. It is our understanding that:

- The Authority's underlying books and records are maintained by the Authority's accounting department and that the final trial balance prepared by the Authority is complete; and
- Management of the Authority has designated a competent representative to oversee our services and that there are Authority's personnel with sufficient financial competence who are able to challenge and review the completeness and accuracy of the financial statements.

We acknowledge that we have reviewed the draft financial statements for accuracy and completeness, and we take responsibility for them.

*Subsequent events*

Subsequent to September 30, 2023 no events or transactions have occurred or are pending that would have a material effect on the basic financial statements at that date or for the period then ended, or that are of such significance in relation to the Authority's affairs to require mention in a note to the basic financial statements in order to make them not misleading regarding the financial position, changes in financial position and cash flows of the Authority.

\*\*\*\*\*

We understand that your audit was conducted in accordance with auditing standards generally accepted in the United States of America as established by the American Institute of Certified Public Accountants and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America and was, therefore, designed primarily for the purpose of expressing an opinion on the basic financial statements of the Authority, and that your tests of the accounting records and other auditing procedures were limited to those that you considered necessary for that purpose.

Very truly yours,

Elizabeth F. Napoli  
Executive Director

Frances Danieli  
Controller



A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

June 26, 2024

Appendices

- A - Schedule of Corrected Misstatements
- B - Schedule of Uncorrected Misstatements
- C - Subsequent Events

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

June 26, 2024

Appendix A – Schedule of Corrected Misstatements

Communication schedule for corrected misstatements

Entity: GHURA Period ended: 30-Sep-2023 Currency: USD

Corrected misstatements			Analysis of misstatements Debit/(Credit)							
No.	W/P ref.	Account	Assets Current	Assets Non-current	Liabilities Current	Liabilities Non-current	Equity components	Effect on the current period OCI	Income statement effect of the current period	
(misstatements are recorded as journal entries with a description)			Debit/(Credit)	Debit/(Credit)	Debit/(Credit)	Debit/(Credit)	Debit/(Credit)	Debit/(Credit)	Debit/(Credit)	Non taxable
AJE 01	T 00	To correct the beginning net position balance:								
		Other income							357,873	X
		Net Position					(357,873)			
AJE 02	P1 1	To tie up beginning balances to FY audited balances:								
		Net pension liability				(13,345)				
		Deferred outflows of resources from pensions		9,326						
		Deferred inflows of resources from pensions				(2,517)				
		Pension Expense							6,536	X
AJE 03	P1 1	To record the adjustment to pension amounts based on the September 30, 2023 audited pension schedules:								
		Net pension liability				(5,951,343)				
		Deferred outflows of resources from pensions		4,251,759						
		Deferred inflows of resources from pensions				1,064,394				
		Pension Expense							835,180	X
AJE 04	P1 1	To record other FY 2023 pension benefits (COLASPI) paid on behalf of GHURA:								
		Retiree healthcare costs and other pension benefits							176,186	X
		Transfers from GovGuam							(176,186)	X
AJE 05	P2 1	To tie up beginning balances to FY audited balances:								
		Net OPEB liability				(1,366,350)				
		Deferred outflows of resources from OPEB		951,402						
		Deferred inflows of resources from OPEB				69,824				
		OPEB Expense							345,134	X
AJE 06	P2 1	To record the adjustment to OPEB amounts based on the September 30, 2023 audited OPEB schedules:								
		Net OPEB liability				4,903,570				
		Deferred outflows of resources from OPEB		(2,035,998)						
		Deferred inflows of resources from OPEB				(2,566,896)				
		OPEB Expense							99,184	X
AJE 07	P2 1	To record retiree healthcare costs paid on behalf of GHURA:								
		Retiree healthcare costs and other pension benefits							279,160	X
		Transfers from GovGuam							(279,160)	X
<b>Total of corrected misstatements before income tax</b>			0	3,176,529	0	(4,262,553)	(357,873)	0	1,443,907	
<b>Financial statement amounts</b>			27,309,570	48,973,627	(4,797,751)	(53,061,599)	(18,122,947)		(2,844,536)	
<b>Effect of corrected misstatements on F/S amounts</b>			0.0%	6.5%	0.0%	8.0%	2.0%		-50.8%	

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

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Appendix B – Schedule of Uncorrected Misstatements

Communication schedule for uncorrected misstatements

Entity:		Period Ended:		Currency:								
GHURA		30-Sep-2023		USD								
No.	W/P ref.	Account (Note 1) <small>(misstatements are recorded as journal entries with a description.)</small>	Analysis of misstatements Debit/Credit					Effect on the current period OCI	Income statement effect of the current period		Income statement effect of the prior period	
			Assets Current Debit/(Credit) (Note 2)	Assets Non-current Debit/(Credit) (Note 2)	Liabilities Current Debit/(Credit) (Note 2)	Liabilities Non-current Debit/(Credit) (Note 2)	Equity components Debit/(Credit)		Debit/(Credit)	Debit/(Credit)	Non-taxable	Prior period Debit/(Credit)
<b>Factual misstatements:</b>												
SAD 02	E0100	To reclassify GASB 87 lease liability to deferred inflow of resources										
		Unearned Revenue					432,729					
		Deferred inflow of resources					(432,729)					
PY SAD 03	E0100	To correct recording of bad debt expense on uncollectible utility deposits										
		Bad debt expense									139,727	X
		Other income - tenant reimbursements									(139,727)	X
<b>Judgmental misstatements:</b>												
SAD 01	E0100	To record additional provision for receivables										
		Bad debts expense (recovery)								584,000		X
		Allowance for doubtful accounts	(584,000)									
<b>Total of uncorrected misstatements before income tax</b>			(584,000)	0	0	0	0	0	0	584,000		348,000
<b>Total of uncorrected misstatements</b>			(584,000)	0	0	0	0	0	0	584,000		348,000
<b>Financial statement amounts</b>			27,305,570	48,673,607	(4,797,751)	(53,961,586)	(16,122,847)			(2,844,536)		6,053,122
<b>Effect of uncorrected misstatements on FIS amounts</b>			-2.1%	0.0%	0.0%	0.0%	0.0%			-20.5%		3.9%
<b>Memo: Total of non-taxable items (marked 'X' above)</b>										584,000		0
<b>Uncorrected misstatements before income tax</b>										584,000		348,000
<b>Less: Tax effect of misstatements at current year marginal rate</b>									0%	0		0
<b>Uncorrected misstatements in income tax</b>										0		0
<b>Cumulative effect of uncorrected misstatements after tax but before turnaround</b>										584,000		348,000
<b>Turnaround effect of prior period uncorrected misstatements:</b>												
<b>All factual and projected misstatements:</b>										0		0
<b>Judgmental misstatements (Note 3):</b>										0		0
<b>Cumulative effect of uncorrected misstatements, after turnaround effect</b>										584,000		348,000
<b>Current year income before tax</b>										(2,844,536)		
<b>Current year income after tax</b>										(2,844,536)		

A – Management Representations Letter, continued



Guam Housing and Urban Renewal Authority  
Letter of Representations

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Appendix C – Subsequent Events

GHURA  
Subsequent Events Questionnaire  
Coverage:

For the period from October 1, 2023 to auditor's report

Question	Response Yes or No	If yes, please provide additional information
1 Have there been any business combinations, acquisitions of significant assets, segment disposals, disposals of significant assets or extraordinary, unusual or infrequently occurring transactions, except as disclosed in the financial statements?	NO	
2 Have there been any new significant contingent liabilities or commitments arisen, except as disclosed in the financial statements?	NO	
3 Have there been any significant changes that occurred in trends of grant revenue or expense that could affect accounting estimates (e.g., valuation of receivables, provisions for liabilities or unearned income)?	NO	
4 Have there been any significant changes occurred, or are pending, in the capital accounts, long term debt, including debt covenants and compliance with them, or working capital, except as disclosed in the financial statements?	NO	
5 Have there been any significant changes that occurred in the status of items, including contingent liabilities and commitments that were accounted for on the basis of tentative, preliminary or inconclusive data?	NO	
6 Were there any significant unusual or non-recurring adjustments been recorded (or are necessary)?	NO	
7 Were there any communications, written or oral, occurred with the regulatory agencies (including Federal granting agencies and the Government of Guam or any of its agencies) with which the entity files financial statements or seeks federal assistance/grants form?	NO	
8 Were there any other events occurred, other than those disclosed in response to the previous questions or those reflected or disclosed in the financial statements that could have a material effect on the audited financial statements?	NO	
9 Are you aware of any fraud or suspected fraud affecting GHURA involving (1) management, (2) employees who have significant roles in internal control or (3) others, when the fraud could have a material effect on the financial statements?	NO	
10 Are you aware of any allegations of financial improprieties, including fraud or suspected fraud (regardless of the source or form and including, without limitation, allegations by "whistle-blowers"), when such allegations could result in a misstatement of the financial statements or otherwise affect the financial reporting of GHURA?	NO	

*fj Dal.*  
Francis Daniel, Controller

Date 06/26/2024