



GHURA

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



NOTICE TO THE PUBLIC 2021 LIHTC Qualified Allocation Plan (QAP) and Application

The Guam Housing and Urban Renewal Authority's (GHURA's) 2021 Low Income Housing Tax Credit (LIHTC) Program Qualified Allocation Plan (QAP) and Application are now available. The QAP describes the basis that GHURA will use to allocate LIHTC Program credits. A total of \$6,660,957 (\$3,245,625 issued on October 26, 2020 under Rev. Proc. 2020-45 for the 2021 allocation period, \$3,217,500 issued on November 18, 2019 under Rev. Proc. 2019-44 for the 2020 allocation period, and remaining tax credits from the 2019 allocation period in the amount of \$197,832) is available for the 2021 program year.

GHURA is the recognized state housing credit agency authorized to allocate LIHTC Program credits in Guam. The United States 1986 Tax Reform Act created the federal low-income housing tax credit under Section 42 of the Internal Revenue Code (the Code). 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.

Section 42 of the Code provides that Guam prepare a QAP to determine housing priorities and to give preference to projects serving the lowest income tenants and projects obligated to serve qualified tenants for the longest periods. The QAP must incorporate selection criteria which include project location, housing need characteristics, sponsor characteristics, and tenant populations with special needs.

Application

Applications are available beginning Saturday, July 24, 2021 from GHURA's website at www.ghura.org. Applications are due on Monday, October 11, 2021. There is a \$1,500.00 Application Fee due upon submission. Applications must be received at GHURA's Main Office in Sinajana at 117 Bien Venida Avenue, Sinajana, GU 96910 by no later than 4:00 pm.

For more information on the 2021 QAP, please contact Dominic Calvo at 671-475-1321 or dcalvo@ghura.org or Katherine Taitano at 671-475-1322 or katherine@ghura.org. GHURA continues to exercise pandemic safety protocols in line with government health requirements. Meetings may be arranged by calling the numbers above. GHURA's main office is located at 117 Bien Venida Avenue in Sinajana. Hours of operation are from 8am and 5pm, weekdays. Closed on holidays.

/s/ Ray S. Topasna, GHURA Executive Director