



# 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



Lourdes A. Leon Guerrero  
Governor of Guam

Joshua F. Tenorio  
Lieutenant Governor of  
Guam

## AVAILABLE FOR PUBLIC COMMENT

### 2024 Low Income Housing Tax Credit (LIHTC) Program

#### Qualified Allocation Plan (QAP)

Guam Housing and Urban Renewal Authority's (GHURA's) 2024 Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) is available online for public comment at [www.ghura.org](http://www.ghura.org) starting on Monday June 24, 2024. GHURA will hold a public meeting to discuss QAP comments at 2:00 p.m. on Friday July 05, 2024 in the GHURA Board of Commissioners Conference Room at GHURA's main office in Sinajana. Final public comments both written or electronically are due by 5:00 p.m. on Friday July 05, 2024.

The QAP describes the basis that GHURA will use to allocate LIHTC Program credits of \$6,545,000.00 available for the 2024 program year.

GHURA is the recognized 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 (IRC) to assist the development of low-income rental housing by providing qualified owners with tax credits to offset their federal tax obligations. The LIHTC Program credits are available to owners of qualifying buildings and projects that meet certain low-income occupancy rent restrictions.

Section 42 of the IRC 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.

#### Public Comment

Any person(s), agencies or organizations wishing to comment on the 2024 QAP may submit written comments directly to GHURA during regular business hours of operation (Monday through Friday, from 8:00 a.m. to 5:00 p.m.). To do so, please address written comments to the Executive Director and deliver them to the GHURA office at

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Comments will also be accepted via email to the Chief Planner Katherine Taitano at [katherinec@ghura.org](mailto:katherinec@ghura.org) or Program Coordinator III Dominic Calvo at [dcalvo@ghura.org](mailto:dcalvo@ghura.org).

/s/ Elizabeth F. Napoli, Executive Director

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