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Fwd: FY 2015 GHURA CCR

Benjamin J.F. Cruz <senator@senatorbjcruz.com> Wed, Oct 25, 2017 at 12:34 P
To: Guam Legislature Clerks <clerks@guamlegislature.org>
Cc: "<rennae@guamlegislature.org>" <rennae@guamlegislature.org>, BENJAMIN CRUZ <speaker@senatorbjcruz.com>

10/25/2017	10/24/2017	Guam Housing and Urban Renewal Authority	FY 2015 Citizen-Centric Report (CCR). *Emailed	34-17-1135

---------- Forwarded message ----------
From: **Lucele Leon Guerrero** <lucelle@ghura.org>
Date: Tue, Oct 24, 2017 at 4:22 PM
Subject: FY 2015 GHURA CCR
To: senator@senatorbjcruz.com
Cc: admin@guamopa.com, mjduenas@ghura.org, pleonguerrero@ghura.org, mtaitano@ghura.org

Good afternoon Speaker Cruz,

Attached please find the FY 2015 Citizen-Centric Report (CCR) of the Guam Housing and Urban Renewal Authority (GHURA). The CCR will also be posted to GHURA's website (www.ghura.org).

Thank you very much and please let me know if you have any questions.

Best regards,

Lucele D. Leon Guerrero

Controller

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Speaker Benjamin J.F. Cruz

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FY15 GHURA CCR (Revised).pdf
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GHURA
Guam Housing & Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
Strengthening Families & Building Communities One Project At A Time



About Us

The Guam Housing and Urban Renewal Authority (GHURA), which was established by Public Law 6-135 on December 18, 1962, has been in existence for over 50 years. GHURA offers assistance to low and moderate-income renters and assists homeowners to acquire suitable housing. GHURA has been designated by the Governor of Guam to administer funds received for Guam through the U.S. Department of Housing and Urban Development's (HUD's) various funding programs.

Our purpose is to promote the health, safety and welfare of Guam's people by eliminating poor living conditions, redevelop and renew communities, properly plan community development, and provide safe, decent and sanitary housing for low- to moderate-income families. This would be accomplished through available federal and local governmental resources and through encouragement of Guam's private enterprises to participate in the common task of improving our island community

Mission

To promote the health, safety and welfare of Guam's people by the elimination of slum and blight conditions, by the orderly redevelopment and revitalization of neighborhoods, by proper planning of new community development initiatives and by the provision of safe, decent, sanitary dwellings for qualified families, through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common tasks of community improvement.

Demographics

Homeless by Age	2013	2014	2015
Under 18	475	535	520
Between 18 and 24	106	149	123
Over 24	562	672	637
Total	**1,143**	**1,356**	**1,280**

Source: 2015 Guam Homeless Point-in-Time Count Report

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Board of Commissioners

Governed by a 7-member Board of Commissioners appointed by the Governor of Guam.

David Sablan, *Chairman*
Rosie Ann Blas, *Commissioner*
Deanna Torre, *Commissioner*
Annabelle Dancel, *Commissioner*
Joseph Leon Guerrero, *Resident Commissioner*

Strategic Goals

- Provide adequate housing to low- and moderate-income populations
- Create opportunities for clients to enter the workforce and to attain suitable housing
- Provide a professional level of service excellence to clients and the community
- Pursue strong community partnerships
- Engage the community to address the needs of Guam's low- and moderate-income population

Aturidåt Ginima' Yan Rinueban Siudåt Guåhan

Doc. No. 34GL-17-1135 . *

Our Performance

Major Programs

Public Housing Program: an affordable rental-housing program for income-eligible, the elderly at least 62yo, and adults with disabilities.

Housing Choice Voucher/Section 8 Program: A voucher program available to income-eligible families used to reside in privately - owned housing of their choosing. Assistance is calculated according to family needs.

HOME Program: funds a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership, or provide direct rental assistance to qualified individuals.

Community Development Block Grant (CDBG) Program: a flexible program that provides communities with resources to address a wide range of unique community development needs.

Low Income Housing Tax Credit Program: an IRS program used to spur the development of affordable rental housing for low-income households through the use of federal tax credits.

Public Housing was established to provide decent, safe, and sanitary rental housing for eligible families, the elderly, and persons with disabilities. Guam owns and operates 750 units of public housing administered by four separately managed sites.

PERFORMANCE MEASURES	FY13	FY14	FY15	% CHANGE
Ethnic Breakdown of Total Homeless				
Chamorro	513	477	536	12.37%
Chuukese	224	526	369	-29.85%
Pohnpeian	80	91	81	-10.99%
Yapese	93	77	94	22.08%
Others	233	185	200	8.11%
Total	**1,143**	**1,356**	**1,280**	-5.60%
Unsheltered Point-in-Time Count				
Number of homeless persons	1,271	1,356	1,280	-5.60%
Housing Inventory Count of Beds Available				
Emergency Shelter	109	102	132	29.41%
Transitional Housing	84	84	22	-73.81%
Permanent Supportive Housing	144	102	104	1.96%
Total	**337**	**288**	**258**	-10.42%
Public Housing Program				
Units	750	750	750	0.0%
Occupancy rate	96.3%	94.8%	98.0%	3.2%

- The slight decrease in unsheltered count may have been due to the U.S. Veteran Affairs' Supportive Services for Veterans and their Families grant which was awarded for the first time to the island on October 2014.
- Thirty emergency shelter beds for families were added to the island's inventory on October 2014.



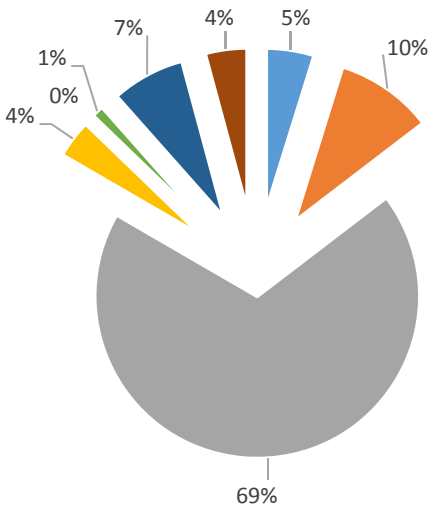


Guam Point-In-Time Count volunteers, Hagatña, Jan. 2017

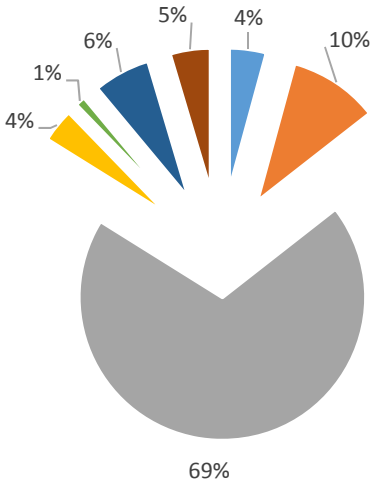
Our Revenues and Expenses

Grant Revenues by Major Programs

	2013	2014	2015	% Change
CDBG	$2,801,139	$2,446,951	$2,226,419	-9.01%
Low Income Housing	3,450,887	4,408,634	4,533,190	2.83%
Housing Assistance Payments	33,728,848	31,714,897	31,825,092	0.35%
Economic, Social, Political, and Development of the Territories	---	---	1,783,529	---
HOME Investment Partnership	---	1,946,367	---	-100.00%
Supportive Housing for the Elderly	508,869	528,396	576,974	9.19%
Non-Major Enterprise Funds	4,261,446	3,241,932	3,403,468	4.98%
Other Enterprise Funds	2,053,677	2,257,485	1,942,268	-13.96%



Expenses by Major Programs



	2013	2014	2015	% Change
CDBG	$2,801,139	$2,446,951	$1,961,546	-19.84%
Low Income Housing	5,094,767	5,353,672	4,713,157	-11.96%
Housing Assistance Payments	35,651,621	32,410,985	32,095,119	-0.97%
Economic, Social, Political, and Development of the Territories	---	---	1,783,529	---
HOME Investment Partnership	---	1,946,367	---	-100.00%
Supportive Housing for the Elderly	514,494	584,177	552,109	-5.49%
Non-Major Enterprise Funds	4,182,621	3,184,626	2,986,827	-6.21%
Other Enterprise Funds	2,201,728	2,155,186	2,126,275	-1.34%

Financial Highlights

- Economic, Social, Political, and Development of the Territories was reclassified from a Non-Major Enterprise fund to a Major Enterprise fund.
- HOME Investment Partnership was reclassified from a Major Enterprise fund to a Non-Major Enterprise fund.
- The 73.85% decrease in HOME Investment Partnership Revenues and Expenses is due to the budget cuts addressed in their Consolidation Plan for FY 2015-2019 in which resources have been allocated for public facility improvement
- The slight increase in Low Income Housing revenues is due to an increase in tenant rental rates while the 11.96% decrease in expenses is due to a decrease in their overall operating expenses for 2015.

Independent Audit

Independent audit was performed by J. Scott Magliari & Company. GHURA received an unqualified opinion. The Office of Public Accountability released GHURA audited financial report on **06/26/2016**. For more information of the independent audit, you may visit our website at http://ghura.org/reports/audits/financial_reports/

Our Future Outlook

Economic Challenges

- Construction Cost
  - Ever increasing costs of construction and development

- Infrastructure
  - Increased utility improvements charges built into development costs
  - Rising utility costs unrelated to consumption alone
- Land
  - Guam has limited land resources for the use for the government without having to acquire privately
  - Increasing cost and scarcity of vacant land
  - Developable land that can meet the statutory requirements of HUD funding available to Guam



Moving Forward

- Current Objectives
  - Make decent housing available, accessible and affordable.
  - Create a suitable living environment, make suitable environments available to new populations, or increase access to suitable living environments for low and moderate-income populations and special needs populations.
  - Create economic opportunities, make economic opportunities more available and accessible, and support the sustainability of ongoing economic opportunities.

- Future Projects
  - Central Precinct Command for the Guam Police Department
  - Harden existing gyms through rehab to expand use as Tier 2 Emergency Shelters
  - Construct a new multipurpose facility in Inarajan
  - Continue to support public service activities benefiting the homeless and other populations.







We Want to Hear from You!

Would you like to see other information? Please let us know by contacting the Guam Housing and Urban Development Main Office at (671) 477-9851, email us at webmaster@ghura.org or visit our website at http://www.ghura.org.