Guam Legislature Clerks <clerks@guamlegislature.org>

Messages and Communications for Doc. No. 36GL-22-2245*

1 message

Committee on Rules 36GL <cor@guamlegislature.org> Mon, Jul 11, 2022 at 1:24 PM
To: Clerks <clerks@guamlegislature.org>, Rennae Meno <rennae@guamlegislature.org>
Cc: "Speaker Therese M. Terlaje" <speaker@guamlegislature.org>

Håfa Adai Clerks,

Please see attached M&C Doc. No. 36GL-22-2245 for processing:

36GL-22-2245	GHURA Citizen Centric Report for Fiscal Year 2021*	Guam Housing and Urban Renewal Authority

Si Yu'os Ma'åse',

COMMITTEE ON RULES
Vice Speaker Tina Rose Muña Barnes
36th Guam Legislature
I Mina'trentai Sais Na Liheslaturan Guåhan
163 Chalan Santo Papa Hågatña Guam 96910
Email: cor@guamlegislature.org

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---------- Forwarded message ---------
From: **Speaker Therese M. Terlaje** <speaker@guamlegislature.org>
Date: Mon, Jul 11, 2022 at 12:40 PM
Subject: Messages and Communications for 36GL-22-2245
To: Legislative Secretary Amanda Shelton <officeofsenatorshelton@guamlegislature.org>, Committee on Rules 36GL <cor@guamlegislature.org>

Håfa Adai,

Please see attached M&C Doc. No. 36GL-22-2245*

36GL-22-2245	GHURA's Citizen Centric Report for Fiscal Year 2021*	Guam Housing and Urban Renewal Authority

Note: Due to printing error, email was printed from another computer which changed the actual date and time received.

Si Yu'os Ma'åse',

Marie Cruz
Community Relations Liaison

Office of Speaker Therese M. Terlaje
Committee on Health, Land, Justice and Culture
I Mina'trentai Sais na Liheslaturan Guåhan
36th Guam Legislature
Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910
T: (671) 472-3586 F: (671) 989-3590 Email: senatorterlajeguam@gmail.com
website: www.senatorterlaje.com

---------- Forwarded message ---------
From: **Frances Danieli** <fdanieli@ghura.org>
Date: Sat, Jul 9, 2022 at 11:38 AM
Subject: GHURA's Citizen Centric Report for Fiscal Year 2021
To: Speaker Therese M. Terlaje <speaker@guamlegislature.org>
Cc: Elizabeth Napoli <efnapoli@ghura.org>, Audrey Aguon <aaaguon@ghura.org>

Hafa Adai Speaker Terlaje,

Attached is GHURA's Citizen Centric Report for Fiscal Year 2021.

If there are any questions or concerns, please email or call me.

Kind regards,

Frances Danieli

Deputy Controller, Fiscal Division

Guam Housing & Urban Renewal Authority

117 Bien Venida Avenue, Sinajana, GU 96910

Tel No. (671) 475-1379

Fax No.(671) 300-7565

Email – fdanieli@ghura.org

36GL-22-2245.pdf
1708K

Speaker Therese M. Terlaje <speaker@guamlegislature.org>

Time and Date changed to reflect the actual time and date received. AC

GHURA's Citizen Centric Report for Fiscal Year 2021

Frances Danieli <fdanieli@ghura.org>
To: "Speaker Therese M. Terlaje" <speaker@guamlegislature.org>
Cc: Elizabeth Napoli <efnapoli@ghura.org>, Audrey Aguon <aaaguon@ghura.org>

~~Fri, Jul 8, 2022 at 6:38 PM~~
Sat, Jul 9, 2022 at 11:38 AM

Hafa Adai Speaker Terlaje,

Attached is GHURA's Citizen Centric Report for Fiscal Year 2021.

If there are any questions or concerns, please email or call me.

Kind regards,

Frances Danieli

Deputy Controller, Fiscal Division

Guam Housing & Urban Renewal Authority

117 Bien Venida Avenue, Sinajana, GU 96910

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2021 GHURA CCR - Speaker.pdf
1553K

Doc Type: 36GL-22-2245
OFFICE OF THE SPEAKER
THERESE M. TERLAJE

07- 09 2022

Time: 11:38am

Received:

COMMITTEE ON RULES
RECEIVED:
July 11, 2022
12:40 P.M.

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

EQUAL HOUSING OPPORTUNITY

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Monica O. Guzman
Vice Chairwoman

Anisia S. Delia
Commissioner

Frank T. Ishizaki
Commissioner

Emilia F. Rice
Commissioner

Nathanael P. Sanchez
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director, Acting

Audrey A. Aguon
Deputy Director, Acting

July 8, 2022

The Honorable Therese M. Terlaje
Speaker
36TH Guam Legislature
173 Aspinall Avenue, Suite 207
Ada Plaza Center
Hagatna, Guam 96910

SUBJECT: GHURA Citizen Centric Report for Fiscal Year 2021

Dear Speaker Terlaje,

In accordance with Title 1 Guam Code Annotated (GCA) Chapter 19 § 1922(a), attached is the Guam Housing and Urban Renewal Authority's Citizen Centric Report for Fiscal Year 2021.

The document will be posted on our website at www.ghura.org.

Should you have any questions, please do not hesitate to contact me at (671) 475-1378.

Sincerely,

Elizabeth F. Napoli
Executive Director, Acting

Page 1 About GHURA
Page 2 Our Performance
Page 3 Our Finances
Page 4 Challenges & Outlook

CITIZEN CENTRIC REPORT
FISCAL YEAR 2021

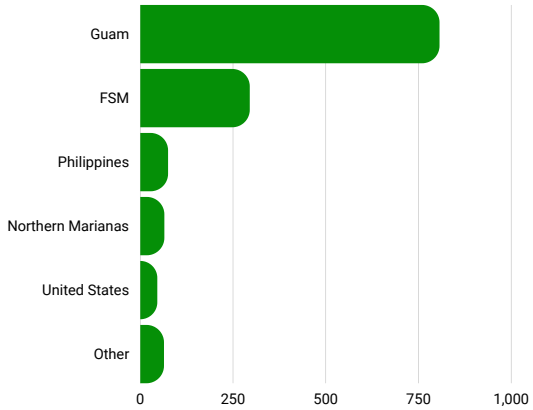
Guam Housing and Urban Renewal Authority (GHURA) is committed to
Strengthening Families and Building Communities: One Project at a Time

WHO WE ARE

Established by Public Law 6-135 on December 18, 1962, GHURA has assisted thousands of low- and moderate-income renters and homeowners to acquire suitable housing for almost 60 years. The Authority is an autonomous agency designated by the Governor to receive funds for Guam through various fundings of the United States Department of Housing and Urban Development (HUD). Neighborhood by neighborhood, GHURA continues to strive to create and develop sustainable housing supported by strong, integrated communities.

Executive Director
Ray S. Topasna

Head of Household Diversity



Families within the asset management properties (AMPs)

Number of Employees

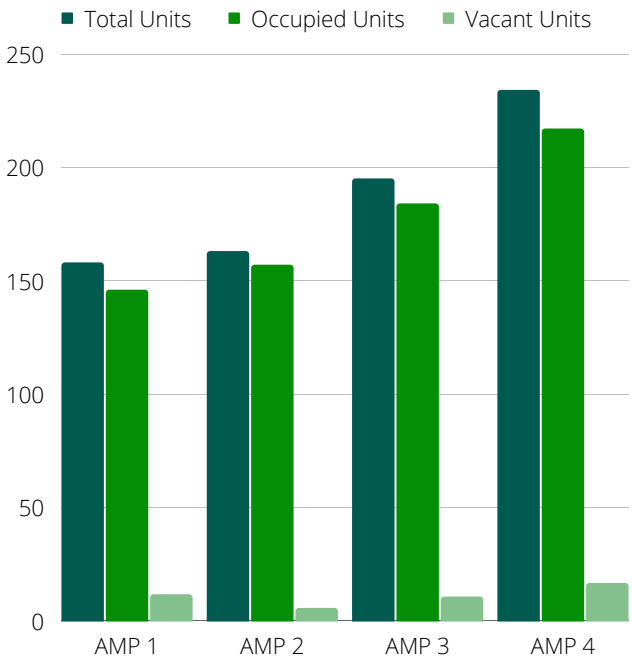
Departments	2021	2020	2019
Executive Mangement	5	5	5
Central Office Cost Center	11	10	10
Section 8	27	24	25
Public & Indian Housing	44	41	41
Research, Planning & Evaluation	19	15	15
Supportive Housing for the Elderly	3	3	3
Total	**109**	**98**	**99**

Appointed by the Governor, the Authority is governed by seven-member Board of Commissioners and overseen by the Executive and Deputy Directors.

STRATEGIC GOALS

- Attainable Housing
- Community Planning
- Self Sufficiency
- Community Partnerships
- Modernizing Developments

OUR PERFORMANCE



Physical Occupancy

The AMPs had 704 units occupied with 97% occupancy rate and an adjusted rate of 96.4% with 27 units under modernization.

Section 8 Housing Choice Voucher (HCV) Program Lease Activities

Program	Authorized Vouchers	Leased
Section 8 HCV	2,083	94%
Non-Elderly Disabled	175	89%
Mainstream	15	100%
Family Unification	130	104%
Veteran Affairs Supportive Housing	66	70%
Project-Based	112	98%
Emergency Housing	87	68%

HIGHLIGHTS

Family Self-Sufficiency Program

45 new families enrolled

174 participants serviced

[133 Section 8 & 41 Public Housing]

2 families graduated

Escrow earnings:

$25,024

$14,128

Community Development Block Grant (CDBG) & Hearth Emergency Solutions Grant (HESG) Cares Act

- Awarded $5.5 million
- Funded the following activities:
  - Mortgage Relief Program - grant assistance to income-qualified homeowners in a delinquent position
  - Jobs Program - provided workshops, classes and case management to newly employed or who have reduced work hours as a result of the pandemic

What would you like to see on this page?
Please let us know by contacting (671) 475-1378 or visit our website at www.ghura.org

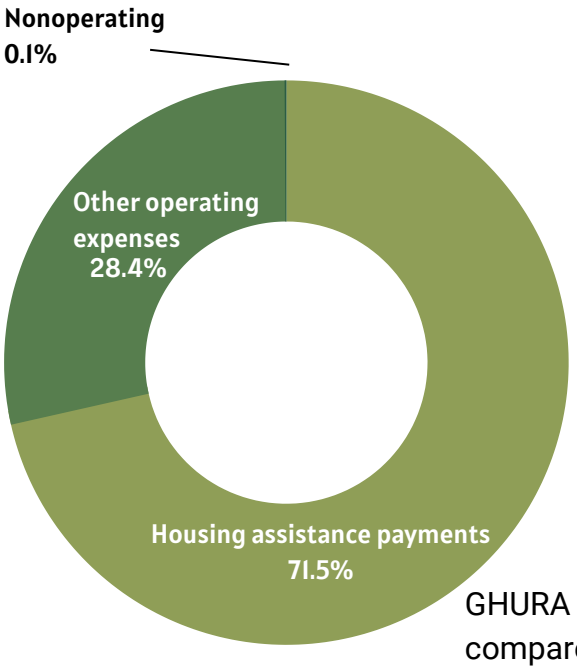
OUR FINANCES

REVENUES

For FY 2021, revenue had an increase of 15.3% compared to prior year of 5.3%. This is due to the increase in the received operating and capital grants. Other operating revenue consists of program income, land sales, interest earned on cash equivalents and other income. This also had an increase of $438,360. GHURA had an overall higher revenue for FY 2021 amidst the global pandemic.

Revenues	2021	2020	2019	% Change
Operating and capital grants	$51,984,374	$45,400,026	$42,892,270	14.5%
Tenant rental revenue	798,387	749,460	860,390	6.5%
Other operating revenues	797,871	359,511	340,818	121.9%
Nonoperating	601,822	495,144	559,963	21.5%
Total Revenues	**$54,182,454**	**$47,004,141**	**$44,653,441**	**15.3%**

EXPENSES



Expenses	2021	2020	2019
Housing assistance payments	$38,049,419	$32,498,722	$28,598,318
Other operating expenses	15,136,965	16,627,185	17,481,802
Nonoperating	53,189	51,809	78,239
Total Expenses	**$53,539,573**	**$49,177,716**	**$46,158,359**

GHURA had an increase of $4 million or 8.3% in expenses for FY 2021 compared to prior year. The housing assistance payments accounted for 71.5% of total current year expenses and had an approximately 17.1% increase from FY 2020. This is attributed to the increase in Section 8 Housing Choice Vouchers for the period due to higher unit month leasing costs. As a result, the Authority expected an increase of operating and capital grants.

An independent financial audit was conducted by Deloitte & Touche, LLP, resulting in a clean audit opinion for the fiscal year ending September 30, 2021. Complete financial information can be found on our website at https://ghura.org/about-ghura/financials/financial-statement

CHALLENGES

AMP 2 Public Housing Site Based Office in Yona

The financial operations of the Authority are significantly affected by the federal government's annual appropriation to HUD. Possible changes or reductions to GHURA's budget for the upcoming years may significantly affect the service levels and ongoing operations.

COVID-19

The Coronavirus disease, commonly known as COVID-19, greatly impacted GHURA and its operations. The income of its tenants were affected with the increased number of unemployment, which resulted in lower collection rates and the extension of moratorium on evictions. In addition, many of the construction projects were halted due to the shutdowns and difficulty of acquiring materials. Despite the pandemic and its challenges, GHURA continued to operate to assist its tenants and the community.

WHAT'S NEXT

For FY 2022, GHURA will continue to strive to meet the affordable housing needs of the island. It will aim to increase the leasing activities in its Section 8 HCV program particularly in some of its targeted funded programs, such as Non-Elderly Disabled program and the Veteran Affairs Supportive Housing program.

In addition, the construction of the Central Community Arts Hall and iLACS campus are expected to be completed. The iLACS campus is intended to serve a population of up to 900 kindergartens through fifth grade students.

Sinajana Central Community Arts Hall

iLearn Academy Charter School (iLACS)

Source: Guam Daily Post

EQUAL HOUSING OPPORTUNITY

How did we do? We appreciate your feedback! What would you like to see in our future Citizen Centric Reports? Connect with us on our website at www.ghura.org