



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Aturidåt Ginima' Yan Rinueban Siudåt Guåhan

FISCAL YEAR 2020 CITIZEN CENTRIC REPORT



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MISSION STATEMENT

*Strengthening Families
& Building Communities:
One Project at a Time*

HISTORY OF GHURA

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DEPUTY DIRECTOR

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CHAIRMAN
MONICA GUZMAN
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For more information please visit our website at www.ghura.org



PERFORMANCE

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SECTION 8 HCV PROGRAM

Despite the challenges of the pandemic, the Section 8 Housing Choice Voucher program (Section 8) was able to provide vouchers for 2,503 or 97% contracted leased units out of 2,581 vouchers authorized by HUD and ensured rental assistance payments were made to respective landlords in a timely manner.

PUBLIC HOUSING PROGRAM

The Public and Indian Housing is also known as the Asset Management Property (AMP). As of September 30, 2020 out of 730 units available for rent in the AMPs, 728 units or 99% were occupied. The AMPs did not have much activities due to the COVID-19 pandemic. However, the pandemic did not stop the AMP site managers in coordinating and distributing 750 bags of food commodities donated by the Guam Department of Education to each unit. CARE packages/coloring books donated by Coalition, a non-profit organization were also distributed to the units.

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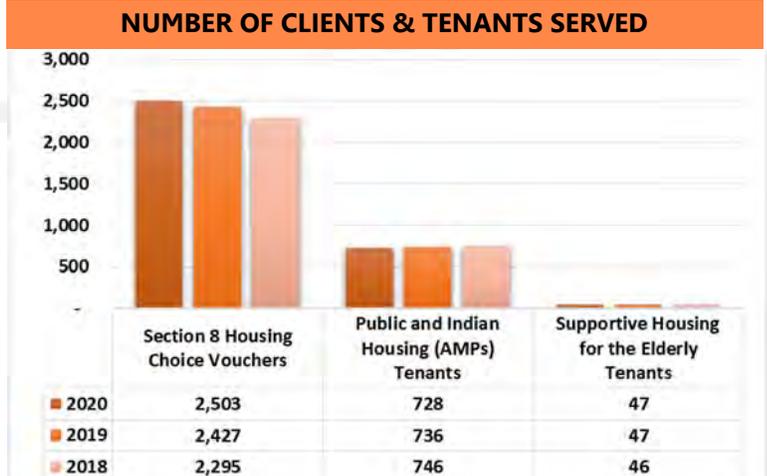
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Steve Fish, Boston Red Sox scout for 8 years treated the village youth of Sinajana to several days of baseball clinic for free. Evening photo taken in the infield illuminated by the new GHURA funded field lights. Photo provided by Sinajana Mayor Hofmann.



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Photo provided by Sinajana Mayor Hofmann.



CENTRAL POLICE PRECINCT COMMAND

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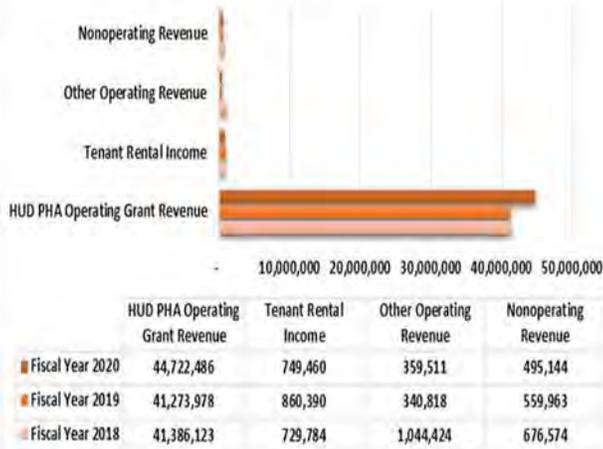
FINANCIAL STATUS

REVENUES

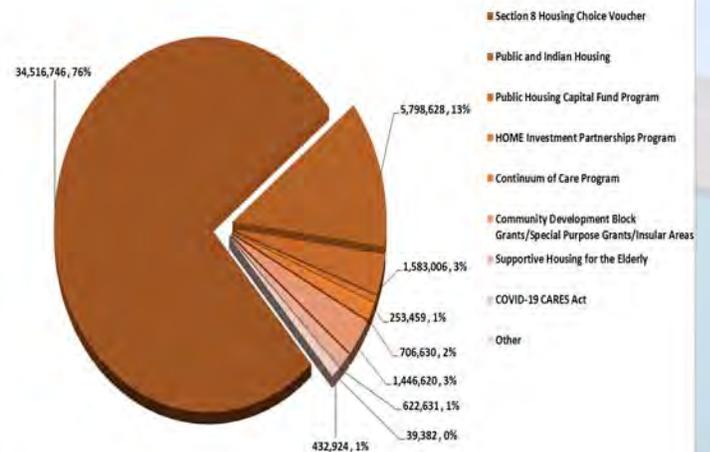
GHURA's revenues consist of tenant rents, operating subsidies, grants, management and bookkeeping fees, program income, land sales, interest earned on investments, and other income. Revenues increased by \$3.3M or 8%.

Majority of GHURA's operating revenues are from the U.S. Department of Housing and Urban Development (HUD).

REVENUES



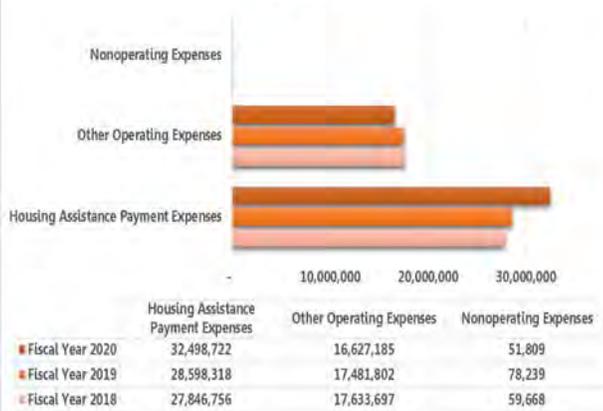
FY 2020 GRANT REVENUES BY MAJOR PROGRAM



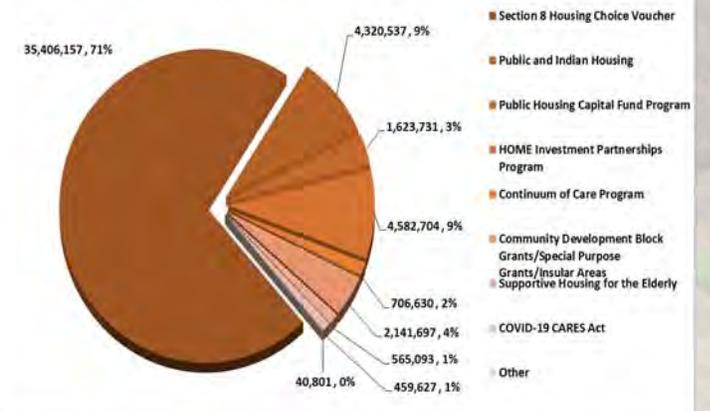
EXPENSES

Expenses totaled \$49.2M, an increase of \$3.02M or 7% from prior year. Housing Assistance Payments increased by \$3.9M or 14% due to an increase in leases to clients, Other Operating Expenses decreased by \$855K or 5% resulting from the limited operations caused by the COVID-19 pandemic, and Non-operating Expenses decreased by \$26K or 34% from the USDA loan interest payments.

EXPENSES



FY 2020 GRANT EXPENSES BY MAJOR PROGRAM



Deloitte, an independent auditor, conducted GHURA's FY 2020 audit and issued an Unmodified opinion for both audit reports. The Office of Public Accountability released the audited Financial Statements on April 1, 2021. Complete financial information can be found on our website at <https://www.ghura.org/about-ghura/financials/financial-statement>.

CHALLENGES AND FUTURE OUTLOOK

As of September 30, 2020, GHURA received majority of its operating revenue, 97%, from financial assistance from the U.S. Housing and Urban Development (HUD), GHURA and its financial operations are significantly affected by the federal government's annual appropriation to HUD. Possible changes and reductions to GHURA's budget for the current and future fiscal years may significantly reduce service levels or ongoing operations. Low income families, veterans, senior citizens and disabled individuals waiting for assistance under the federal housing voucher program or public housing may have to wait even longer as GHURA copes with federal budget cuts.

The local economy is heavily dependent on the tourism industry. Guam's tourism industry was greatly affected by the COVID-19 pandemic. With the local government revenues reduced, the amount of welfare assistance provided to the tenants or clients of GHURA will be reduced to households, who were or are welfare recipients.

Local inflationary, recessionary and unemployment trends continue to affect resident incomes and the amount of dwelling rental income GHURA is able to charge and collect. Unemployment increased during the pandemic, affecting individuals with low to moderate income paying jobs, many of whom are tenants or clients in GHURA's housing programs. When tenant or client incomes are reduced it results in lower dwelling rental income received by GHURA and lower collection rates, thereby, affecting GHURA's operations. The greatest affect caused by the pandemic on GHURA was the eviction moratorium for non-payment on GHURA's largest grant programs, the AMP and Section 8.

SECTION 8 HCV PROGRAM

The consequences of the pandemic brought about temporary measures and waivers for Section 8 that must be sorted out in FY 2021. Future issues Section 8 will face are 1) the extension of the moratorium on evictions, 2) the family income annual and interim re-examination, and 3) housing quality standard inspections. As the extensions are prolonged, the Section 8 department will need to catch up in these areas once the deadline expires on December 31, 2021.

PUBLIC HOUSING PROGRAM

The AMPs face the same issues as Section 8 for its residents to include the continuous sanitization of their offices. In addition, the AMPs will have to deal with the coordination of courses offered for residents from non-profit organizations such as Manelu, GALA, 4-H, etc. when PCOR 3 status opens.

PUBLIC HOUSING CAPITAL FUND PROGRAM

The Public Housing Capital Fund Program is experiencing the same issues as CDBG. However, the pandemic has not stopped potential vendors from bidding for the following future projects: 1) Guma Trankilidat Sewer Pump and Electrical Panel Replacement, 2) Guma Trankilidat Kitchen and Bathroom Upgrade, 3) renovation of approximately 30 AMP units, and 4) Soil Percolation Rate for AMP 4 Toto.

COMMUNITY DEVELOPMENT BLOCK GRANT

Most of the projects were halted because of the COVID pandemic. The future challenge is if the project's construction permit was not received before the first shutdown in March 2020, then the project was halted until the permit is fully reviewed and approved from the other Government of Guam agencies. The area greatly affected is the risk of ordering materials for a project that the approving agencies have not yet reviewed or approved. Until the authorizing agencies resume their operations and approve the projects, GHURA can then allow the contractors to continue their work.

Despite the pandemic, CDBG's future projects include the Sinajana Fire Station, the Mongmong Toto Maite Basketball Court, and the Elderly Solar Project.



We want to hear from you. Do you like this report? Do you believe it should include any other information? Please let us know by contacting Executive Director Ray S. Topasna at 475-1502 or email rstopasna@ghura.org



Clariza Roque <croque@guamopa.com>

2017 - 2020 GHURA CCR

Frances Danieli <fdanieli@ghura.org>
To: croque@guamopa.com
Cc: Lucele Leon Guerrero <lucelle@ghura.org>

Fri, May 28, 2021 at 3:48 PM

Hi Clariza,

Attached are GHURA's CCR for Fiscal Years 2017 thru 2020.

If there are any questions, please email Lucele Leon Guerrero, Controller. She is copied on this email.

Thank you very much for your assistance. Have a great three day weekend.

Kind Regards,
Frances

4 attachments

 **2017 GHURA CCR.pdf**
306K

 **2018 GHURA CCR.pdf**
317K

 **2020 GHURA CCR.pdf**
374K

 **2019 GHURA CCR.pdf**
659K



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

FY 2020 Citizen Centric Report - GHURA

Lucele Leon Guerrero <lucelle@ghura.org>

Fri, May 28, 2021 at 4:02 PM

To: speaker@guamlegislature.org

Cc: Ray Topasna <rstopasna@ghura.org>, Elizabeth Napoli <efnapoli@ghura.org>, Norma San Nicolas <normasn@ghura.org>, Audrey Aguon <aaaguon@ghura.org>, Frances Danieli <fdanieli@ghura.org>

Good afternoon Speaker Terlaje,

Attached please find the above report for your reference. Thank you very much for your time. Should you have any questions, please do not hesitate to let me know.

Take care and stay safe. Have a good weekend and Memorial Day holiday!

With best regards,

Lucele D. Leon Guerrero

Controller

Guam Housing and Urban Renewal Authority

117 Bien Venida Avenue

Sinajana, Guam 96910

Tel: (671) 475-1380

Fax: (671) 300-7565

Doc Type: 36GL-21-0640
**OFFICE OF THE SPEAKER
 THERESE M. TERLAJE**

-05- 28 2021
 Time: 4:02 pm
 Received: [Signature]

GHURA CCR FY2020_Speaker.pdf
 397K

COMMITTEE ON RULES

RECEIVED:

June 1, 2021

8:00 A.M.

Vicente P. Flores



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



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

Sabino P. Flores
Chairman

Monica O. Guzman
Vice Chairwoman

Anisia S. Delia
Commissioner

Frank T. Ishizaki
Commissioner

George F. Pereda
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Ray S. Topasna
Executive Director

Elizabeth F. Napoli
Deputy Director

May 28, 2021

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 2020

Dear Speaker Terlaje:

In accordance with Public Law 30-127 reporting requirements, attached is the Authority's Citizen Centric Report for Fiscal Year 2020.

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

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

Sincerely,

RAY S. TOPASNA
Executive Director



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

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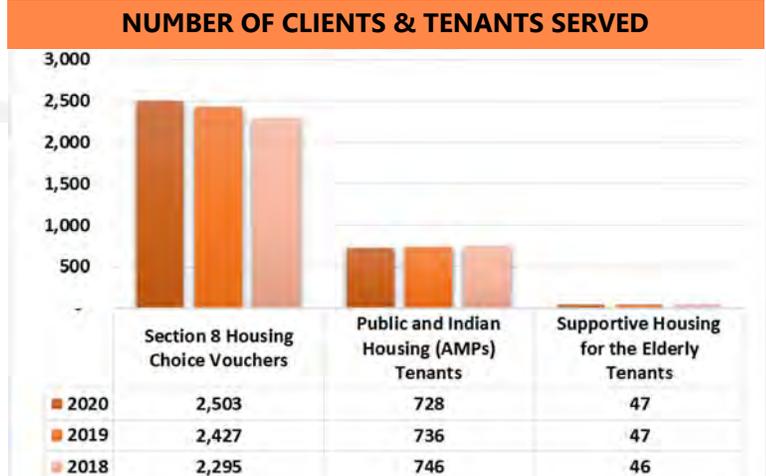
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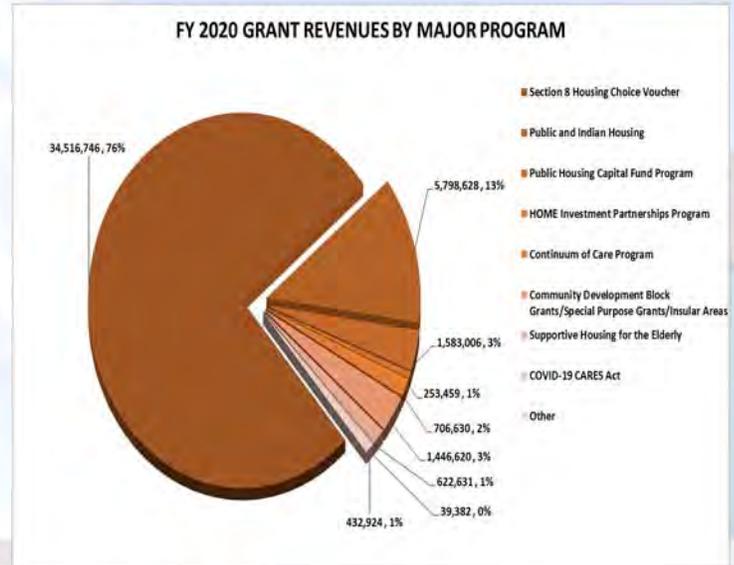
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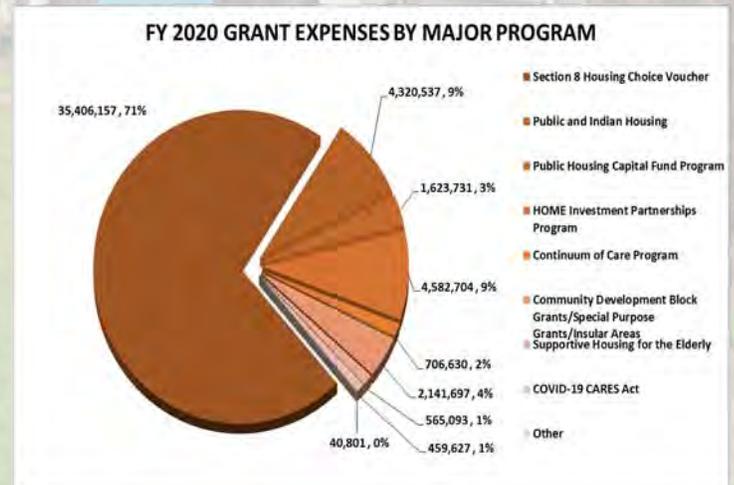
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