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

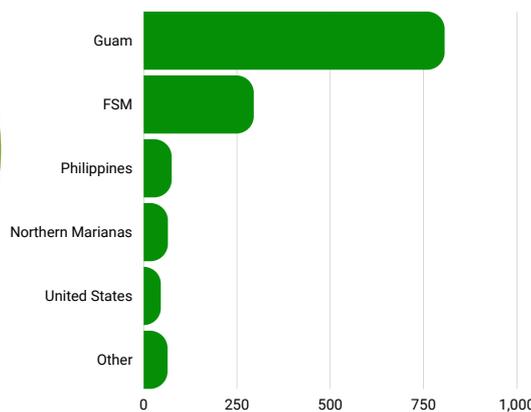
## WHO WE ARE

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)

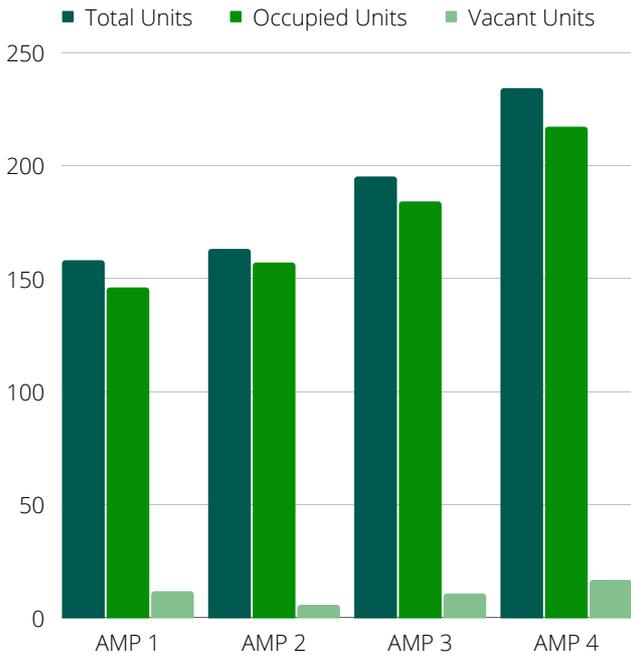
### Number of Employees

Departments	2021	2020	2019
Executive Management	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
<b>Total</b>	<b>109</b>	<b>98</b>	<b>99</b>

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

## STRATEGIC GOALS





## 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

**4** **5** 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

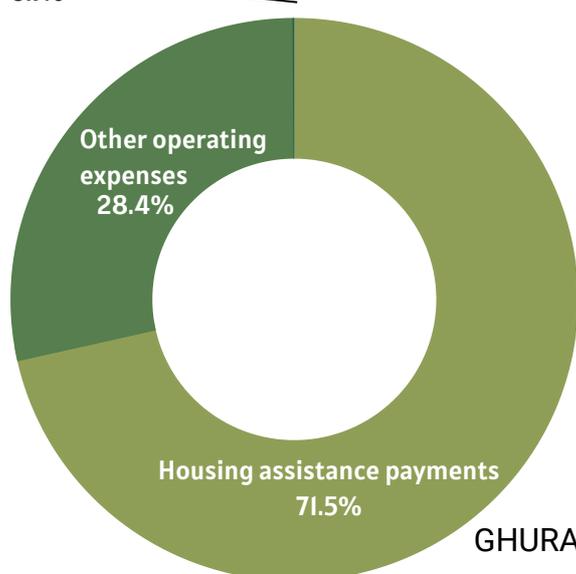
## REVENUES

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%
<b>Total Revenues</b>	<b>\$54,182,454</b>	<b>\$47,004,141</b>	<b>\$44,653,441</b>	<b>15.3%</b>

## EXPENSES

Nonoperating  
0.1%



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
<b>Total Expenses</b>	<b>\$53,539,573</b>	<b>\$49,177,716</b>	<b>\$46,158,359</b>

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.

## 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.



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.

### iLearn Academy Charter School (iLACS)



Source: Guam Daily Post

### Sinajana Central Community Arts Hall





# GHURA

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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

**Benjamin J.F. Cruz**  
Public Auditor  
Suite 401 DNA Building  
238 Archbishop Flores Street  
Hagatna, Guam 96910

**SUBJECT: GHURA Citizen Centric Report for Fiscal Year 2021**

Dear Public Auditor Cruz,

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](http://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

Thomas Eladio Battung <[tbattung@guamopa.com](mailto:tbattung@guamopa.com)>

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**Fwd: FY 2021 Citizen Centric Report - Guam Housing & Urban Renewal Authority**

1 message

**Benjamin Cruz** <[bjacruz@guamopa.com](mailto:bjacruz@guamopa.com)>

Tue, Jul 12, 2022 at 8:56 AM

To: Vincent Duenas <[vduenas@guamopa.com](mailto:vduenas@guamopa.com)>, Jerrick Hernandez <[jhernandez@guamopa.com](mailto:jhernandez@guamopa.com)>, Thyrza Bagana <[tbagana@guamopa.com](mailto:tbagana@guamopa.com)>, Thomas Eladio Battung <[tbattung@guamopa.com](mailto:tbattung@guamopa.com)>, Kayleen Concepcion <[kconcepcion@guamopa.com](mailto:kconcepcion@guamopa.com)>, Mariella Cruz <[mcruz@guamopa.com](mailto:mcruz@guamopa.com)>, Ren Jalandoni <[rjalandoni@guamopa.com](mailto:rjalandoni@guamopa.com)>, Frederick Jones <[fjones@guamopa.com](mailto:fjones@guamopa.com)>, Johanna Pangelinan <[jpangelinan@guamopa.com](mailto:jpangelinan@guamopa.com)>, Selina Onedera-Salas <[sonederasalas@guamopa.com](mailto:sonederasalas@guamopa.com)>, Kyle Bungubung <[kbungubung@guamopa.com](mailto:kbungubung@guamopa.com)>, Thomas Quichocho <[tquichocho@guamopa.com](mailto:tquichocho@guamopa.com)>

----- Forwarded message -----

From: **Gladys Jean O. Sazon** <[gsazon@ghura.org](mailto:gsazon@ghura.org)>

Date: Mon, Jul 11, 2022 at 4:13 PM

Subject: FY 2021 Citizen Centric Report - Guam Housing &amp; Urban Renewal Authority

To: <[bjacruz@guamopa.com](mailto:bjacruz@guamopa.com)>Cc: <[vduenas@guamopa.com](mailto:vduenas@guamopa.com)>, Elizabeth Napoli <[efnapoli@ghura.org](mailto:efnapoli@ghura.org)>, Audrey Aguon <[aaaguon@ghura.org](mailto:aaaguon@ghura.org)>, Frances Danieli <[fdanieli@ghura.org](mailto:fdanieli@ghura.org)>

Hafa Adai Public Auditor Cruz,

In accordance with Title 1 Guam Code Annotated (GCA) Chapter 19 § 1922(a), please see attached GHURA's CCR for FY 2021.

Kindly advise should you have any questions, thank you.

*Regards,***Gladys Sazon**

Accountant II

Fiscal Division

Guam Housing &amp; Urban Renewal Authority

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Benjamin J. F. Cruz

Public Auditor

Office of Public Accountability – Guam

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**2 attachments**



**GHURA CCR FY 2021 - OPA Memo.pdf**

25K



**GHURA CCR FY 2021.pdf**

1524K