



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Aturidåt Ginima' Yan Rinueban Siudåt Guåhan

FISCAL YEAR 2020 CITIZEN CENTRIC REPORT



TABLE OF CONTENTS

ABOUT GHURA	1
PERFORMANCE	2
FINANCIAL STATUS	3
CHALLENGES & FUTURE OUTLOOK	4

MISSION STATEMENT

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

EXECUTIVES

RAY TOPASNA
EXECUTIVE DIRECTOR

ELIZABETH NAPOLI
DEPUTY DIRECTOR

BOARD OF COMMISSIONERS

SABINO FLORES
CHAIRMAN

MONICA GUZMAN
VICE CHAIRWOMAN

GEORGE PEREDA
COMMISSIONER

FRANK ISHIZAKI
COMMISSIONER

ANISIA DELIA
COMMISSIONER

JOSEPH LEON GUERRERO
RES. COMMISSIONER

RAY TOPASNA
BOARD SECRETARY

HISTORY OF GHURA

The Guam Housing and Urban Renewal Authority (GHURA) was established by Public Law 6-135 on December 18, 1962. GHURA is 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. For over 50 years, GHURA assisted thousands of low and moderate income renters and homeowners to acquire suitable housing. GHURA's purpose is to "... promote the health, safety and welfare of Guam's people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent and sanitary dwellings for low to moderate-income families, through all available federal and local governmental programs and through encouragement of Guam's private enterprises to participate in the common task of improving our island community, while upholding family values. "

STRATEGIC GOALS

GHURA's overarching goal is to provide adequate housing and community planning for those who reside in GHURA-managed housing and who participate in GHURA-supported rental and homeownership programs and activities across the island. Island residents are enabled to fulfill goals of securing safe, decent, and sanitary housing for themselves and their families within well-developed island communities. Another GHURA goal is to create opportunities for our client's successful participation in the workforce, and housing in the private/public sector.

GHURA'S GOVERNANCE

The Authority is governed by a seven-member Board of Commissioners appointed by the Governor of Guam. Daily operations are overseen by an Executive Director, Deputy Director and 12 managers.



NUMBER OF EMPLOYEES



HOH COUNTRY OF ORIGIN

Country of Origin	Fiscal Year		
	2020	2019	2018
East Asia	74	79	57
FSM	1,211	1,121	1,184
Guam	1,329	1,292	1,318
Marshall Islands	21	19	25
NMI	167	177	171
Not Listed	68	73	96
Other	16	15	10
Palau	47	46	52
Philippines	195	197	201
United States	128	130	128

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



PERFORMANCE

In FY 2020 GHURA coped with the paramount challenge of trying to meet its mission during the midst of a pandemic. The agency had to implement new policies and procedures necessary to continue assisting families. With only essential employees permitted to come to work, GHURA was still able to ensure its operations continued.

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.

PUBLIC HOUSING CAPITAL FUND PROGRAM

The Public Housing Capital Fund Program funded the following completed projects in FY 2020:

Upgraded the kitchen and bathroom of eight (8) units for the Elderly Supportive Housing program at Guma Trankilidat

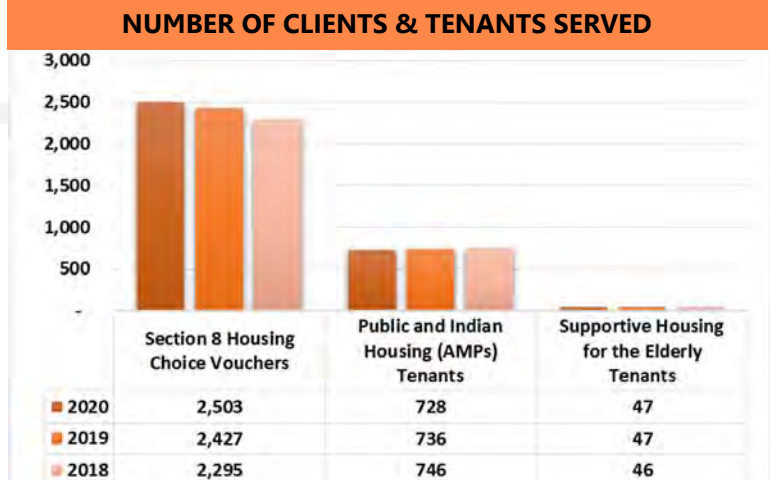
Expanded the Section 8 office located at the main GHURA building

Renovated approximately 11 vacant AMP Units, upgraded and expanded existing storm drainage systems, erected a new chain link fence, and upgraded an office at various AMP sites.

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.



SINAJANA COMMUNITY RECREATIONAL FACILITY



COMMUNITY DEVELOPMENT BLOCK GRANT

During FY 2020, Community Development Block Grant (CDBG) provided:

Public services:

- Family Service Center/One-Stop Homeless Assistance Center,
- Opportunity Initiative,
- Kurason Ysengsong, and the Guam's Alternative Lifestyle Association (GALA).

Projects completed:

- Acquisition /construction of the Central Police Precinct Command
- Sinajana Community Recreational Facility

Public facilities and improvements:

- Umatac Baseball field
- Lighthouse Recovery
- Sinajana Arts Center
- Inarajan Basketball Court construction

Photo provided by Sinajana Mayor Hofmann.



CENTRAL POLICE PRECINCT COMMAND

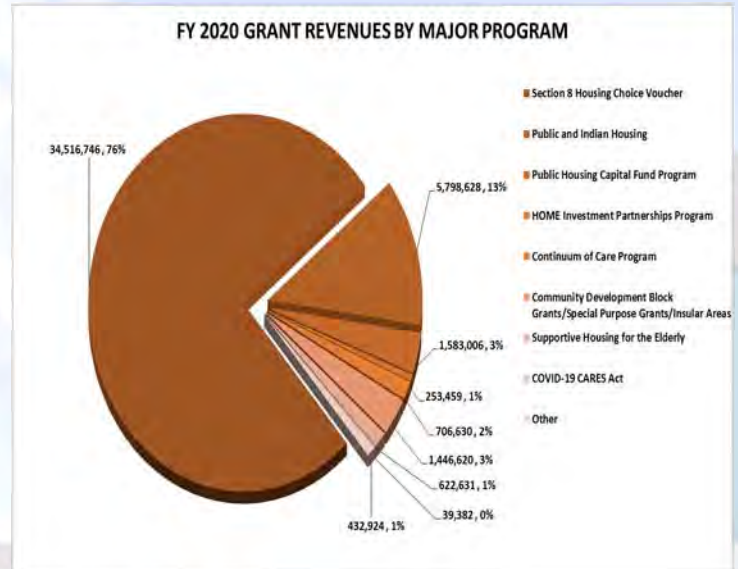
What would you like to see reported on this page? Please let us know by contacting Ray Topasna, Executive Director at 671-477-9851, rstopasna@ghura.org or Elizabeth Napoli, Deputy Director, 671-475-144, efnapoli@ghura.org.

FINANCIAL STATUS

REVENUES

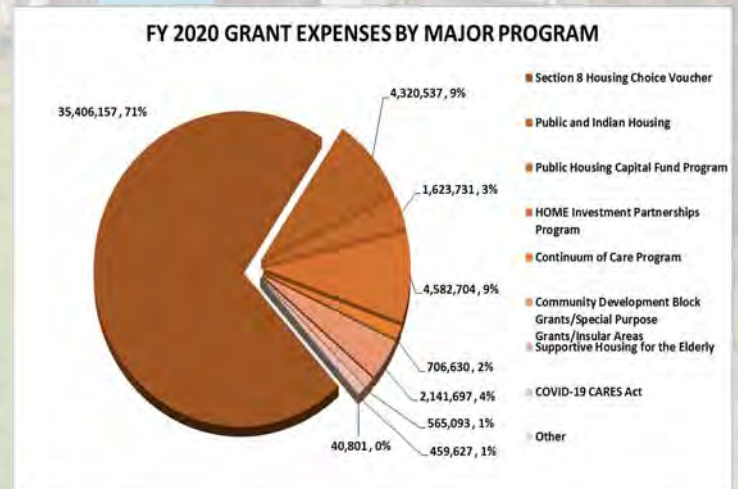
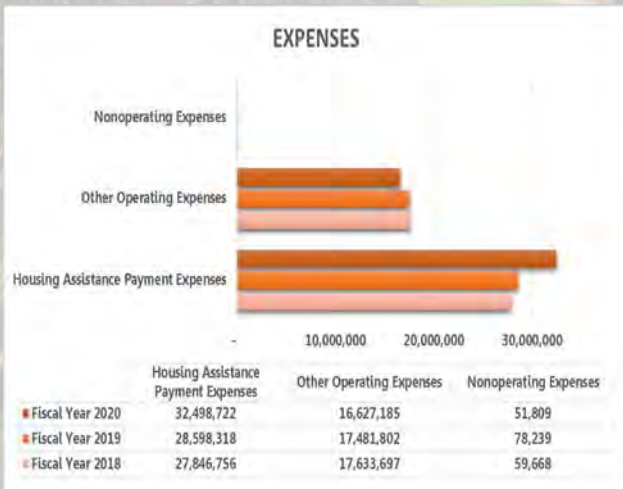
GHURA's revenues consist of tenant rents, operating subsidies, grants, management and bookkeeping fees, program income, land sales, interest earned on investments, and other income. Revenues increased by \$3.3M or 8%.

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



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.



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

Aturidåt Ginima' Yan Rinueban Siudåt Guåhan

FISCAL YEAR 2020 CITIZEN CENTRIC REPORT



TABLE OF CONTENTS

- ABOUT GHURA** 1
- PERFORMANCE** 2
- FINANCIAL STATUS** 3
- CHALLENGES & FUTURE OUTLOOK** 4

HISTORY OF GHURA

The Guam Housing and Urban Renewal Authority (GHURA) was established by Public Law 6-135 on December 18, 1962. GHURA is 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. For over 50 years, GHURA assisted thousands of low and moderate income renters and homeowners to acquire suitable housing. GHURA's purpose is to "... promote the health, safety and welfare of Guam's people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent and sanitary dwellings for low to moderate-income families, through all available federal and local governmental programs and through encouragement of Guam's private enterprises to participate in the common task of improving our island community, while upholding family values. "

STRATEGIC GOALS

GHURA's overarching goal is to provide adequate housing and community planning for those who reside in GHURA-managed housing and who participate in GHURA-supported rental and homeownership programs and activities across the island. Island residents are enabled to fulfill goals of securing safe, decent, and sanitary housing for themselves and their families within well-developed island communities. Another GHURA goal is to create opportunities for our client's successful participation in the workforce, and housing in the private/public sector.

GHURA'S GOVERNANCE

The Authority is governed by a seven-member Board of Commissioners appointed by the Governor of Guam. Daily operations are overseen by an Executive Director, Deputy Director and 12 managers.



MISSION STATEMENT

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

EXECUTIVES

- RAY TOPASNA**
EXECUTIVE DIRECTOR
- ELIZABETH NAPOLI**
DEPUTY DIRECTOR

BOARD OF COMMISSIONERS

- SABINO FLORES**
CHAIRMAN
- MONICA GUZMAN**
VICE CHAIRWOMAN
- GEORGE PEREDA**
COMMISSIONER
- FRANK ISHIZAKI**
COMMISSIONER
- ANISIA DELIA**
COMMISSIONER
- JOSEPH LEON GUERRERO**
RES. COMMISSIONER
- RAY TOPASNA**
BOARD SECRETARY

NUMBER OF EMPLOYEES



HOH COUNTRY OF ORIGIN

Country of Origin	Fiscal Year		
	2020	2019	2018
East Asia	74	79	57
FSM	1,211	1,121	1,184
Guam	1,329	1,292	1,318
Marshall Islands	21	19	25
NMI	167	177	171
Not Listed	68	73	96
Other	16	15	10
Palau	47	46	52
Philippines	195	197	201
United States	128	130	128

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



PERFORMANCE

In FY 2020 GHURA coped with the paramount challenge of trying to meet its mission during the midst of a pandemic. The agency had to implement new policies and procedures necessary to continue assisting families. With only essential employees permitted to come to work, GHURA was still able to ensure its operations continued.

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.

PUBLIC HOUSING CAPITAL FUND PROGRAM

The Public Housing Capital Fund Program funded the following completed projects in FY 2020:

Upgraded the kitchen and bathroom of eight (8) units for the Elderly Supportive Housing program at Guma Trankilidat

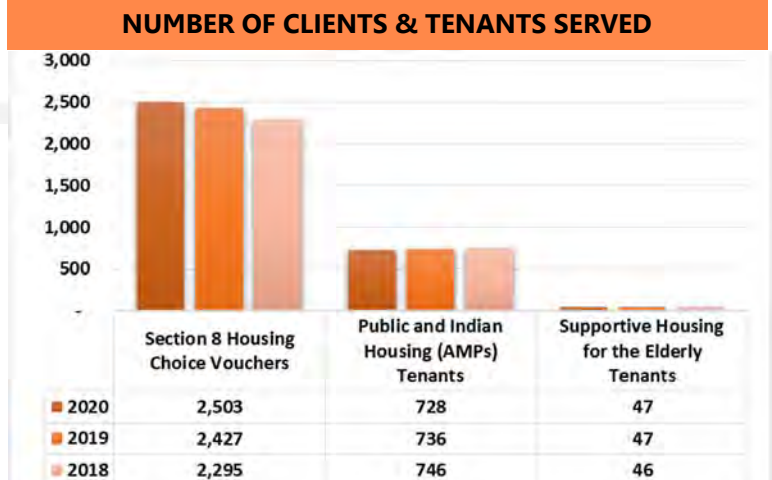
Expanded the Section 8 office located at the main GHURA building

Renovated approximately 11 vacant AMP Units, upgraded and expanded existing storm drainage systems, erected a new chain link fence, and upgraded an office at various AMP sites.

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.



SINAJANA COMMUNITY RECREATIONAL FACILITY



COMMUNITY DEVELOPMENT BLOCK GRANT

During FY 2020, Community Development Block Grant (CDBG) provided:

Public services:

- Family Service Center/One-Stop Homeless Assistance Center,
- Opportunity Initiative,
- Kurason Ysengsong, and the Guam's Alternative Lifestyle Association (GALA).

Projects completed:

- Acquisition /construction of the Central Police Precinct Command
- Sinajana Community Recreational Facility

Public facilities and improvements:

- Umatac Baseball field
- Lighthouse Recovery
- Sinajana Arts Center
- Inarajan Basketball Court construction

Photo provided by Sinajana Mayor Hofmann.



CENTRAL POLICE PRECINCT COMMAND

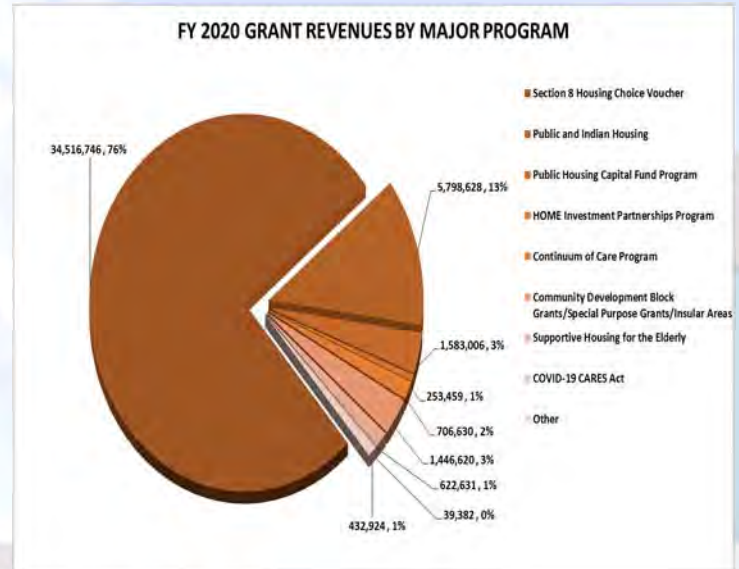
What would you like to see reported on this page? Please let us know by contacting Ray Topasna, Executive Director at 671-477-9851, rstopasna@ghura.org or Elizabeth Napoli, Deputy Director, 671-475-144, efnapoli@ghura.org.

FINANCIAL STATUS

REVENUES

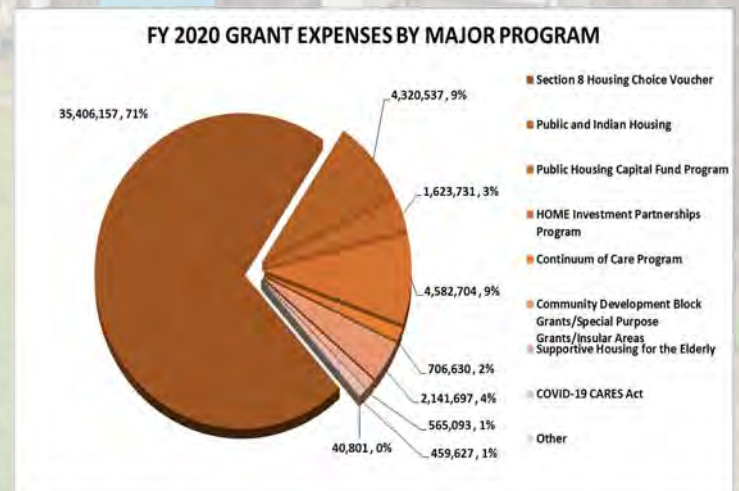
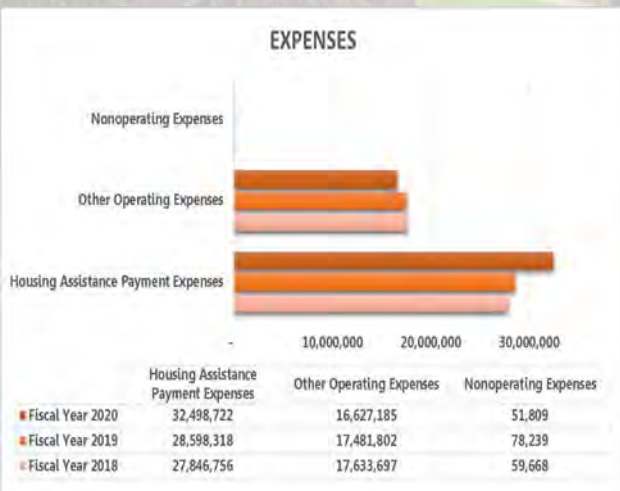
GHURA's revenues consist of tenant rents, operating subsidies, grants, management and bookkeeping fees, program income, land sales, interest earned on investments, and other income. Revenues increased by \$3.3M or 8%.

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



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.



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