

Re: Messages & Communications Doc. No. 38GL-26-2865 through 2871.

From: Guam Legislature Clerks <clerks@guamlegislature.gov>
Date: Mon 9/14/2026 3:24 PM
To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Elijah Untalan
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Voice: (671) 472-3465 / 3460 Fax: (671) 472-3524

guamlegislature.gov

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Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Monday, September 14, 2026 3:13 PM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-26-2865 through 2871.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2865 through 2871** for processing:

✓	38GL-26-2865	The Guam Board of Registration for Professional Engineers, Architects and Land Surveyors (PEALS)	Board Meeting Packet for September 10, 2026*
✓	38GL-26-2866	Guam Housing and Urban Renewal Authority	FY2025 Citizen-Centric Report*
✓	38GL-26-2867	Judiciary of Guam	Guam Criminal Law and Procedure Review Commission Plenary Meeting Packet for September 10, 2026*
✓	38GL-26-2868	A.B. Won Pat International Airport Authority	Board Meeting Packet for August 6, 2026*
✓	38GL-26-2869	Department of Administration	Notice of Proposed Creation of Positions Re: Health Professional Licensing Office Board Investigator and Proposed Amendment Re: Assistant Chief Aquatic and Wildlife Resources*
✓	38GL-26-2870	Port Authority of Guam	Revenues and Expenses Report for month ending June 30, 2025*
✓	38GL-26-2871	Department of Revenue and Taxation	Income Tax Refund Status Report for the Month Ending August 2026*

Please retrieve Doc. No. 38GL-26-2868 and 2869 from link below:

[Messages & Communications Physical Scanned Copy - Google Drive](#)

Kindly reply to this email.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-2866*

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Fri, Sep 11, 2026 at 11:29 AM

To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa adai,

Please see attached M&C Doc. No. 38GL-26-2866

38GL-26-2866	Guam Housing and Urban Renewal Authority	FY2025 Citizen-Centric Report*
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*Si Yu'os Ma'åse'**Bernice Rivera*

Administrative Assistant

**Office of Speaker Frank F. Blas, Jr.**I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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

From: **Frances Danieli** <fdanieli@ghura.org>

Date: Thu, Sep 10, 2026 at 5:01 PM

Subject: GHURA Fiscal Year 2025 Citizen Centric Report

To: <speakerblas@guamlegislature.gov>Cc: Elizabeth Napoli <efnapoli@ghura.org>, Fernando Esteves <fbesteves@ghura.org>, Miguel Agulto Demapan <mademapan-dr@ghura.org>

Hafa Adai Speaker Blas,

Attached is GHURA's Fiscal Year 2025 Citizen Centric Report.

If you have any questions, please contact Executive Director Elizabeth Napoli at 671-475-1378 or via email at efnapoli@ghura.org.

Kind regards,

Frances Danieli

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**2 attachments****Legislature_CCR 2025_FINAL_2026-09-10.pdf**

1252K

**38GL-26-2866.pdf**

1127K

Håfa Adai,

Received, and thank you.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

GHURA Fiscal Year 2025 Citizen Centric Report

2 messages

Frances Danieli <fdanieli@ghura.org>

Thu, Sep 10, 2026 at 5:03 PM

To: speakerblas@guamlegislature.gov

Cc: Elizabeth Napoli <efnapoli@ghura.org>, Fernando Esteves <fbesteves@ghura.org>, Miguel Agulto Demapan <mademapan-dr@ghura.org>

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Kind regards,

Frances Danieli

*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*

Doc Type: 38GL-26-2866
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
September 10, 2026
Time: 5:03 PM
Received:

**Legislature_CCR 2025_FINAL_2026-09-10.pdf**
1252K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Fri, Sep 11, 2026 at 9:39 AM

To: Frances Danieli <fdanieli@ghura.org>

Cc: Elizabeth Napoli <efnapoli@ghura.org>, Fernando Esteves <fbesteves@ghura.org>, Miguel Agulto Demapan <mademapan-dr@ghura.org>

Hafa Adai,

Confirming receipt of your email.

*Si Yu'os Ma'åse'**Bernice Rivera*

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guahan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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[Quoted text hidden]



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



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Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

September 10, 2026

The Honorable Frank F. Blas Jr.
Speaker
38th Guam Legislature
173 Aspinall Avenue, Suite 207
Ada Plaza Center
Hagatna, Guam 96910

SUBJECT: GHURA Citizen Centric Report for Fiscal Year 2025

Dear Speaker Blas:

In accordance with Title 1 Guam Code Annotated (GCA) Chapter 19 Section 1922(a) reporting requirements, attached is the Authority's Citizen Centric Report for Fiscal Year 2025.

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,

Elizabeth F. Napoli
Executive Director



38GL-26-2866
Messages and Communications

RECEIVED
COMMITTEE ON RULES
September 11, 2026

11:29 a.m.
Marie Crisostomo

EFN/ftd

GUAM HOUSING & URBAN RENEWAL AUTHORITY

ATURIDÁT GINIMA' YAN RINUEBAN SIUDÁT GUÁHAN



INSIDE THIS REPORT


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WHO WE ARE | What is GHURA?

Established by Public Law 6-135 on December 18, 1962, the Guam Housing and Urban Renewal Authority (GHURA) has served Guam's residents for more than six decades by strengthening families and building communities. GHURA is an autonomous public agency authorized to receive and administer funding from the U.S. Department of Housing and Urban Development (HUD), along with other federal and local sources.

GHURA is governed by a seven-member Board of Commissioners. Its day-to-day operations are administered by the Executive Director and Deputy Director.



OUR MISSION | Why does GHURA do this work?

GHURA's mission is to promote the *health, safety and welfare* of its 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, sanitary* dwellings for low-income families, through all available federal and local government programs and through encouragement of private enterprise to participate in the common tasks of community improvement



WHAT WE DO | What we do for Guam

GHURA receives most of its funding from the federal government, along with some income from its own programs and operations. Our work is organized around two major areas of service: **housing assistance** and **community development**. GHURA administers existing programs and pursues new funding opportunities that can benefit Guam residents. To ensure these funds are used responsibly, GHURA follows applicable federal laws, regulations, and reporting requirements.

Housing

We help eligible Guam families, older adults, and persons with disabilities access safe, decent, and affordable housing through Public Housing, the Housing Choice Voucher Program (Section 8), Guma Trankilidat, and other housing initiatives.

Program	Total Program Participants			Program	Tenant to Employee Ratio		
	FY 2023	FY 2024	FY 2025		FY 2023	FY 2024	FY 2025
Section 8	2,723	2,607	2,624	Section 8	101	97	105
AMP	685	726	682	AMP	13	14	13
GT	49	49	48	GT	25	16	16

Community Development

We invest in stronger Guam communities by supporting affordable housing, homebuyer and home-rehabilitation assistance, public facilities, essential services, and fair housing opportunities. Through partnerships and grant-funded programs, we *help make neighborhoods safer, healthier, and more livable*.

BOARD OF COMMISSIONERS

John J. Rivera, PhD
CHAIRMAN

Nathanael P. Sanchez
VICE CHAIRMAN

Anisia S. Delia
COMMISSIONER

Emilia F. Rice
COMMISSIONER

Victor R. Torres
COMMISSIONER

Karl E. Corpus
RESIDENT COMMISSIONER

Elizabeth F. Napoli
EXECUTIVE DIRECTOR

Fernando B. Esteves
DEPUTY DIRECTOR



OUR TEAM

Who helps deliver
GHURA's services?

Fiscal Year	Total Employees
FY 2023	121
FY 2024	124
FY 2025	156

54% Women | 46% Men
Our team members range
in age from 22 to 82.



PERFORMANCE

HOUSING ASSISTANCE

Public Housing

In FY 2025, GHURA continued to modernize older units, strengthen resident services, and meet federal requirements. As of September 30, 2025, Public Housing maintained a **97% occupancy rate**, adjusted for units under modernization. About **47 units** requiring extensive repairs were under modernization, including improvements to electrical panels, bathrooms, kitchens, water and sewer lines, and exterior doors.

Section 8 Housing Choice Voucher Program (HCV)

GHURA administered **2,762** Housing Choice and special vouchers in FY 2025, with a **96%** average voucher utilization rate and a **108%** Housing Assistance Payment funding utilization rate.

Voucher program	Vouchers
Housing Choice Vouchers	2,128
Non-Elderly Disabled Vouchers	175
Family Unification Program Vouchers	130
Project-Based Vouchers	112
Veterans Affairs Supportive Housing Vouchers	100
Emergency Housing Vouchers	87
Mainstream Vouchers	30
Total	2,762

Capital Fund Program

GHURA received **\$250,000** through the Emergency Safety and Security Grant to install high-definition and license-plate-reader cameras at AMP 1 sites in high-crime areas. GHURA also received **\$5 million** through the Housing-Related Hazards Capital Fund Program to support radon, mold, and moisture education, training, testing, and mitigation in Public Housing units.

Guma Trankilidat

A Capital Needs Assessment identified **\$2.6 million** in improvements needed over 20 years. Of its **50 units**, **28** have been upgraded at a cost of **\$778,460**. Phase VI is underway to renovate another **four units**.

Family Self-Sufficiency Program

The Family Self-Sufficiency Program served approximately **140 households**: **113** Housing Choice Voucher households and **27** Public Housing households. The program supported participants in increasing income, pursuing employment, and building assets.

Community Development Funds

The Renewable Affordable Homes—First-Time Homebuyer Program referred **10 households** to USDA, resulting in **5** closed loans: **2** for new construction and **3** for home purchases. Four Habitat for Humanity of Guam properties are under renovation and will be offered for sale when complete. Through the HOME Rental Program, GHURA acquired a **4-unit property in Agana Heights** and a **21-unit complex in Yigo**; renovations are scheduled to begin in FY 2026.

Reasearch Planning & Evaluation

GHURA received HUD Continuum of Care funding for Anchor of Hope, the Coordinated Entry System, CoC planning, the Homeless Management Information System, the Housing First Rental Assistance Program, Manhali’ Project, and DV Harbors. These programs support housing and services for people experiencing or at risk of homelessness.

Community Development Block Grant – Disaster Recovery (CDBG-DR)

GHURA refined its CDBG-DR Action Plan to guide approximately \$500.8 million in federal disaster-recovery funding. An unmet-needs and mitigation assessment informed a targeted strategy to support recovery and long-term resilience across Guam. All 19 municipalities qualify as Most Impacted and Distressed areas. GHURA also developed the policies and procedures needed to implement recovery programs in compliance with federal requirements.

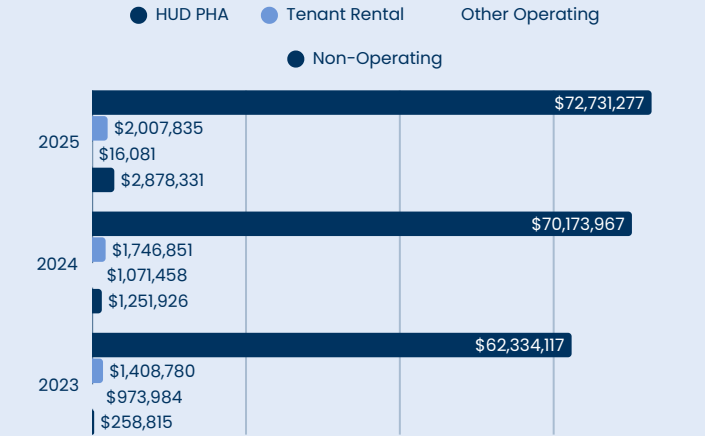
COMMUNITY DEVELOPMENT

FINANCES

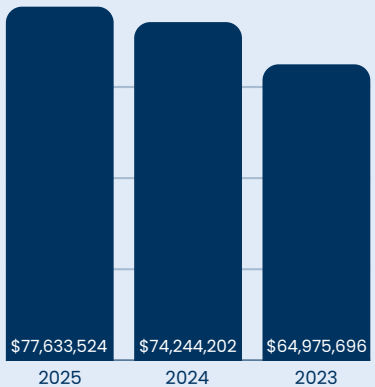
Where GHURA’s FY 2025 Revenue Came From

Nearly 94 cents of every dollar of listed FY 2025 revenue came from HUD PHA operating grants.

	HUD PHA	Tenant Rental	Other Operating	Non-Operating
2025	\$72,731,277	\$2,007,835	\$16,081	\$2,878,331
2024	\$70,173,967	\$1,746,851	\$1,071,458	\$1,251,926
2023	\$62,334,117	\$1,408,780	\$973,984	\$258,812



Total Revenue by Fiscal Year



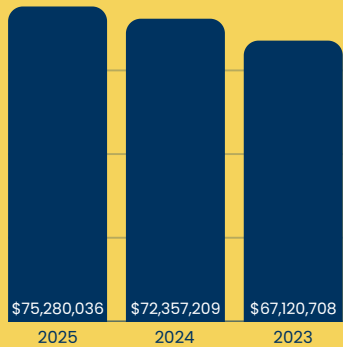
REVENUES AT A GLANCE

FY 2025 Revenue Changes

Revenues	Change (\$)	Percent (%)
HUD PHA Operating Grant	\$2,557,310	3.64%
Tenant Rental Income	\$260,984	14.94%
Other Operating Revenue	\$(1,055,377)	(98.50)%
Non-Operating Revenue	\$1,626,405	129.91%
Total	\$3,389,322	4.57%

FY 2025 revenue totaled \$77.6 million, up \$3.4 million (4.6%) from FY 2024. Most funding came from HUD operating grants. Higher grant funding, rental payments, and other income drove the increase.

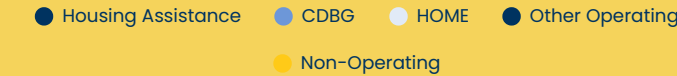
Total Expenses by Fiscal Year



How GHURA Used FY 2025 Funds

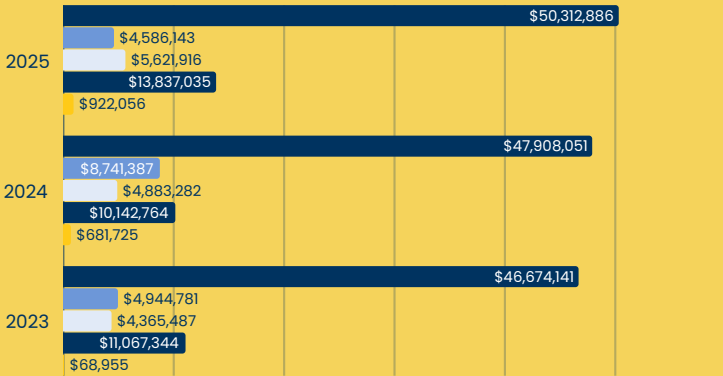
About 67 cents of every FY 2025 expense dollar supported Housing Assistance Payments for eligible families.

	Housing Assistance	CDBG	HOME	Other Operating	Non-Operating
2025	\$50,312,886	\$4,586,143	\$5,621,916	\$13,837,035	\$922,056
2024	\$47,908,051	\$8,741,387	\$4,883,282	\$10,142,764	\$681,725
2023	\$46,674,141	\$4,944,781	\$4,365,487	\$11,067,344	\$68,955



FY 2025 Expenses Changes

Expenses	Change (\$)	Percent (%)
Housing Assistance Payment	\$2,404,835	5.02%
Community Development Block Grant	\$(4,155,244)	(47.54)%
HOME Investment Partnership Program	\$738,634	15.13%
Other Operating Expenses	\$3,694,271	36.42%
Non-Operating Expenses	\$240,331	35.25%
Total	\$2,922,827	4.04%



FY 2025 expenses totaled \$75.3 million, up \$2.9 million (4.0%) from FY 2024. Most expenses supported Housing Assistance Payments. Higher operating and HOME program costs increased expenses, partly offset by lower CDBG expenses.

EXPENSES AT A GLANCE

CHALLENGES & OUTLOOK

CHALLENGES

GHURA depends heavily on federal funding, so changes in federal budgets, program rules, and anticipated FY 2026 cuts may affect services.

Rising construction, labor, rent, and utility costs make affordable housing harder to maintain and develop. A limited rental supply and competition from higher-paying military rentals also make it difficult for voucher families to find housing.

In 2025, many voucher families needed more than 60 days to find housing, while people needing accessible units often waited more than 120 days. Utility deposits, connection fees, and limits on new vouchers created additional challenges.

GHURA is reviewing HUD's Rental Assistance Demonstration (RAD) Program to determine whether long-term, project-based Section 8 assistance could help preserve Public Housing.

GHURA also continued modernization and essential repairs, maintained at least 97% adjusted Public Housing occupancy, and addressed Urban Renewal issues in Asan as funding allowed.



OUTLOOK

GHURA will continue working to keep housing and community programs affordable, accessible, and responsive to Guam residents' needs. Staff training will help employees strengthen their skills and provide better service.

GHURA will also support more homeownership opportunities by purchasing homes for its programs, partnering with USDA, and working with private lenders to expand options for eligible homebuyers.

Public Housing funding will support renovations, maintenance shops, parking areas, typhoon shutters, lead-paint removal, and community-facility improvements. GHURA will also make important information, including the 2025 Utility Allowance and Flat Rent Schedules, easier for residents and the public to find.

Following Typhoon Mawar, GHURA completed and refined its Community Development Block Grant-Disaster Recovery (CDBG-DR) Action Plan. The HUD-approved plan guides the use of approximately \$500.8 million in federal recovery funding for housing, infrastructure, economic recovery, and hazard-mitigation needs across Guam. Approval of the Action Plan is a key step toward putting recovery programs into operation.

