

Guam Housing and Urban Renewal

GUMA TRANK REDEVELOPMENT

PROPOSED

ORGANIZATIONAL STRUCTURE



Employee Briefing

July 18-25, 2008



A Message from the Executive Management



In an effort to address Guam's severe shortage of affordable housing for people with low to moderate income, persons with disabilities and for senior citizens, GHURA proposes to redevelop our current GUMA TRANKILIDAT site.

Because of our limited resources, GHURA will be taking advantage of multiple federal housing programs through a public-private partnership.

This redevelopment plan will allow for the increase in housing and services to the island's senior manamkos, without any cost to GHURA and the people of Guam.

Ronald S. De Guzman

Executive Director



Benny A. Pinaula

Deputy Director



GHURA REORGANIZATION with the GUMA TRANK REDEVELOPMENT

1. *Construction of 203 new 1 and 2 bedroom residences designed to meet the needs of senior residents*
2. **This increases housing stock of 153 more units**
3. *Increases the quality of life for seniors with state of the art facilities.*
4. **Construction expected in September 2008**

What does this mean?

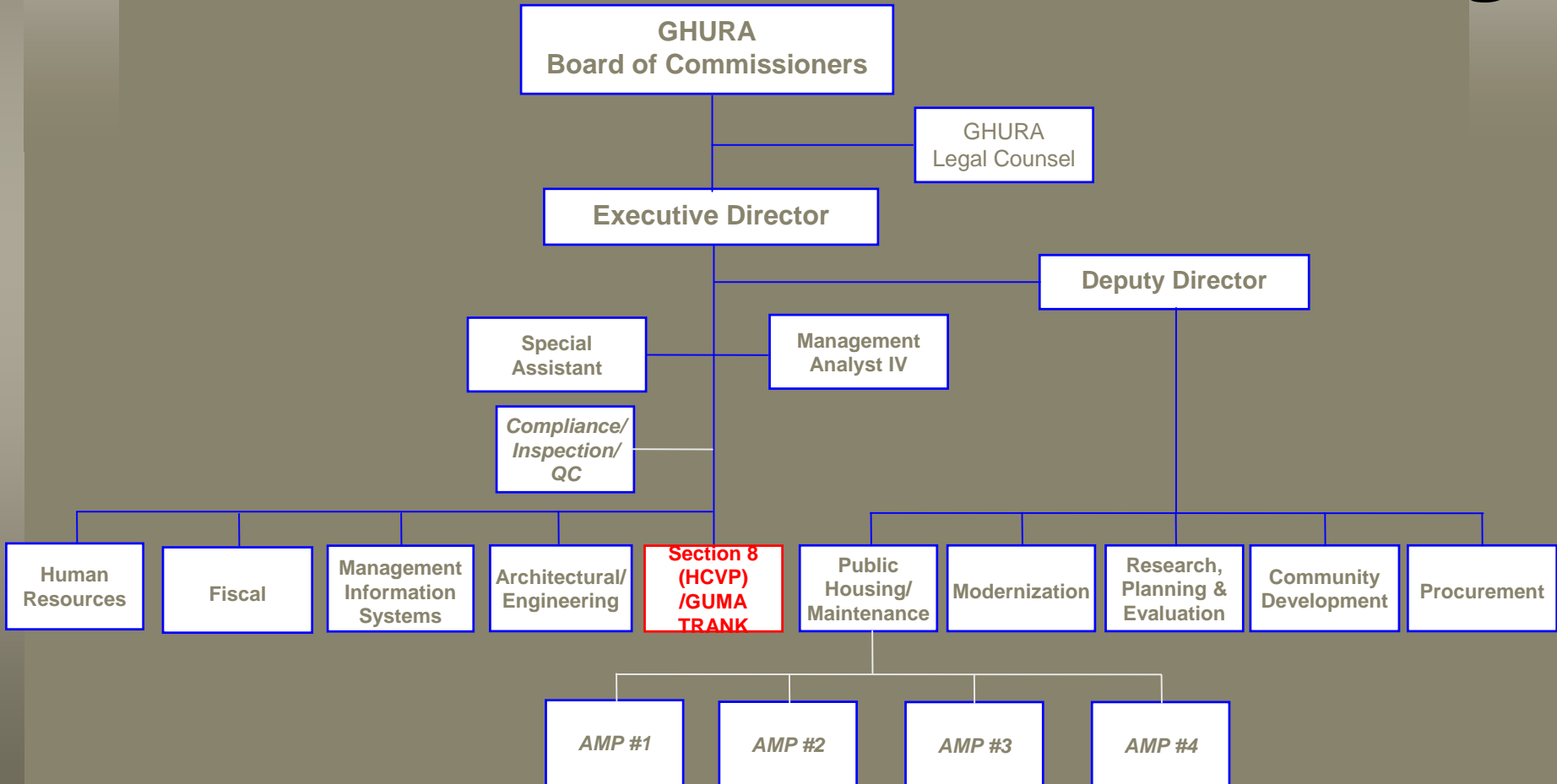
- ◆ *PHA's (GHURA) goals and mission will remain the same of providing affordable housing.*
- ◆ *The management and investment of our GUMA TRANK (site) will be managed by the developer – Ironwood Guam*
- ◆ *Partnership Contract will be in effect for 30-years*
- ◆ *During the contract period, GHURA will be responsible for annual compliance for the project based voucher program.*

DRIVERS....OPPORTUNITIES

1. Units are aging and too costly to repair;
2. Tremendous need to provide affordable housing to seniors waiting on the list;
3. *Opportunity for GHURA to house more eligible seniors at NO cost to GHURA or the people of GUAM;*
4. Response to resident issues are faster and more personal;
5. *GHURA must capitalize on the IRS-2005 Tax Credit Program*



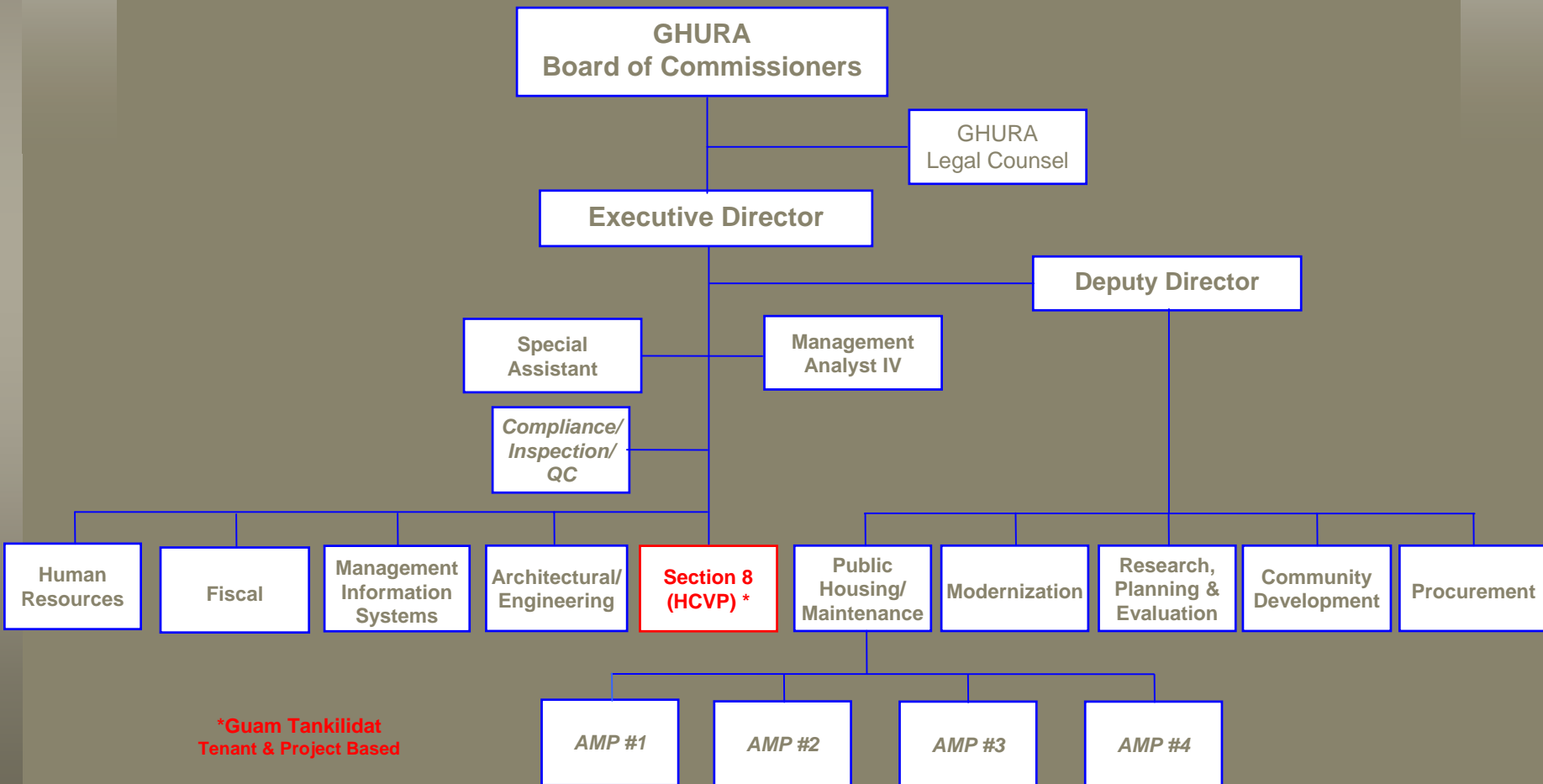
GUAM HOUSING AND URBAN RENEWAL AUTHORITY FY2008 ORGANIZATIONAL CHART - *Existing*





GUAM HOUSING AND URBAN RENEWAL AUTHORITY FY2008

ORGANIZATIONAL CHART - *Proposed*



*Guam Tankilidat
Tenant & Project Based



How Does this Affect Me?

Classified employees during this period shall not be removed from his/her position or downgraded; and

- ◆ *Emphasis will be on “**performance driven.**”*
- ◆ *Developer has expressed interest in offering positions to staff.*



What's Next...?

- ◆ *Present to Employees – July 18 ~ 25, 2008*
- ◆ *Public Hearing – Friday – August 1, 2008*
- ◆ *Finalize with Board, Governor (courtesy) and FILING with Guam Legislature – August 15, 2008*

Estimated Implementation – September 15, 2008