



GHURA

Guam Housing and Urban Renewal Authority
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Governor of Guam

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AVAILABLE FOR PUBLIC COMMENT 2021 Low Income Housing Tax Credit (LIHTC) Program Qualified Allocation Plan (QAP)

This ad is paid for with GHURA funds.

Guam Housing and Urban Renewal Authority's (GHURA's) 2021 Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) is available online for public comment at www.ghura.org starting on Monday April 19, 2021. GHURA will hold a public meeting to discuss QAP comments at 10:00 a.m. on Thursday, May 06, 2021 via www.zoom.com Meeting ID: 994 5979 4739 and Passcode: GHURA. Zoom meeting details will also be posted on the GHURA website on the same day. Final public comments are due by 5:00 p.m. on Friday, May 07, 2021.

The QAP describes the basis that GHURA will use to allocate LIHTC Program credits of \$6,660,957 available for the 2021 program year.

GHURA is the recognized housing credit agency authorized to allocate LIHTC Program credits in Guam. The United States 1986 Tax Reform Act created the federal low-income housing tax credit under Section 42 of the Internal Revenue Code (IRC) to assist the development of low-income rental housing by providing qualified owners with tax credits to offset their federal tax obligations. The LIHTC Program credits are available to owners of qualifying buildings and projects that meet certain low-income occupancy rent restrictions.

Section 42 of the IRC provides that Guam prepare a QAP to determine housing priorities and to establish the basis to award points to projects that will serve the lowest income tenants and oblige to serve qualified tenants for the longest periods. Examples of selection criteria include but not limited to project location, housing need characteristics, sponsor characteristics, and tenant populations with special needs.

Public Comment

Any person(s), agencies or organizations wishing to comment on the 2021 QAP may submit written comments directly to GHURA during regular business hours of operation (Monday through Friday, from 8:00 a.m. to 5:00 p.m.). To do so, please address written comments to the Executive Director Ray Topasna and deliver them to the GHURA office via drop box at the main office at 117 Bien Venida Avenue, Sinajana, Guam 96910

Comments will also be accepted via email to the Chief Planner Katherine Taitano at katherine@ghura.org and Program Coordinator III Dominic Calvo at dcalvo@ghura.org.

/s/ RAY S. TOPASNA
Executive Director