



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

For Immediate Release

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GHURA SECTION 8 PAYMENT STANDARDS ADJUSTED FOR FY2022

Sinajana, GU (November 30, 2021) – The Guam Housing and Urban Renewal Authority (GHURA) announces that its Governing Board, at a November 26, 2021 meeting, approved the FY2022 Payment Standards for Section 8 rental assistance. The Payment Standards is a maximum subsidy schedule used to calculate the level of rental assistance for Section 8 Housing Choice Voucher participants. HUD regulations require an annual assessment of the Fair Market Rent (FMR) and for GHURA to make adjustments to its payment standards of not less than 90 to 110 percent of the FMR. By making adjustments, it would ensure Section 8 participants find a home to rent out in a very competitive rental market. The new payment standard rates will be applied to newly admitted participants and those executing new contracts.

Under the Leon Guerrero/Tenorio Administration, GHURA commissioned a study which revealed that past years' FMR was lagging and edging Section 8 voucher holders out of the rental market. As a result of the study, the approved FY2022 payment standards have increased by \$731/month for a 4-bedroom and \$516/month for a 3-bedroom unit as compared to FY2019; and payment standards for Reasonable Accommodation for persons with disabilities have increased by \$798/month for a 4-bedroom and \$677/month for a 3-bedroom unit.

“We recognize that GHURA has to try and remain competitive in this very dynamic environment that is highly influenced by our military friends who prefer to live in our communities. As such, we are constantly monitoring the market and making adjustments when necessary. This Administration is committed to building back stronger together and obviously GHURA will have an important role to play. Our operating/administrative budget has increased by \$29 million as compared to FY19, and for Section 8 alone by \$7 million. We provide a home to as many as 2,582 families and/or individuals under our Section 8 program and we do our best to ensure federal funds are spent in their best interests.” said Ray Topasna, Executive Director. “We encourage all landlords to consider renting to a Section 8 tenant. At the onset of the pandemic up until today, we’ve paid landlords on time and we are committed to ensuring that our track record of on-time performance continues,” added Topasna.

At the same meeting, the Board also approved increases of 8 to 10 percent for utility allowances for Section 8 tenants to include electricity and water rates, and 3 percent for bottled gas.

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