



CITIZENCENTRIC REPORT

FISCAL YEAR 2020

October 2019 - September 2020



Table of Contents

- 1 ABOUT HARRA
- 2 UPDATES
- 3 FINANCES
- 4 OUTLOOK



LASIA A. CASIL
Executive Director

Do you have any suggestions on how we can improve our reporting? Please contact Lasia Casil at (671) 922-2525 or via email lasia.casil@hrra.guam.gov

BOARD OF DIRECTORS

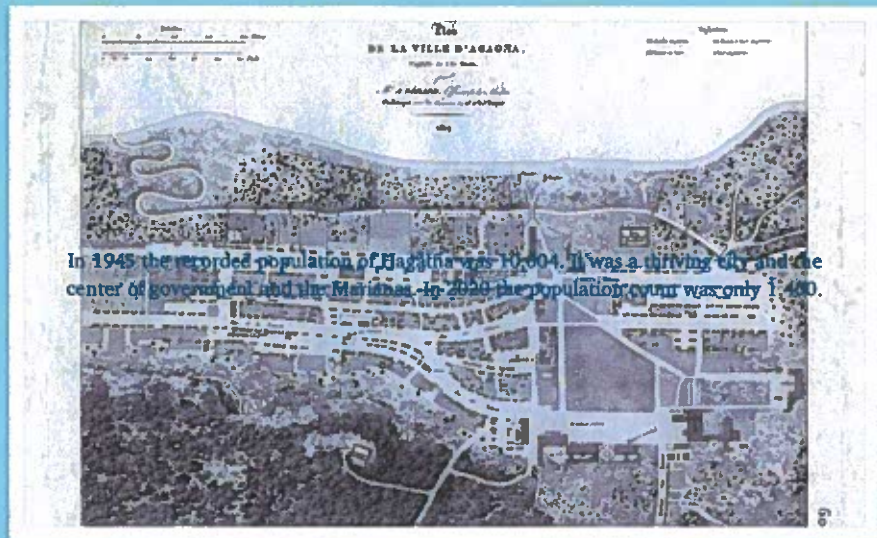
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LEGISLATIVE OVERSIGHT CHAIR

Senator Tina Muna Barnes, Vice Speaker, 36th Guam Legislature



OUR VISION

A vibrant Hagåtña as the center of cultural, civic, political, sports & economic vitality for Guam & the Western Pacific.

ABOUT US

The Hagåtña Restoration and Redevelopment Authority (HARRA) was established by Public Law 24-110 and codified under GCA Division 2, Chapter 79. HARRA was created to protect and promote the heritage, economic vitality, restoration, and redevelopment of Hagåtña. HARRA also strives to protect and promote the general welfare of the people of Guam.

OUR MISSION

The mission of the HARRA is to revitalize, promote, preserve, and protect the heritage and economic vitality of the City of Hagåtña by expanding the supply of low and moderate income housing, employment opportunities for the jobless, underemployed and low-income persons, and to provide an environment for the social, economic and psychological HARRA strives to restore and revitalize historical sites and parks, to revitalize the city through public-private initiatives, and is responsible for developing and maintaining an overall land use plan for redevelopment in Hagåtña. Moving forward, HARRA plans to revitalize Hagåtña by implementing goals and policies and following through on action items established within the update of the Hagåtña Master Plan.

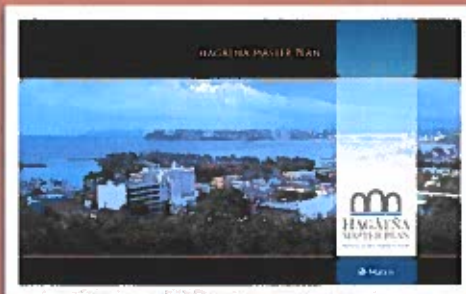
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2 UPDATES



The Hagåtña Master Plan is an expression of the community's goals, policies, mapping and graphics helping to direct decisions relating to land use, roads, housing, utilities, and other related concern in order to achieve its vision



Executive Director Lasía Casil answers questions and discusses aspects of the proposed Master Plan with Senator Regine Biscoe Lee



Prior to 1945, Hagåtña was a thriving city and the center of government with a population of 10,400 residents.



Governor Lou Leon Guerrero signs the agreement with the USACE for the Hagåtña River Flood Risk Management (FRM) Study.



Prior to 1945, the Hagåtña River ran parallel to where Marine Corps Drive is now from Route 4 all the way down to Anigua.

Executive Order 2019-02

On January 16th, 2019, Governor Lourdes A. Leon Guerrero, re-established the HRRRA as a separate agency as provided for in 79301, Chapter 79, Article 3 of Title 21 of Guam Code Annotated. Since 2015, the HRRRA had been reorganized and placed under the authority of the Department of CHamoru Affairs. Re-establishing the HRRRA as an autonomous agency would allow the HRRRA to focus solely on its mission to redevelop and restore the Capital City of Hagåtña 75 years after its destruction during the Second World War.

The Hagåtña Master Plan (HMP)

The first attempt to develop a Master Plan for Hagåtña was in 2005. This plan was not adopted. The current plan builds upon the 2005 plan. Hagåtña has seen varying growth and change during the last decade that will need to be captured in the Master Plan Update to provide a more accurate vision of where Hagåtña will go in the next 20 years. The Master Plan will be updated to include current information on demographics, redevelopment areas, economic trends, and transportation corridors. In particular, the Master Plan will include updated information on:

- Changes to demographics and economic trends
- The construction of the Guam Museum and other major projects identified in the Comprehensive Economic Development Strategy (CEDS) / Capital Improvement Plans (CIPs)
- The Hagåtña Planned Development District (PDD) and its' associated overlays
- Construction of additional parks and recreation space
- Revitalization of major transportation corridors and streetscapes
- Construction of parking and alternative transportation facilities / infrastructure
- Shoreline protection / recovery and enhancement controls and regulations
- The revitalization of Plaza de Espana and the Heritage Trail
- The potential feasibility and incorporation of the Hagåtña River Walk and River Channeling
- The potential redevelopment at Paseo de Susana and Chamorro Hagåtña

Subcommittee to Review the HMP

The HRRRA Board of Commissioners unanimously voted to create a Subcommittee to review each of the eight (8) components of the Hagåtña Master Plan.

- **Master Plan (Land Use Plan).** The Land Use Plan contains the goals and policies which will guide future land use and development decisions within Hagåtña. It also identifies actions that will be used to accomplish these goals and policies.
- **Map Atlas.** The Map Atlas provides a detailed description of existing conditions and trends within Hagåtña, as of 2015.
- **Design Guidelines and Regulations.** This document contains design guidelines and regulations intended to encourage pedestrian comfort and aesthetically pleasing and resilient design, while maintaining functionality.
- **Alternative Plans.** This document contains new alternative land use plans and design concepts that were developed as part of the update.
- **Zoning Code.** The Zoning Code will provide Hagåtña with a new regulatory framework (zoning) tailored to the needs of Hagåtña.
- **Implementation Plan.** The Implementation Plan and related schedule identify prioritized actions that HRRRA, Guam Economic Development Authority (GEDA) and the Government of Guam can take to implement the Master Plan.
- **Hagåtña River Flood Protection Study.** This feasibility study will examine the Army Corps of Engineers (ACOE) Flood Damage Reduction project and associated costs, and will provide alternatives for different approaches to reducing the designated flood zone of the Hagåtña River.
- **Hagåtña Restoration Organizational / Financial Construct.** This part of the master plan will help establish sound organizational and funding mechanisms for plan implementation.

Hagåtña River Flood Risk Management. (FRM) Study.

On March 17 2020, Governor Leon Guerrero signed an agreement with the U.S. Army Corps of Engineers (USACE) to investigate options to reduce the risk of flooding in Hagåtña. The three-year, \$3 million study is 100% federally funded and will be managed by Honolulu's Civil and Public Works branch. Much of the City of Hagåtña has been designated to be in a flood zone since the 1970s. Reducing the flood zone area would allow the HRRRA to develop and create a walkable city.

3 FINANCES

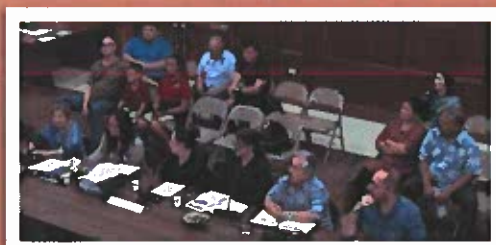
GCA Real Property Chapter 79 (Restoration of Hagåtña) Article 5 Section § 79501. Real Property Tax on Improvements: All taxes assessed, levied and collected by the government of Guam by virtue of the Real Property Tax Law, on improvements, buildings and structures, to be constructed within the Project, over and above the real estate taxes currently assessed, levied and collected, shall revert to the Authority for its use and disposition.

The total building taxes collected in Hagåtña in 1997 was \$493,930. This does not include land taxes. HRRA is authorized to collect all amounts above and beyond this 1997 base year amount. The total building taxes collected in 2020 was \$435,234. This amount is (\$58,696.25) less than what was collected in 1997.

To support the HRRA mission, \$274,732 from the Tourist Attraction Fund (TAF) was provided by the 35th Guam Legislature for the Fiscal Year 2020.

Significant Changes - Explanations

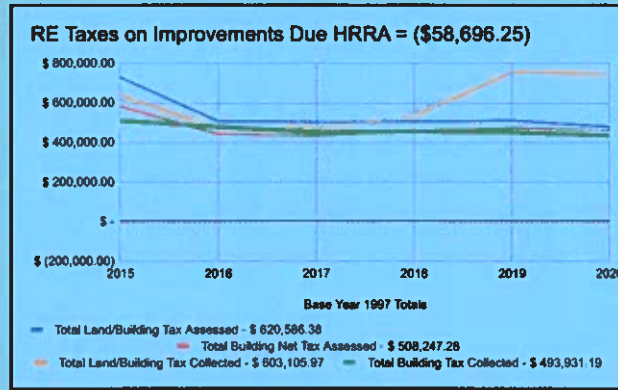
- 258.18% change - In 2019, HRRA became an autonomous agency bringing on new staff positions including an Executive Director and Computer Operator.
- 74.54% change - HRRA moved out of the Department of CHamoru Affairs office and retained a temporary office at the ITC building.



The HRRA Board of Commissioners meets with the 35th Guam Legislature to discuss funding of the Hagåtña Master Plan

Fiscal Year October 2019 - September 2020

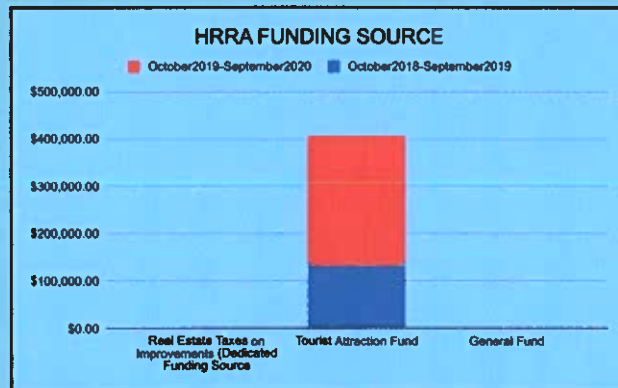
HRRA Dedicated Funding Source: Real Estate Taxes on Improvements in Hagåtña



Tax Year	Total Land/Building Net Tax Assessed	Total Building Net Tax Assessed	Total Land/Building Tax Collected	Total Building Tax Collected
1997*	\$ 620,586.38	\$ 508,247.28	\$ 603,105.97	\$ 493,931.19
2015	\$ 735,888.34	\$ 663,788.24	\$ 639,888.47	\$ 515,887.77
2016	\$ 608,843.40	\$ 442,831.90	\$ 472,837.13	\$ 478,001.48
2017	\$ 604,143.95	\$ 434,886.58	\$ 489,788.48	\$ 453,634.18
2018	\$ 608,843.28	\$ 438,888.26	\$ 532,882.24	\$ 455,887.88
2019	\$ 617,832.98	\$ 473,888.80	\$ 754,821.32	\$ 451,738.72
2020	\$ 480,098.84	\$ 464,188.54	\$ 748,080.90	\$ 435,234.84
TOTAL TAXES	\$ 4,948,887.84	\$ 4,464,877.56	\$ 4,848,844.96	\$ 3,848,844.96
			RE TAXES ON IMPROVEMENTS DUE HRRA	\$ (58,696.25)

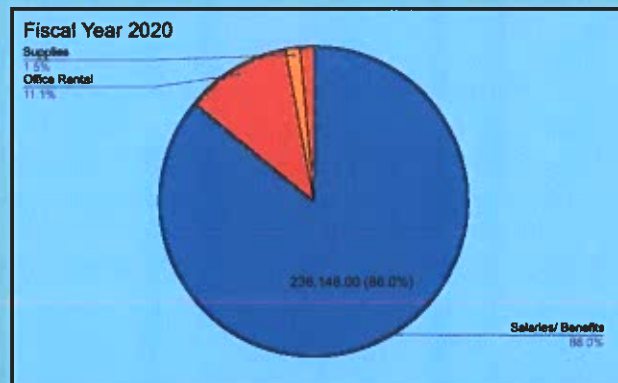
* This information is provided by the Department of Revenue and Taxation

Temporary Funding Source: Tourist Attraction Fund



	FY2018-2019	FY2019-2020
Real Estate Taxes on Improvements (Dedicated Funding Source)	\$ -	\$ -
Tourist Attraction Fund	\$ 132,357.00	\$ 274,732.00
General Fund	\$ -	\$ -
Totals	\$ 132,357.00	\$ 274,732.00

HRRA General Expenses By Category



DESCRIPTION	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	% CHANGE
Salaries/Benefits	\$63,048	\$91,847	\$91,847	\$91,467	\$91,467	\$236,148	258.18%
Office Rental	\$ 30,000.00	\$ 40,847.00	\$ 40,847.00	\$ 40,847.00	\$ 40,860.00	\$ 30,480.00	74.54%
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,102.00	0.00%
Utilities & Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Contractual (Operations)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,002.00	0.00%
Totals	\$ 93,048.00	\$ 132,294.00	\$ 132,294.00	\$ 132,114.00	\$ 132,357.00	\$ 274,732.00	207.57%

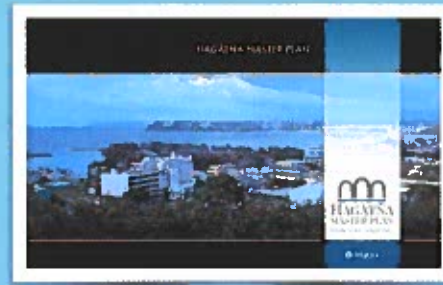
4 OUTLOOK

CHALLENGES / ISSUES

- **Re-establishing the HRRR Office as an Autonomous Agency.** Since 2015, the HRRR had been reorganized and placed under the authority of the Department of CHamoru Affairs. After Governor Leon Guerrero issued Executive Order 2019-02 re-establishing the HRRR as an autonomous agency, Director Casil had the responsibility of creating an agency from the ground up. She set to work creating all the SOP's, sourcing equipment, supplies, and finding a temporary office space to work out of.
- **Unfunded Legislative Mandate.** Due to a lack of funding the HRRR has not been able to bring on the necessary staff to move its mission forward. Even though the funding source for HRRR is the RE taxes on improvements in Hagåtña Land, the lack of development over the past 75 years has resulted in less building taxes collected in FY2020 than in FY1997. Temporary support has been provided by the 35th Guam Legislature, however, moving forward, the issue of how to tap into the dedicated funding needs to be addressed by amending the existing legislation or seeking out federal grants.
- **Lack of Supporting Documents.** Prior to the Leon Guerrero Administration, the HRRR had not taken the required measures to keep records or files of board meetings and other important milestones in developing the Hagåtña Master Plan. The HRRR Board of Directors voted to create a subcommittee to review all the documents and re-engage with all the agencies and stakeholders involved from the ground up to reassure the community that all the correct protocols were followed and all meetings and actions were transparent and made accessible to the public.

FY 2021 Initiatives

- **Completion and approval of the Hagåtña Master Plan** The HRRR Board of Commissioners is currently reviewing the Land Use Plan, Design Guidelines and Map Atlas. Review is expected to be completed and approved in the summer of 2021 for submission to the Governor for her review and approval.



- **Review and Approval of the Organizational and Financial Construct component of the Hagåtña Master Plan** After approval of the Hagåtña Master Plan in the summer of 2021, the HRRR Board will continue with reviewing the Governance component of the Master Plan. Expected completion of review and approval is expected to be in the fourth quarter of 2021.
- **Land Resources Building** This project involves construction of a new Land Resources Building to house additional GovGuam agencies, including the Department of Land Management (DLM), CHamoru Land Trust Commission (CLTC), Ancestral Lands Commission (ALC) and HRRR. Construction of this government office building will add to the centralization of government agencies and services within the Capital and Cultural District



- **Completion of the Hagåtña River Flood Risk Management (FRM) Study** This project is a channelization and watershed feasibility study to determine the capabilities to re-establish the Hagåtña River corridor and provide for the future development. This comprehensive study will to determine the overall project costs and recommended course of action in the Hagåtña watershed that mitigate flooding and reducing the floodplain to allow for economic development.



WHAT WOULD YOU LIKE TO SEE REPORTED ON THIS PAGE?

Please let us know by contacting Joseph Meno at (671) 922-2525 or by email at joseph.meno@hrra.guam.gov.