

Fourth Annual
Guam Affordable Housing Symposium

Some Questions
and
Some Ideas

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What does “affordable” mean?

- We usually talk about “affordable” in terms of Dollars
- Sometimes we talk about lot size, enclosed square footage and number of bedrooms, etc.
- We never think about *standards*
 - Can we *afford* houses that meet U.S. mainland standards for space and amenities?
 - Perhaps our building code and expectations have gotten ahead of our abilities
 - Should we set our sights a little lower?

Land is a major housing cost – why?

- Let's look at a picture



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- Let's look at a picture . . . and draw a line



Land is a major housing cost – why?

- Let's look at a picture . . . and draw a line . . . from Adelup to Pago Bay
- What are the differences between one side of the line and the other?
 - The North is densely populated, the South is not
 - Land prices are much higher in the North
 - Southern land is more affordable
 - The North includes the water lens, the South – rivers



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 - The North includes the water lens, the South – rivers
- Where are our power plants?
 - Where is our *infrastructure* . . . and *why*?

The Military

- (Never mind the buildup . . . if it happens, it will happen, but let's not be fooled again)
- Our infrastructure is where it is because of the military . . . it is because of Marine Corps Drive
 - That infrastructure, connecting the main naval and air bases, shaped our community's development
 - Power and water were installed nearby
 - Jobs were created along that corridor
 - As a result, that is where the people are . . . and the commercial sector . . . and the housing
 - From the Western corridor, population spread to the East (Routes 4, 8, 10 & 16, then 3, 9, 15 & 27)

Energy and the Environment

- It costs a *lot* to transmit power from Cabras to Dededo
 - A shift in population toward the South could avoid replacing existing power lines and reduce potential line losses, increasing our collective energy efficiency
- Locating most of our population on top of our primary source of fresh water, the Northern water lens, is probably not a good idea
- (Please note: “Green housing” may save money in the long run, but is not *affordable* up front)

Thank you for your time and
attention