

Federal Resource Rental Housing Development

Guam Affordable Housing
Symposium

June 19-20, 2012

Affordable?



Demand

What Can I
Afford to
Pay?



Supply



How Much
Rent Do I
Need To
Charge?

Affordable Housing: Breaking It Down

Objective: Arriving at a rent that is affordable to the target group.

Rents are a function of primarily:

- Operating costs
- Debt Service, i.e., the cost of developing the housing
- What “market” will pay

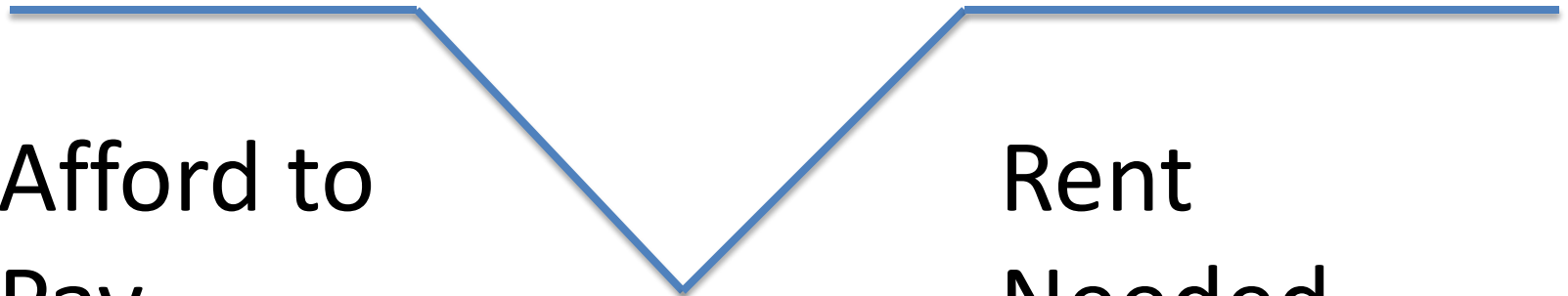
How Do We...

Fill the

Gap

Afford to
Pay

Rent
Needed



HUD Funding for Guam and CNMI

Program	Guam	CNMI
CDBG	\$3,158,206	\$793,489
HOME	\$770,358	\$354,780
ESG	\$255,214	\$68,179
NSP	\$100,674	\$664,164
PH Op Fund	\$4,332,741	
PH Capital Fund	\$1,174,617	
Section 8 Voucher	\$33,060,515	\$3,587,168

Value of the Section 8 Voucher

- Fills the gap
 - Family Pays 30% of income for rent
 - HUD through GHURA subsidizes difference between rent for unit and family's portion
- Reliable stream of assistance
- Selection of housing within the payment standard

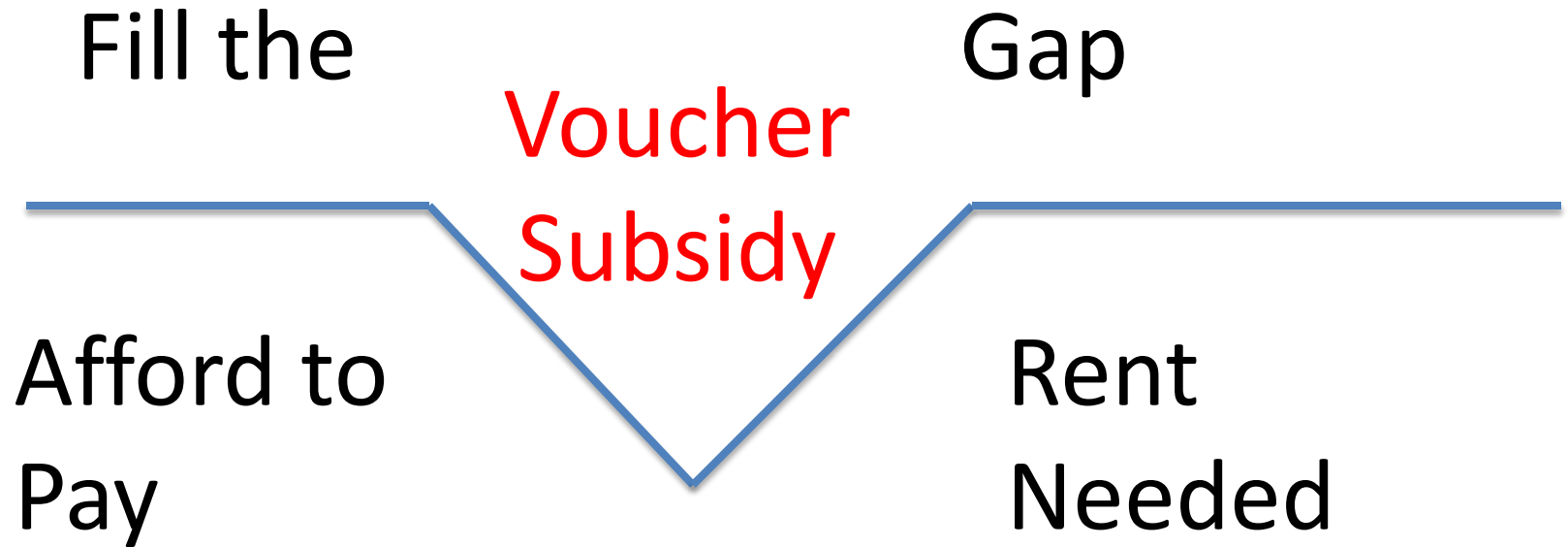
Project-Basing the Voucher

- Attach the voucher to the unit rather than the person
- Rent as agreed upon between property owner and GHURA
- Eligible families pay 30% of income for rent
- GHURA subsidizes the difference between the family portion and the approved rent

Why Do Project-Basing

- Lack or shortage of affordable housing in desired areas
- Serve a special need group
- Provide for mixed-income developments
- **Fill the Gap**

How Do We...



Basic Rules

- GHURA can project-base up to 20% of its voucher allocation ~ 500 vouchers
- Limit of 25% of units in a project; 100% if serving elderly, persons with disabilities, and/or families receiving supportive services
- Initial term of contract is 15 years
- Contract can be renewed

For More Information

Contact GHURA

HUD Contacts

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