

5th GUAM AFFORDABLE HOUSING SYMPOSIUM

AFFORDABLE HOUSING COORDINATING COUNCIL (AHCC)

5 Year Strategic Plan (UPDATE)

GOAL:

“To Serve The Community Need for Sanitary, Safe, & Affordable Homes For Those Who Need It Most.”

OBJECTIVE:

Effectuate the development of 3,000 affordable units by **2017 (500 annually)**
Encourage Mixed Income Sustainable Communities with Transportation Hubs
Address both the Demand Side and the Supply Side
Collaborate or partner with developers to effectuate our goal

TASKS:

I. IDENTIFY GOVERNMENT LAND FOR POTENTIAL DEVELOPMENT:

Department of Land Management (DLM)

| | |
|---|------------|
| Tract #1113 Dededo (Astumbo/Sagan Linahyan) | – 124 lots |
| Additional Land for the Landless Islandwide | – 388 Lots |

Chamorro Land Trust Commission (CLTC)

| | |
|----------------------------------|--------------------------|
| Lot #10129-R3 Dededo | – 9 acres (250 units) |
| Lot #5402-R5NEW14 Mangilao | – 9 acres (200 units) |
| Lot #10148 Dededo (Unregistered) | – 120 acres (1000 units) |
| Lot #5173-1-R2NEW-3 Tamuning | – 48 acres (1000 units) |
| Lot #5376NEW7 – Mangilao | – 1 ½ acres (50 units) |

- MARCH 2013 – GROUND CLEARING LOT #7128 REM BASIC – 12 ACRES (250 UNITS)
- APRIL 2013 – DESIGNATED 53 SAGAN LINAHYAN LOTS AVAILABLE THROUGH V.A. & GHC LOANS.
- TO DATE, 2965 CLTC LEASES HAVE BEEN ISSUED TO QUALIFIED APPLICANTS: 1166 AGRICULTURAL; 1799 RESIDENTIAL

Guam Housing Corporation (GHC)

| | | |
|----------------------------|----------------------|------------------------|
| As-Atdas | Lot #10119-12 Dededo | – 35 acres (150 units) |
| Lada Estates – | Lot #10120-14 Dededo | – 8 acres |
| | Lot #10120-16 Dededo | – 38 acres (400 units) |
| Lada Gardens - No. 3008-3A | Dededo | – 10 acres (115 units) |

- MEMO OF AGREEMENT GHC & GHURA \$2.3 MIL COMMITTED TO DEVELOP AS-ATDAS; MARKET STUDY COMPLETED. ADD'L ASSESSMENTS TO BE COMPLETED.
- AFTER A 10 YEAR LITIGATION, THROUGH LEGISLATIVE APPROVAL, A SETTLEMENT AGREEMENT WAS REACHED TO DEVELOP 400 AH UNITS AT LADA ESTATES WITHIN 6 YEARS.
- PL 31-209 AUTHORIZED TRANSFER & DEVELOPMENT OF 10 SAGAN LINAHYAN UNITS FOR AH RENTAL (GHURA & GHC)

HOUSING TRUST FUND

- PERMANENT FUNDING SOURCE FOR LENDING CAPITAL & HOUSING PROJECTS
- ESTABLISHED BY OVER 40 STATE GOVERNMENTS
- FUNDING THROUGH VARIOUS SOURCES (i.e., BILL 79-32)
- LEVERAGE GRANTS – MATCHING FUNDS
- ADMINISTERED BY LOCAL / STATE GOVERNMENT – LOCAL CONTROL TO DESIGNATE FUNDS ACCORDINGLY.

Guam Housing & Urban Renewal Authority (GHURA)

| | |
|------------------------------------|------------------------|
| Lot #289-3NEW Asan | – 2.5 acres (18 units) |
| Lot #354-R4 / Lot #353-R2 Inarajan | – 86 acres (218 units) |
| Lot #253-2/R2 Umatac | – 26 acres (130 units) |
| Guma Trankilidat | – 7 acres (200 units) |
| DOA Teacher Housing | – (100+ units) |

- REHABILITATED (5) UNITS IN TALAFOFO & (5) UNITS IN MERIZO FOR AH RENTAL (RENAISSANCE HOMES) ADDITIONAL (13) UNITS IN DESIGN PHASE. (5) UNITS IN YIGO & (8) UNITS IN DEDEDO.
- COMPLETED (10) NEWLY CONSTRUCTED AH FOR PURCHASE (\$155,000.00) LOCATED AT MACHANAO & MACHANAONAO

FUNDING FORECAST / SEQUESTRATION

- WHAT IS SEQUESTRATION – DURATION?
- HOUSING PROGRAMS AFFECTED
- FUNDS AVAILABLE / LOSS
- WORKING WITH LESS / SOLUTIONS

HOUSING COUNT

Project Name

| | | |
|-----------------------------------|------------------|------------------------------------|
| Alicia Pinaula (COOL Program) | 1 unit | Completed 2012 |
| Ironwood Heights Phase I (LIHTC) | 72 units | Completed 2011 |
| Ironwood Heights Phase II (LIHTC) | 60 units | Completed 2012 |
| Summerville | 412 units | In Progress (2014) |
| Summer Garden | 114 units | Completed 2012 |
| Tower 70 (LIHTC) | 72 units | In Progress (2014) |
| Great Homes (LIHTC) | 81 units | In Progress |
| Ten Renewal Homes (HUD Funds) | 10 units | Completed 2013 |
| Renaissance Homes | 20 units | Completed 2013 |
| GHC Sagan Linahyan | 10 units | Completed 2012 |
| SUB-TOTAL: | 853 UNITS | COMPLETED & IN-PROGRESS |

PHASE II (Proposed)

AHCC / Government of Guam- Affordable Housing Strategic Plan Projects

Project Name

| | | |
|------------------------------------|------------------|-----------------------|
| CLTC 164 Single Family lots (SUTA) | 164 units | Proposed |
| DLM and CLTC Land Transfer | 59 units | Proposed |
| GHC As-Atdas | 200 units | Proposed |
| GHURA FY 13 and 14 LIHTC | 150 units | TBD |
| SUB-TOTAL: | 573 UNITS | TOTAL PROPOSED |

Private Sector Development

Project Name

| | | |
|----------------------|------------------|-----------------------|
| Lada Estates | 399 units | Proposed |
| Southern Ranch Homes | 85 units | Proposed |
| Tiyan Multi-Family | 44 units | Proposed |
| Sagan Bonita | 13 units | Proposed |
| SUB-TOTAL: | 541 UNITS | TOTAL PROPOSED |

GRAND TOTAL (Affordable Homes) : 1967 UNITS

Other Data:

| | | |
|--------------------------------|------------------|-----------------------------|
| DPW Permits Issued 2011 & 2012 | 777 UNITS | TOTAL PERMITS ISSUED |
|--------------------------------|------------------|-----------------------------|

(NOTE: Grand Total does not include DPW Occupancy Permits issued of 777 or "Sigua Highlands" (Texas A & M) Development Project of proposed 5,000 units.)