



# **Guam Affordable Housing Symposium**

**U.S. Department of Housing and  
Urban Development**

# The U.S. Economic Crisis

2007- 2010

- U.S. lost 753,000 jobs per month
- Housing prices sank for 30 months straight
- Foreclosures increased to record levels month after month
- National and world economy plunged
- Increase in national debt




# The American Promise

If you work hard, you can do well enough to raise a family, own a home, and put a little away for retirement.

A nation where:

- Everyone gets a fair shot
- Everyone does their fair share
- Everyone plays by the same rules



Over the past three years, the  
**accomplishments of HUD**  
and its partners have been  
significant. Together, we have...

- Helped nearly 1 million homeowners refinance into stable, affordable mortgages
- Foreclosures notices are down by nearly 50% since early 2009
- Insured loans for over 1.8 million homebuyers – more than 77 percent of whom were first-time homebuyers
- Prevented homelessness for more than 1.2 million people nationwide, and helped 1-in-5 homeless veterans move from our streets into permanent housing in the last year alone
- Increased the number of families served through HUD rental programs, even in tough fiscal times



# Housing and Communities Built to Last

## A Rekindling of the American Promise



# Keeping the Promise Alive

## **HUD's FY13 Budget - Housing and Communities Built to Last**



## **HUD's FY 2013 Budget Principles**

**Bring  
Private  
Capital  
Back into  
the  
Mortgage  
Market**

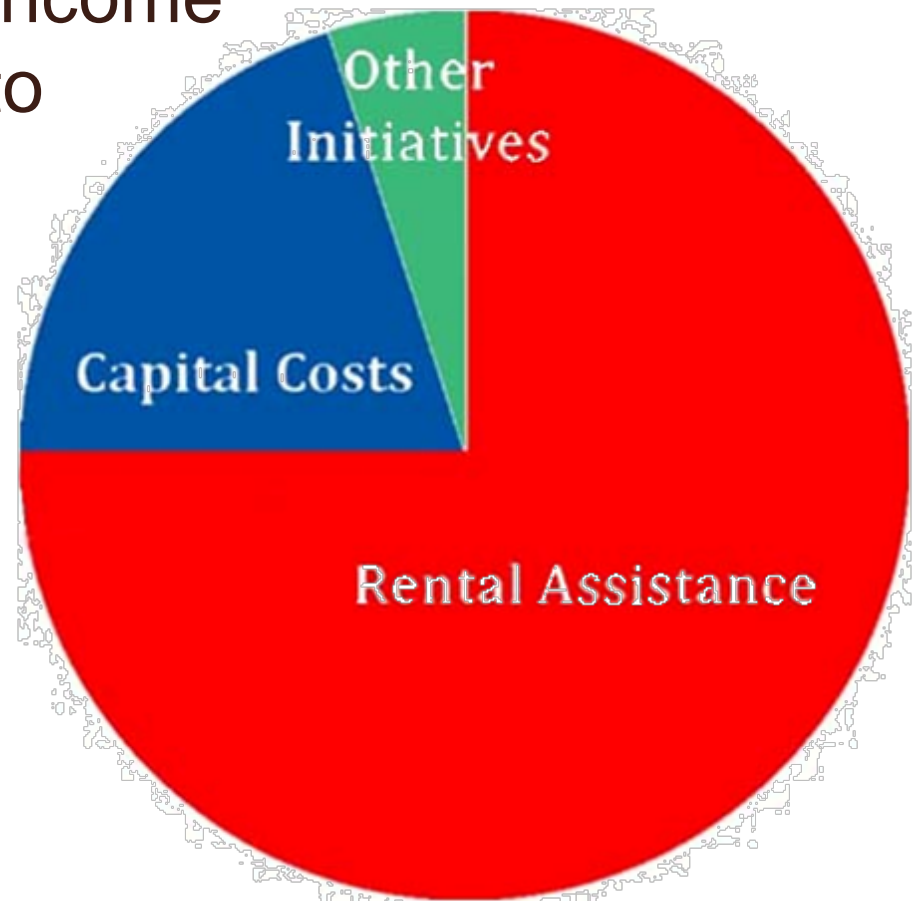
**Prioritize  
Renewals  
to Protect  
Current  
HUD  
Families**

**Continue  
Progress  
on  
Signature  
Initiatives**

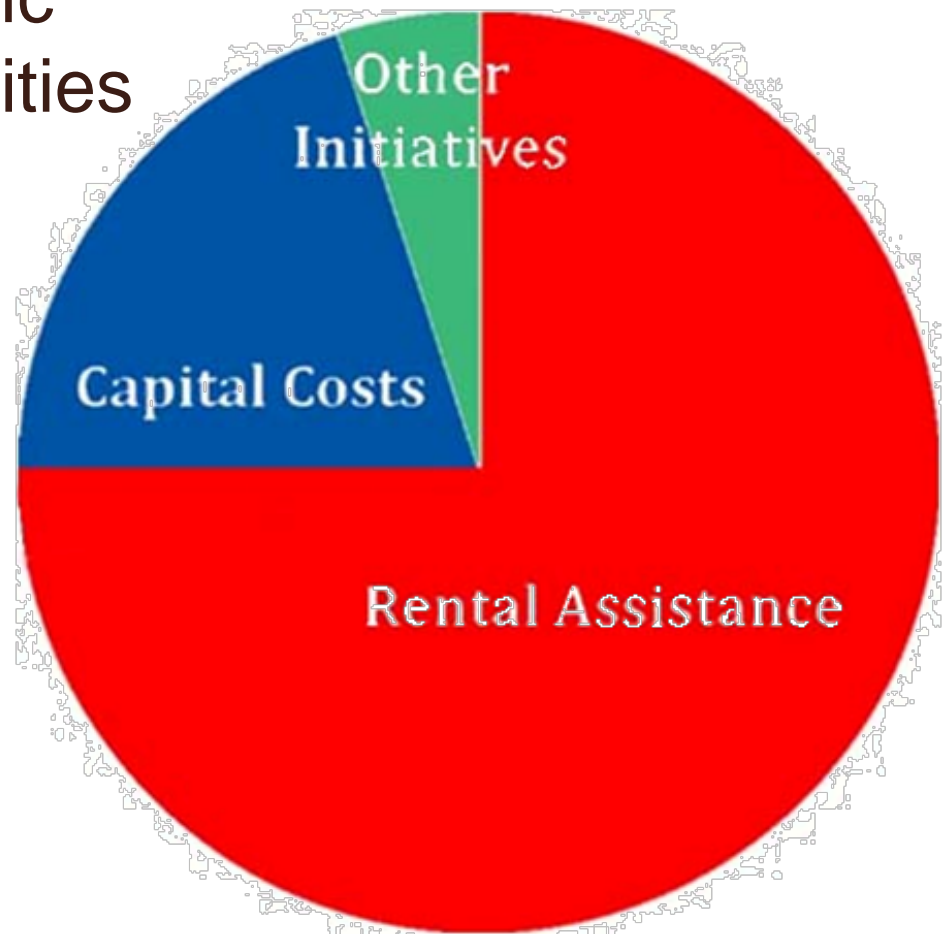
**Reduce  
Regulatory  
Burdens  
and  
Increase  
Efficiency**



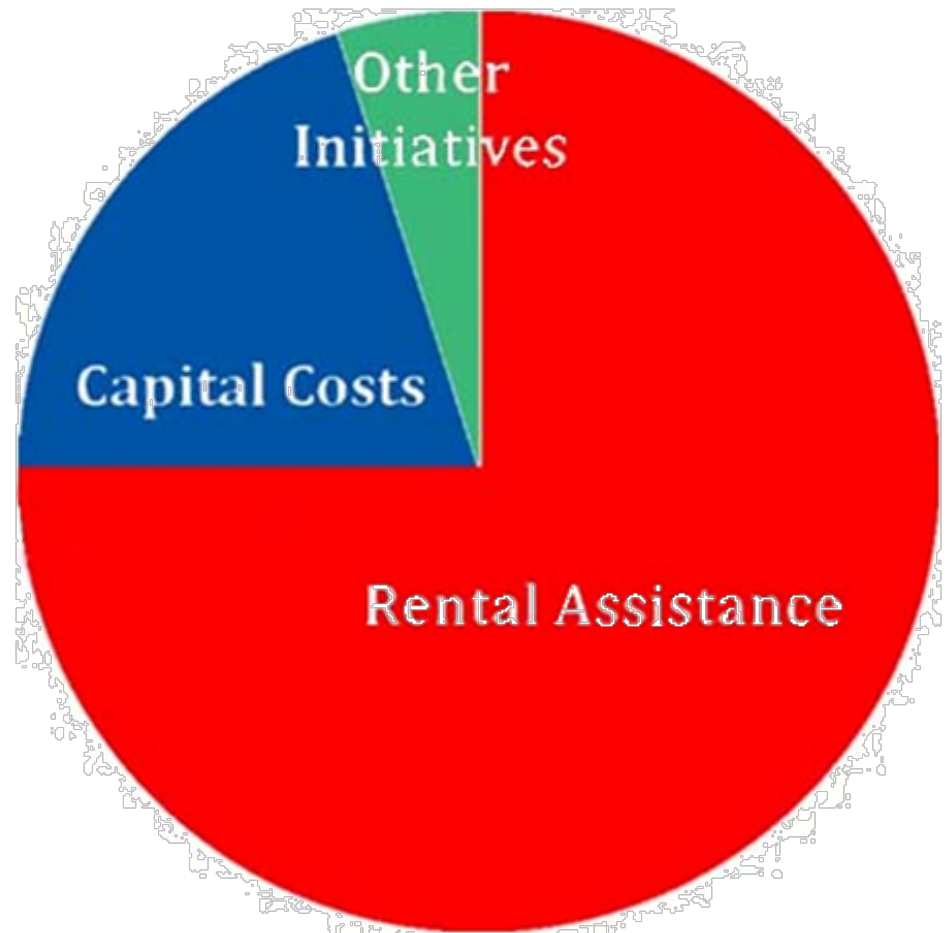
- **75% Rental Assistance** provides an ongoing **stream of funding** that makes up the gap between what low-income tenants can afford to pay in rent and the cost of operating housing



- **20% Capital Costs** allow HUD to partner with communities to develop and repair affordable housing or support economic development activities and infrastructure



- **5% Other Initiatives include a diverse array of programs, including programs to address homelessness.**





## An economy built to last by strengthening the housing market.

<b>Program (\$ in millions)</b>	<b>2012 Enacted</b>	<b>2013 President's Budget</b>	<b>2013 Senate Markup</b>	<b>2013 House Markup</b>
<b>FHA Loan Guarantee Limitation Level</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>
<b>Ginnie Mae Loan Guarantee Limitation Level</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>



## A commitment to assist extremely-low & low income households.

<b>Program (\$ in millions)</b>	<b>2012 Enacted</b>	<b>2013 President's Budget</b>	<b>2013 Senate Markup</b>	<b>2013 House Markup</b>
<b>Tenant Based Rental Assistance</b>	<b>\$18,914</b>	<b>\$19,074</b>	<b>\$19,396</b>	<b>\$19,134</b>
<b>Project Based Section 8 Contracts (Housing)</b>	<b>\$9,340</b>	<b>\$8,700</b>	<b>\$9,876</b>	<b>\$8,700</b>
<b>Public Housing Operating Fund</b>	<b>\$3,962</b>	<b>\$4,524</b>	<b>\$4,591</b>	<b>\$4,524</b>
<b>Public Housing Capital Fund</b>	<b>\$1,875</b>	<b>\$2,070</b>	<b>\$1,985</b>	<b>\$1,985</b>
<b>HOME</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,200</b>



## **Building inclusive and sustainable communities free from discrimination.**

<b>Program (\$ in millions)</b>	<b>2012 Enacted</b>	<b>2013 President's Budget</b>	<b>2013 Senate Markup</b>	<b>2013 House Markup</b>
<b>CDBG</b>	<b>\$3,308</b>	<b>\$3,143</b>	<b>\$3,210</b>	<b>\$3,404</b>
<b>FHEO</b>	<b>\$71</b>	<b>\$68</b>	<b>\$68</b>	<b>\$68</b>
<b>Native American Housing Block Grants</b>	<b>\$650</b>	<b>\$650</b>	<b>\$650</b>	<b>\$650</b>
<b>Choice Neighborhoods/ HOPE VI</b>	<b>\$120</b>	<b>\$150</b>	<b>\$120</b>	<b>\$0</b>



## Assisting those who need the special help.

<b>Program (\$ in millions)</b>	<b>2012 Enacted</b>	<b>2013 President's Budget</b>	<b>2013 Senate Markup</b>	<b>2013 House Markup</b>
<b>Housing for the Elderly Section 202</b>	<b>\$375</b>	<b>\$475</b>	<b>\$375</b>	<b>\$425</b>
<b>Housing for Persons with Disabilities (Section 811)</b>	<b>\$165</b>	<b>\$150</b>	<b>\$150</b>	<b>\$165</b>
<b>Housing Opportunities for People with AIDS (HOPWA)</b>	<b>\$332</b>	<b>\$330</b>	<b>\$330</b>	<b>\$330</b>
<b>Homeless Assistance Grants</b>	<b>\$1,901</b>	<b>\$2,231</b>	<b>\$2,146</b>	<b>\$2,000</b>
<b>HUD VASH Vouchers</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>

# Sustainable Regional Planning Grant Program





- **Program supports metropolitan and multijurisdictional planning**
- **Integrates housing, land use, economic and workforce development, transportation, and infrastructure investments** in a manner that empowers jurisdictions to consider the interdependent challenges of:
  - economic competitiveness and revitalization
  - social equity, inclusion, and access to opportunity
  - energy use and climate change
  - public health and environmental impact



Co-leaders with HUD in the Partnership for Sustainable Communities:

- **U.S. Department of Transportation (DOT)**
- **U.S. Environmental Protection Agency (EPA)**

Supports metropolitan and multijurisdictional planning efforts that

- integrate housing
- land use
- economic and workforce development
- transportation and infrastructure investments

# Community Development and Investment



# Oakland, CA — An example of planned economic development



# Central District Project

- The Central District Project Area is an economic and transportation hub for the San Francisco-Oakland Metropolitan Area.
- The area includes nearly 30 office buildings totaling approximately 9.5 million square feet and three Bay Area Rapid Transit (BART) stations.
- More than 40 bus lines connect the Central District Project Area with other parts of Oakland and nearby communities.



## Project Goals:

- Work jointly with local transit community and BART on the implementation of the MacArthur Transit Village project, including starting construction of the replacement BART parking structure.
- Complete construction of street improvement projects in the MacArthur Transit Village Project area and on San Pablo Avenue
- Complete commercial property improvements through the Façade Improvement Program and the Tenant Improvement Program



- Complete Neighborhood Project Initiative Program grants for small-scale capital improvement projects in the Redevelopment Project Area
- Work with community to adopt a Redevelopment Plan amendment to add the Lowell/Golden Gate/Gaskill neighborhood to the Project Area

# San Francisco, CA — Another example





# Yerba Buena Center

- The Redevelopment Area included a chaotic combination of land uses characterized by:
  - Blight which included residential, commercial, and industrial buildings unfit and unsafe for occupancy
  - Overcrowded dwelling units
  - Inadequate provision for ventilation, light and sanitation

- Incompatible mixtures of commercial, industrial, and residential uses
- Rapidly shifting uses
- Inadequate loading and parking facilities
- Economic dislocation and stagnation

## **Project Goals:**

- Rehabilitation, alteration, modernization, general improvement or any combination thereof of existing structures.
- Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means.
- Relocation of the occupants presently residing in acquired structures.

- Installation of public plazas, pedestrian ways, pedestrian over-passes, and other necessary site improvements, utilities and facilities.
- Formulation and administration of rules and regulations for owner participation.
- Formulation and administration of rules governing reasonable preference to persons engaged in business in the project.

## **Housing:**

- New housing in the Yerba Buena Center Redevelopment Project Area provides residences for people of all incomes including low, moderate and market-rate rental and condominium units.
- There are over 2,500 new housing units in Yerba Buena, and more than 1,400 of them are for low to moderate-income residents

# Central Blocks

- There are three "Central Blocks" within Yerba Buena Center, which comprise 22 acres.
- The uses for these blocks now include three major hotels, 6 acres of gardens, retail, recreational, amusement, entertainment, parking, cultural facilities and a five-acre children's center.

# Guam — Challenges and opportunities for the future



# Challenges

- International economic recession/recovery
- Tourism and jobs
- Long term sustainable community development
- Sources of renewable energy
- Developing and maintaining infrastructure
- Business/commercial development and jobs



# Challenges - continued

- Affordable housing
- Preservation of natural resources
- Severe storm conditions
- U.S. military build up

# Opportunities

- Tourism - great island environment with ideal climate
- Preservation of the Chamorro culture and Guam's rich history
- Opportunities for sustainable community development and Green projects that provide affordable housing

# Opportunities - continued

- Energized business/commercial environment
- Development of innovative projects to protect natural resources and infrastructure
- Working well with all partners to plan
- U.S. military presence and contributions to community

**Guam can have a great future,  
but it depends on what you do  
now to prepare for the future.**



# **Imagine a future with:**

- Full employment and job opportunities for all**
- Business investments in sustainable communities**
- Quality housing for all**
- Stable, clean and healthy natural resources and environment**
- Sustainable and renewable energy**
- Innovative, reliable infrastructure**

# The future belongs to Guam



January 2002, Guam-OnLine.Com