# AFFORDABLE HOUSING SYMPOSIUM

# LAND ISSUES CARL UNTALAN, FACILITATOR

## LAND

- **> PANEL:** 
  - **DEPARTMENT OF LAND MANAGEMENT**
  - GUAM HOUSING CORPORATION
  - GUAM HOUSING URBAN AND RENEWAL AUTHORITY
  - CHAMORRO LAND TRUST COMMISSION
  - BUREAU OF STATISTICS AND PLANS

# LAND ISSUES

### EXISTING CONDITIONS, IMPEDIMENTS, BARRIERS, CONTRAINTS

- GOVERNMENT INVENTORY
  - IDENTIFYING AND SURVEYING AVAILABLE PROPERTIES
  - FUNDING
  - MAN POWER AND LENGTHY PROCESSING
- PERMITTED USES, ZONING COMPLIANCE, ETC.
- AMENDING POLICIES
- AVAILABILITY OF
  - INFRASTRUCTURE
  - OWNERSHIP

## RECOMMENDATIONS/ALTERNATIVES/ OPTIONS

(2009)

#### • **DEPARTMENT OF LAND MANAGEMENT**

- LAND FOR THE LANDLESS PROGRAM
- 21 GCA, CHAPTER 61, ARTICLE 5, §61402(C) (1952)
- PL 21-82 SUMMARY ZONE CHANGE PROGRAM (1992)
- PL 22-70 ASTUMBO SUBDIVISION (1994)
- PL 22-72 ALLOWANCES OF R-2 USES (1994)
- TWHF
- SAGAN LINAHYAN

#### GUAM HOUSING CORPORATION

- SAGAN LINAHYAN Revitalization
- GUAM HOUSING URBAN AND RENEWAL AUTHORITY
  - PROJECTS
- CHAMORRO LAND TRUST COMMISSION

- SAGAN LINAHYAN
- LAND FOR THE LANDLESS
- PRIVATE-PUBLIC PARTNERSHIP-EXPANSION OF EXISTING SUBDIVISIONS OR NEW DEVELOMENTS

### **REVIEW OF SUMMARY ZONE CHANGE PROGRAM**

- LOCATION AND PURPOSE (As shown in Tables)
- REVIEW AND CHANGES TO SZC PROGRAM
  DEVELOPMENT INCENTIVES
- % OF CREATION OF AFFORDABLE HOUSING
- PROGRAM ASSISTANCE (PROPOSE)
- EXPEDITING OF DEVELOPMENT [Review, Permits, Zoning, Etc.]
- CHANGES TO OTHER EXISTING LAWS, EXECUTIVE ORDERS, POLICIES, OR CREATION OF NEW ONES, ETC.
- EXPANSION OF EXISTING PROGRAMS TO OTHER AREAS [E.G., SIMILAR TO PL 22-72-MULTI-FAMILY USES]
- CENTRAL-NORTHERN LAND USE PLAN
- DEFINING MIX-USES

### CONCLUSION

- That Private developmental efforts in providing housing have indirectly contributed to "housing availability" on island.
- That, We, in Government and in private sectors, must look at what and how can we assist – such as :
  - Perhaps developing incentives such as those allowed under Public Laws 22-70 and 22-72; or
  - Encourage its application in other areas; in areas that have been so called over developed – enact legislation that permits "transfer of development rights" to another location; where possible, allow for the financing at lower interest rates should a developer provide a certain amount of percentage of units reserved for affordable housing, and allowing for more flexible zoning standards, etc.

- The 2009-2010 symposium was the first positive step forward that brought all of us, the industry stakeholders, to discuss and become aware of what each has to offer.
- Or to point out programs that exists and work so that we may improve its effectiveness;
- Or to begin to develop additional tools and legislation that will assist in affordable housing development.
- I stated that past and current practice has been pursuing housing development separately - without collaboration and joint efforts amongst ourselves concerning housing needs.
- The result is what we currently see on island –and that is new housing developments being built, hotels being turned into condominiums, but at prices set by developers as they believe it to be <u>"AFFORDABLE</u>."

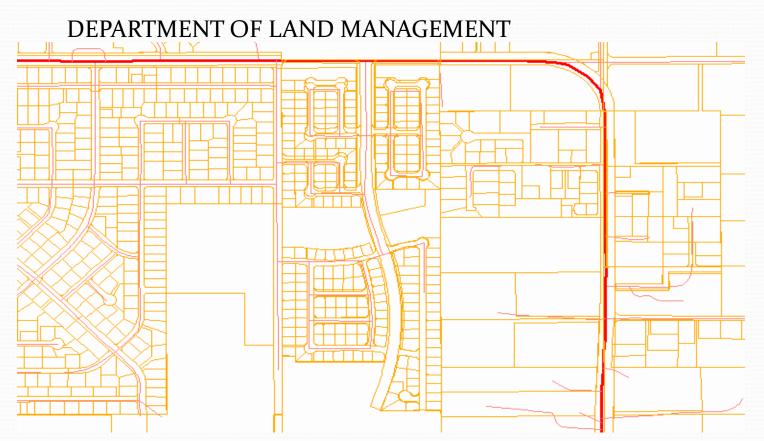
#### MUNICIPALITIES WITH THE HIGHEST ZONE CHANGES [TO R-2]

		2011					
A	ВС		D	E	D	E	
	LOCATION	MUNICIPALITY Total R-2 Zone Changes		% (R-2 Change base on Total of 368 Applications)	Total R-2 Zone Changes	% (R-2 Change base on Total of 368 Applications)	
MO5	NORTHERN	DEDEDO	74	20.1	77 (+3)	21	
M13	NORTHERN	YIGO	47	12.7	<b>51 (+4</b> )	14	
M02	SOUTHERN	AGAT	36	9.7	38 (+2)	10	
M07	CENTRAL	MANGILAO	22	5.9	24 (+2)	6	
M04	CENTRAL	BARRIGADA	17	4.6	24 (+7)	6	
M17	CENTRAL	CHALAN PAGO AND ORDOT	16	4.3	20 (+4)	5	
M18	SOUTHERN	SANTA RITA	11	2.9	0	0	
	TOTAL		223		234 (+22)		

2009 ANALYSIS

#### 2011 ANALYSIS

A	В	C	D	E	F	G	Н	A		D	E	F	G	Н
	LOCATION	MUNICIPALITY	TOTAL	NO. ZC To R-1	R-1 % of Total *ZC IN Column D	NO. ZC To R- 2	R-2 % of Total *ZC IN Column D			(INCREASE) TOTAL	NO3 ZC To R-1	R-1 % of Total *ZC IN Column D	NO. ZC To R- 2	R-2 % of Total *ZC IN Column D
M01	Central	HAGATNA	1	0		1	100	M01	1	1				
M02	Southern	AGAT	37	1	.02	36	97.2	M02	37	39 (+2)			38 ( <b>+2</b> )	97.2
M03	Central	ASAN	4	0		4	100	M03	4					
M04	Central	BARRIGADA	31	14	45.1	17	54.8	M04	31	39 (+8)	15 ( <b>+1</b> )	48	24 (+7)	61
MO5	Northern	DEDEDO	97	23	23.7	74	76.2	MO5	97	100 (+3)			77 ( <b>+3</b> )	77
M06	Southern	INARAJAN	4	2	50	2	50	M06	4	5 (+1)			3 (+1)	75
M07	Central	MANGILAO	27	5	18.5	22	81.4	M07	27	30 (+3)	6 (+1)	20	24 ( <b>+2</b> )	80
M08	Southern	MERIZO	2	1	50	1	50	M08	2	2				
M09	Central	PITI	0	0		0		M09						
M10	Central	SINAJANA	21	1	4.76	20	95.2	M10	21	22 (+1)			21 ( <b>+1</b> )	95
M11	Southern	TALOFOFO	6	2	33.33	4	66.66	M11	6	6				
M12	Southern	UMATAC	1	0		1	100	M12	1	1				
M13	Northern	YIGO	72	25	34.7	47	65.2	M13	72	77 (+5)	26 (+1)	33	51(+4)	66
M14	Southern	YONA	9	3	33.33	6	66.66	M14	9	9				
M15	Central	AGANA HEIGHTS	7	0		7	100	M15	7	9 (+2)			9 (+2)	100
M16	Central	Mongmong,Toto, Maite	8	0		8	100	M16	8	9 (+1)			9 (+1)	100
M17	Central	CHALAN PAGO AND ORDOT	19	3	15.7	16	84.2	M17	19	23 (+4)			20 (+4)	86
M18	Southern	SANTA RITA	13	2	15.3	11	84.6	M18	13	13				
M19	Central	TAMUNING	9	0		9	100	M19	9	9				
			368	82	22.2	286	77.7	TOTAL IN 2009	368	397				9%
TOTAL								TOTAL IN 2011	397		+3	3% INCREASE	+27	INCREASE



LOT DESCRIPTION: Lot 1113, Dededo PROPOSED DEVELOPMENT: STATUS:

#### DEPARTMENT OF LAND MANAGEMENT



LOT DESCRIPTION: Tract 1113 Dededo PROPOSED DEVELOPMENT: STATUS:

### SAGAN LINAYAN PROJECT

- REVITALIZATION COMMITTEE
  - GUAM HOUSING CORPORATION
  - DEPARTMENT OF LAND MANAGEMENT
  - GUAM HOUSING & URBAN RENEWAL AUTHORITY
- ADDITIONAL 60 LOTS AVAILABLE FOR NEW DEVELOPMENT
- FUNDS AVAILABLE FOR REPAIR AND REHABILITATION UP TO \$60,000 (GHURA)

#### GUAM HOUSING CORPORATION



LOT DESCRIPTION: Lot No. 3008-3A Dededo - 10 acres PROJECT: LADA GARDEN RENTAL UNITS (115 Single Family Units) STATUS: FULLY OCCUPIED, REPAIRS ONGOING AS UNITS ARE VACATED

#### **GUAM HOUSING CORPORATION**



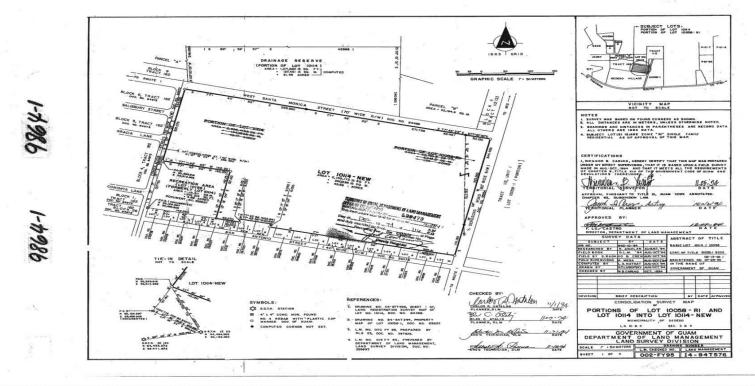
LOT DESCRIPTION: Lot 10120-14, Dededo – 8 acres and Lot 10120-16, Dededo – 38 acres (Lada Estates) PROPOSED DEVELOPMENT: 400 UNITS STATUS: CURRENTLY UNDER LITIGATION

#### GUAM HOUSING CORPORATION

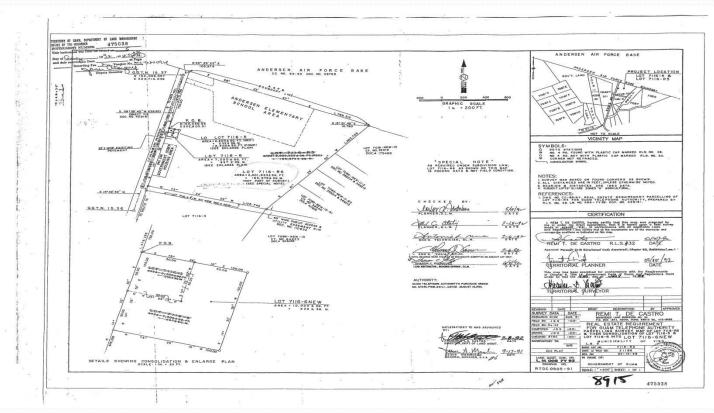


LOT DESCRIPTION: Lot 10119-12 Dededo - 35 acres (As-Atdas) PROPOSED DEVELOPMENT: 200 RENTAL UNITS STATUS: RE-ASSESSMENT TO DETERMINE HIGHEST AND BEST USE

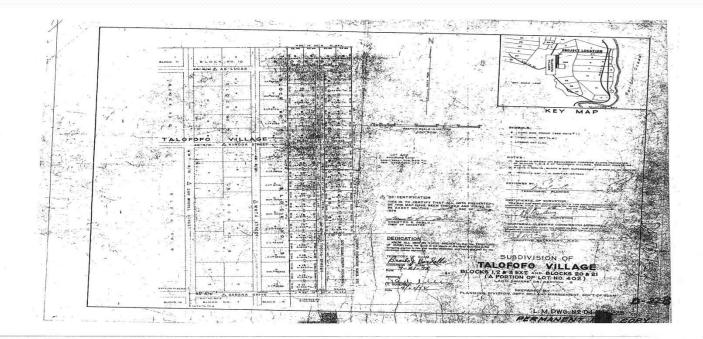
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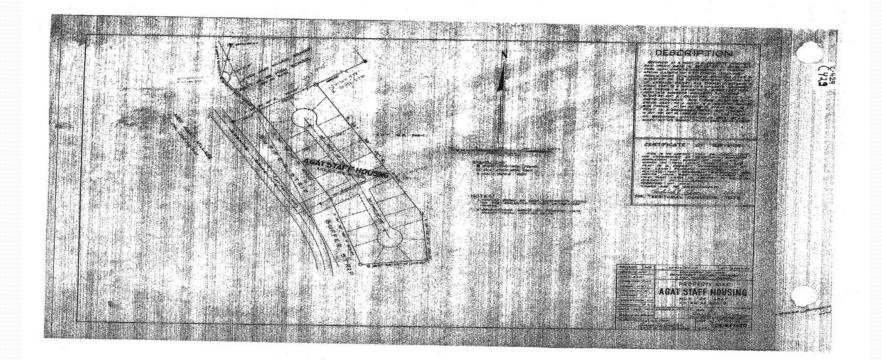
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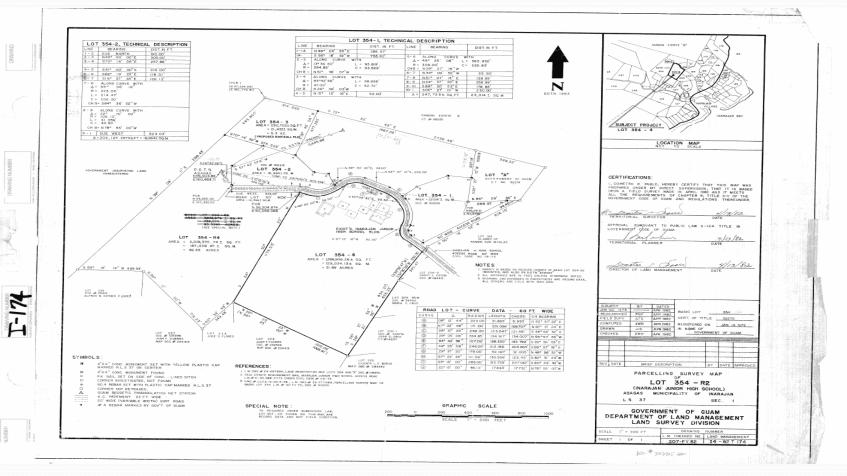
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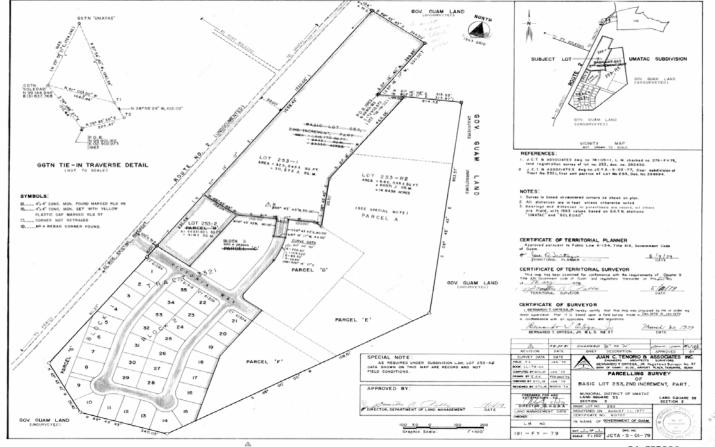


GUAM HOUSING AND URBAN RENEWAL AUTHORITY



LOT DESCRIPTION: Lot 354-R4, Inarajan PROPOSED DEVELOPMENT: STATUS:

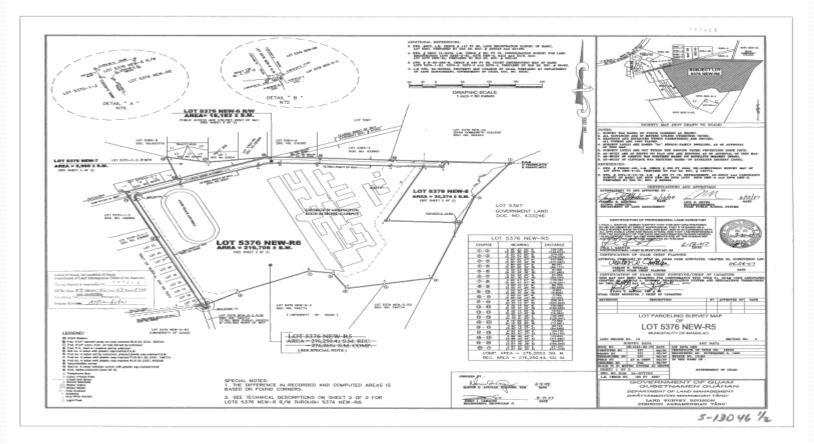




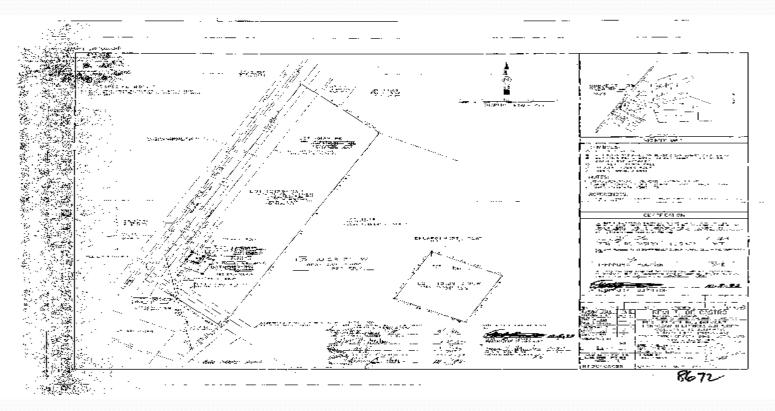
T4-77T088

LOT DESCRIPTION: Lot 253-2/R2 Umatac – 16 acres PROPOSED DEVELOPMENT: STATUS:

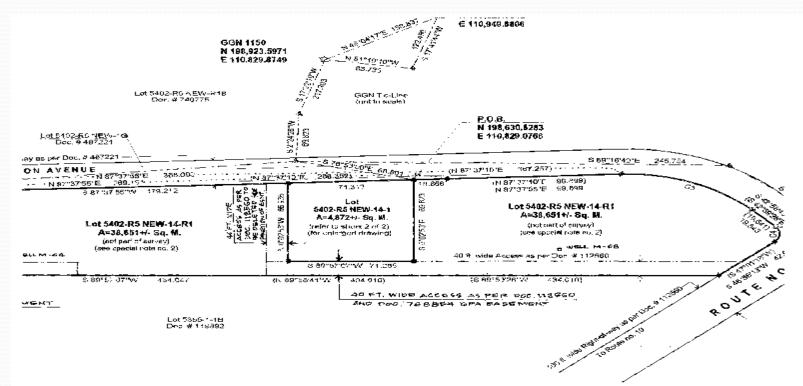
**T-088** 



LOT DESCRIPTION: Lot 5376NEW7, Mangilao PROPOSED DEVELOPMENT: 1 <sup>1</sup>/<sub>2</sub> acres approximately 50 vertical units with proper zoning and infrastructure. STATUS: Identify funding sources



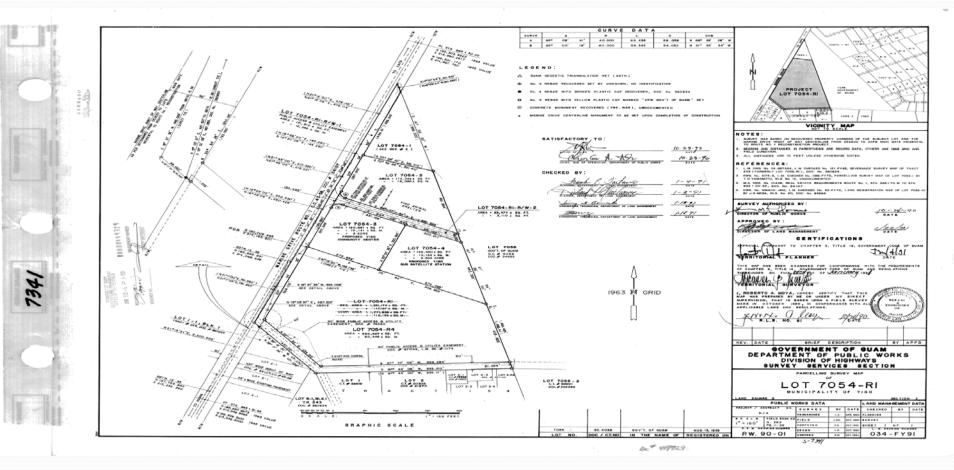
LOT DESCRIPTION: Lot 10129-R3, Dededo – 9 acres PROPOSED DEVELOPMENT: 200 – 250 High Rise STATUS:



LOT DESCRIPTION: Lot 5402-R5NEW14 Mangilao – 9 acres PROPOSED DEVELOPMENT: 200 Units for Townhouses or High Rise Buildings STATUS:

LOT DESCRIPTION: Lot 10148 Dededo – 120 acres PROPOSED DEVELOPMENT: Over 1,000 units STATUS: In the process of land registration

LOT DESCRIPTION: Lot 5173-1-R2NEW-3 Tamuning – 48 acres PROPOSED DEVELOPMENT: 1,000 Units for Multiple uses STATUS:



LOT DESCRIPTION: Lot 7054-R4 Yigo – 12 acres PROPOSED DEVELOPMENT: 250 Units (Townhouses or 75 Single Family Detached) STATUS:

### RECOMMENDATIONS

- REVIEW OF SUMMARY ZONE CHANGE PROGRAM
- LOCATION AND PURPOSE (AS SHOWN IN TABLES)
- REVIEW AND CHANGES TO THE SZC PROGRAM

### **DEVELOPMENT INCENTIVES**

- % OF CREATION OF AFFORDABLE HOUSING
- 10% APPREARS TO BE AVERAGE PERCENTAGE SET ASIDE FOR AFFORDABLE HOUSING OR DEVELOPMENT
- LAND USE TECHNIQUES
  - UPZONING (HIGHER DENSITY)
  - INCLUSIONARY ZONING
  - PERFORMANCE/IMPACT ZONING
  - ACCESSORY DWELLING UNITS
  - PLANNED UNIT DEVELOPMENT
  - ZERO LOT LINE DEVELOPMENT (ZLL)
  - INFILL DEVELOPMENT
  - ADAPTIVE REUSE
  - REZONING VACANT LAND FOR RESIDENTIAL USE
  - OFFICE/HOUSING LINKAGE
  - SUBDIVSION/DEVELOPMENT STANDARDS

### • PROGRAM ASSISTANCE (PROPOSE)

- EXPEDITING OF DEVELOPMENT [REVIEW, PERMITS, ZONING, ETC.]
- CHANGES TO OTHER EXISTING LAWS, EXECUTIVE ORDERS, POLICIES OR CREATION OF NEW ONES, ETC.
- EXPANSION OF EXISTING PROGRAMS TO OTHER AREAS
- [E.G., SIMILAR TO PL 22-72 MULTI-FAMILY USES]

### • CENTRAL-NORTHERN LAND USE PLAN

• DEFINING MIX-USES