

Hafa Adai !

Affordable Housing Symposium

“Preparing today for the needs of tomorrow”

BSP

Bureau of Statistics and Plans

June 3, 2009



AGENDA

- **Guam Buildup**
- **Compact of Free Association**
- **North and Central Land Use Plan**
- **2010 Decennial Census**

GUAM BUILDUP SUBCOMMITTEES

- **Economic Development**
- **Education**
- **Environment**
- **Housing**
- **Health**
- **Infrastructure**
- **Labor**
- **Natural Resources**
- **Ports and Customs**
- **Public Safety**
- **Social/Cultural**

GUAM BUILDUP (MILITARY)

- **DEIS expected release June 2009**
- **ROD January 2010**
- **Military Construction begins July 2010**
- **Proposed completion 2014**
- **Approximate cost \$10.3 Billion**
- **Majority of construction in Northern Guam and Apra Harbor**
- **12,000 to 15,000 labor demand**
- **Anticipate 90% H2B**

GUAM BUILDUP FACTS (MILITARY)

- **Troop relocation begins 2012 complete 2016**
- **Proposed increase 38,160**
- **Marine 8,000 active 9,000 dependents**
- **Army 630 active 950 dependents**
- **Air Force 4,650 active 3,730 dependents**
- **Navy 5,600 active 5280 dependents**
- **Coast Guard 140 active 180 dependents**
- **Not inclusive of transient military and off island hire**

GUAM BUILDUP (CIVILIAN)

- **10,000 labor demand**
- **GovGuam Infrastructure \$4.8 Billion**
- **GovGuam other areas \$1.2 Billion**
- **Private Sector?**
- **20,000 Civilian growth by 2015**
- **Inclusive of military/civilian population 28% growth**
- **Not inclusive of temporary population increase**
- **24,567 additional registered vehicles on Guam roads**

2008 COMPACT OF FREE ASSOCIATION (COFA) SURVEY

- **Required by law conducted every 5 years**
- **Source DOI/OIA, U.S. Census Bureau**
- **Enumeration began November 17, 2008**
- **Completed December 31, 2008**
- **February 25, 2009 U.S. Census final estimates to DOI/OIA**
- **April 1, 2009 U.S. Census final technical documentation.**

COFA SURVEY RESULTS

- **American Samoa .05% (15)**
- **CNMI 6% (2,100) down 41% since 2003**
- **Hawaii 37% (12,215) up 67% since 2003**
- **Guam 56% (18,305) up 86% since 2003**
- **Total COFA migrants 32,635**
- **Margin of error 10%**

NORTHERN AND CENTRAL LAND USE PLAN

VISION STATEMENT

Guam is a sustainable tropical paradise that is safe, walkable, family and community oriented, and protective of natural resources.

LAND USE VISION

- **Sustainable development for commercial, office, industrial and residential while maintaining the character of Guam.**
- **Open space protecting natural resources, natural features, recreation and community gatherings.**
- **Accessibility via an improved transit system.**
- **Encouraging agricultural activities.**

ENVIRONMENTAL VISION

- **Inclusive of air, water and habitat is clean and well managed.**
- **Ocean resources-coral reefs, rivers and streams that feed into marine environments.**
- **Irreplaceable resources-Northern Aquifer and limestone forests.**
- **Alternative energy**

COMMUNITY VISION

- **Guam is safe, crime-free and an organized community.**
- **Plan is inclusive and collaborative. All stakeholders are considered.**
- **Public facilities, community and civic centers, schools, medical clinics and parks.**

ECONOMIC VISION

- **Economy that provides jobs and livable wages that allow residents to afford a place to live.**
- **Cost of living is affordable to a diverse range of residents.**
- **Economic diversity that supports military, local, tourism, regional trade and other activities.**

INFRASTRUCTURE VISION

- **Sewer and water is adequate for increased population.**
- **Transportation infrastructure that provides resident choices.**
- **Power and energy are provided that is efficient, attractive and includes renewable resources if possible.**

CHAPTER 3 HOUSING

- **Steady 1.6% annual population growth.**
- **Housing has kept pace with demand.**
- **Not affordable to many households.**
- **Guam ownership 48% compared to U.S. 66%**
- **2025 population to increase by 50,000**
- **10,800 units needed in north/central (80% of demand)**

HOUSING GOAL 1

Through the land use categories, designate sufficient land area and appropriate locations to allow for choice housing types and prices to meet a diversity of household needs and incomes.

GOAL 1 POLICIES

- **Establish a range of residential land use categories that allow for a variety of housing types and styles.**
- **Refine residential zoning categories for single, multi family and mixed use developments.**
- **Ensure sufficient land is available for Gov't assisted, low income, senior, multifamily group and foster care facilities**

HOUSING GOAL 2

Increase the homeownership rate and increase the availability of affordable permanent housing.

GOAL 2 POLICIES

- **New opportunities for low and moderate first time homeowners, loans such as sweat equity, low/no interest, and education and counseling for first time buyers.**
- **Implement affordable housing measures to expand availability of affordable permanent housing.**
- **Encourage temporary worker housing to be converted to permanent housing**

HOUSING GOAL 3 AND POLICIES

Encourage a variety of housing choices throughout North and Central Guam.

- **Provide for a variety of densities, based on compact patterns, with highest densities located near village centers, public facilities and services. Low density located in areas of environmental constraints such as the Northern Aquifer.**

GOAL 3 POLICIES

- **Adopt development standards that promote innovation in housing.**
- **Provide a requirement or incentives for inclusion of affordable housing in larger residential developments.**
- **Increase the opportunities and supply of supportive and transitional housing.**
- **Increase the supply of senior and retirement housing.**

2010 DECENNIAL CENSUS

- **October 1, 2009 open local census office**
- **Mid March mailing of census forms**
- **April 1 to May 28 field enumeration**
- **Follow up to early July**
- **Sept. 30, 2010 close local census office**

CENSUS DESIGNATED PLACES (CDPs)

- **Statistical areas representing closely settled, unincorporated communities that are locally recognized and identified by name, i.e. Mog Fog, Astumbo, Macheche.**
- **Must contain some population or housing units or both.**
- **CDP name must be recognized by the residents of the community.**

PROPOSED CDPs

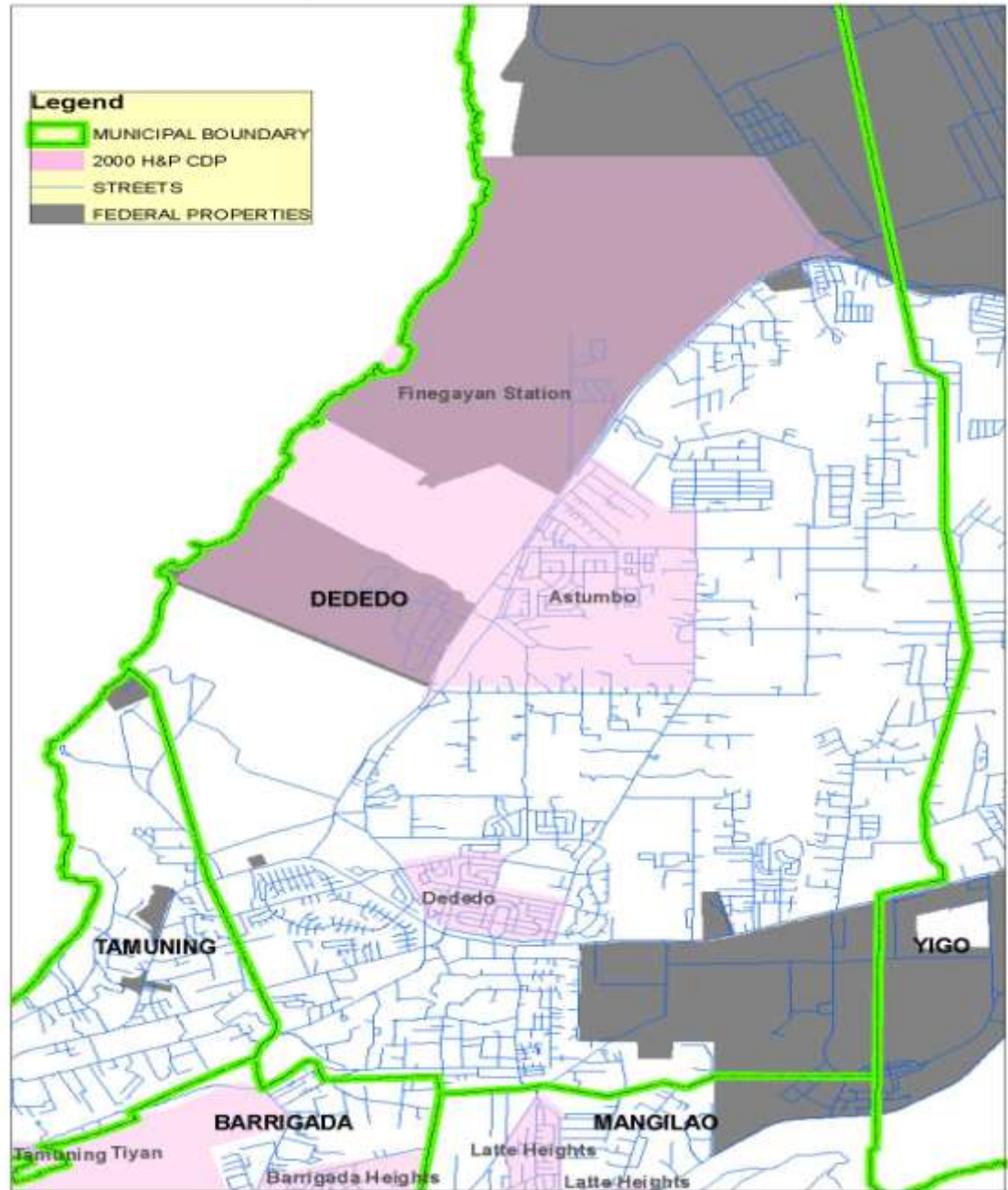
- **Provides meaningful statistics on user-defined localities**
- **Census Bureau treats the area as a distinct entity and publishes demographic and socio-economic statistics for that area.**
- **No minimum or maximum population thresholds for CDP recognition.**

USDA PROGRAM ASSISTANCE

- **Current CDP designation will negatively impact eligibility to participate in Rural Housing Services, Rural Business Cooperative Services and Rural Utilities Services Programs (Dededo, Tamuning and Yigo).**
- **2010 CDP designations will make available federal assistance programs to the community.**

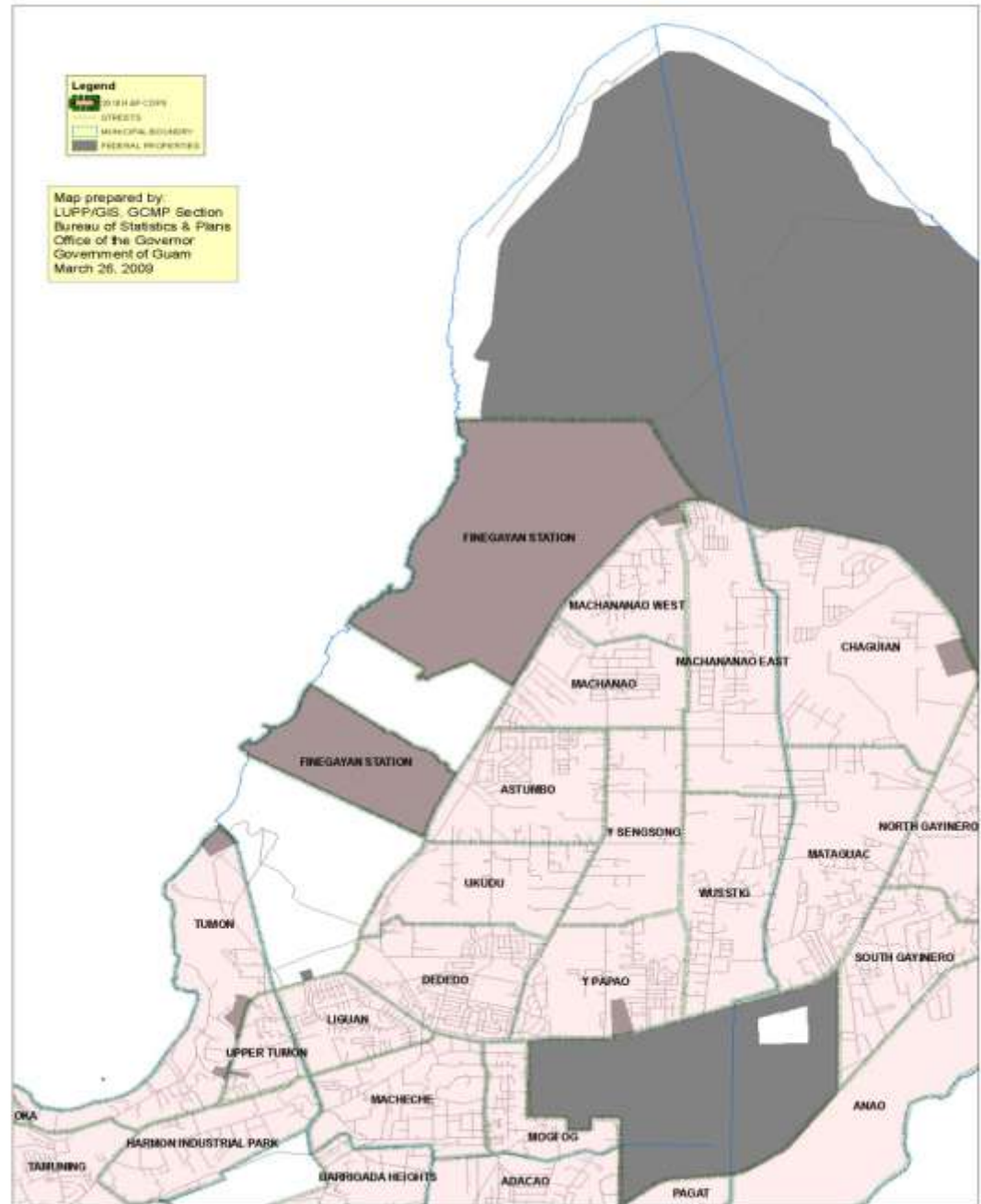
2000 Dededo

2000 HOUSING & POPULATION CENSUS
CENSUS DESIGNATED PLACES (CDP)
DEDEDO



Proposed 2010 Dededo

GUAM 2010 HOUSING & POPULATION (HAP) CENSUS
NEW CDPS FOR DEDEDO



Proposed 2010 CDPs

Table 1. Census Designated Places by District, Guam: 2000 (existing) and 2010 (proposed)

District	2000	2010
	Census Designated Places	Census Designated Places
Agana Heights	Agana Heights	Agana Heights
Agat	Agat	Agat
Asan	Asan Hagatna (part) Maina Nimitz Hill Annex	Asan Maina Nimitz Hill Annex
Barrigada	Barrigada Barrigada Heights Tryan (part) ⁽¹⁾	Barrigada Barrigada Heights
Chalan Pago-Ordot	Chalan Pago Ordot	Chalan Pago Ordot
Dededo	Astumbo Dededo Finegayan Station	Astumbo Dededo Finegayan Station Liguan Machananao Machananao East Machananao West Macheche Mogfog Ukudu Y Paopao Y Sengsong Wusstig
Hagatna	Hagatna (part)	Hagatna
Inarajan	Inarajan	Inarajan
Mangilao	Latte Heights Mangilao	Adesao ⁽¹⁾ Mangilao Pagat University of Guam
Menzo	Menzo	Menzo
Mongmong-Toto-Maite	Maite Mongmong Tryan (part) ⁽¹⁾ Toto	Maite Mongmong Toto
Piti	Piti	Piti
Santa Rita	Apra Harbor Santa Rita Santa Rosa ⁽²⁾	Apra Harbor Santa Rita
Sinajana	Sinajana	Sinajana
Talofoto	Talofoto	Talofoto
Tamuning	Tamuning	Apotgan Harmon Industrial Park Ofa Tamuning Tumon Upper Tumon
Umatac	Umatac	Umatac
Yigo	Andersen AFB Yigo	Andersen AFB Anao Chaguian Mataguac North Gayinero South Gayinero
Yona	Yona	Yona Windward Hills

Si Yu'us Ma'ase

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