

Affordable Housing Symposium

(Hyatt Regency Hotel, Guam ... June 3, 2009)

Developing Our Strategy: Defining the Future of Housing in Guam

Fundamental Requirements for Affordable Housing

- *Governing building codes are the UBC'94 and the IBC'06 (refer to the 30th Guam Legislature's proposed, Bill No. 22);*
- *Designs conducted by entities that are registered w/ the Professional Engineers, Architects & Land Surveyors' Board (PEALS);*
- *Construction performed by entities registered w/ the Guam Contractors' Licensing Board (GCLB);*
- *Permit Application Building Construction & for Beneficial Occupancy (refer to the 'Procedures & Requirements for Obtaining a Building Permit' handout).*

Notable, Adversities to Affordable Housing

- *Earthquake, Seismic Zone 4;*
- *Typhoon, Wind Loading of 155mph;*
- *Temperature & Humidity Controls;*
- *Importation of Most-All Materials;*
- *Mitigation for Flood, Erosion, NEPA, HPO, F&W;*
- *High Demand v. Low Supply;*
- *Finishing Qualities- 'Preferences' (e.g., vinyl v. italian tiles, flat v. pitched roofs, shutters v. reinforced glass, boxed v. architectural structures, over-the-counter v. made-to-order, etc.).*

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Recommended Guidelines for Affordable Housing

- *Acquire / construct on relatively-leveled, non-flood-zoned, 'disturbed' properties;*
- *Build w/ simple amenities & infrastructure provisionings initially, and then upgrade w/ 'preferences' over time;*
- *Utilize 'pre-designed, typical, cookie-cutter' housing structures requiring mere site adaptations;*
- *Source alternative concepts (e.g., robust external structure w/ non-load-bearing internal partitions, online-wholesale purchase of fixtures-cabinetries-countertops-etc., leverage economies-of-scale w/ joint-multiple construction, etc.).*

For further information, please contact ...

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