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:
(Need at least 750 acres for 3,000 homes)

   Department of Land Management (DLM)
   - Tract #1113 Dededo (As Tumbo/Sagan Linayan) – 124 lots
   - Additional Land for the Landless Islandwide – 388 Lots

   Chamorro Land Trust Commission (CLTC)
   - Lot #10129-R3 Dededo – 9 acres
   - Lot #5402-R5NEW14 Mangilao – 9 acres
   - Lot #10148 Dededo (Unregistered) – 120 acres
   - Lot #5173-1-R2NEW-3 Tamuning – 48 acres
   - Lot #7054-R4 Yigo – 12 acres
   - Lot #5376NEW7 – Mangilao – 1 ½ acres

   Guam Housing Corporation (GHC)
   - As-Atdas Lot #10119-12 Dededo – 35 acres
   - Lada Estates – Lot #10120-14 Dededo – 8 acres
   - Lot #10120-16 Dededo – 38 acres
   - Lada Gardens - No. 3008-3A Dededo – 10 acres

   Guam Housing & Urban Renewal Authority (GHURA)
   - Lot #289-3NEW Asan – 2.5 acres
   - Lot #354-R4 Inarajan and Lot #353-R2 Inarajan – 86 acres
   - Lot #253-2/R2 Umatac – 26 acres
   - Guma Trankilandat – 7 acres
   - DOA Teacher Housing – 100+ units

   Guam Ancestral Lands Commission
   - Spanish Crown Lands – 400+ acres

PRIVATE LANDS

STRATEGY: Rehabilitate existing available units while developing partnerships
II. IDENTIFY FUNDING OPPORTUNITIES:

U.S. HUD/GHURA GRANTS, TAX CREDITS, LOANS

- CDBG $3 million annually x 6 years $18 Million
- HOME Funds $1.3 million annually x 6 years $7.8 Million
- LIHTC $2.4 Million Allocation x 6 years x 10 years $144 Million

CAPITAL FUND
- FHA

SUSTAINABLE COMMUNITY GRANTS
- Conversion of AMPS to Private Ownerships

STRATEGY:
- ANNOUNCE THE MOU WITH CLTC AND GHURA ON HOME DEFERRED LOANS
- ANNOUNCE NEXT LIHTC QAP BY JULY 2011
- ENCOURAGE PARTICIPATION IN THE NEW MARKET TAX CREDIT PROGRAM

USDA Rural Development GRANTS AND LOANS

- 515 Program
- SUTA (Substantially Underserved Trust Area)
- 538 Program
- Section 502 Guarantee Loan
- Section 504 Home Rehab Program
- Section 524 Site Loan

STRATEGY:
- ASSIST WITH THE ADOPTION OF SUTA FOR GUAM

GEDA
- Bonds with 4% TAX Credit Component

STRATEGY:
- PURSUE WITH GEDA

Conventional Financing
Turnkey Solutions

VETERANS AFFAIRS

GUAM HOUSING CORPORATION

III. ENSURE INFRASTRUCTURE AVAILABILITY:

- Stand- alone, EPA approved interim wastewater processing facilities.

STRATEGY:
- ASSIST WITH THE SANCTIONING OF THESE FACILITIES WITH GEPA AND USEPA

IV. OFFER INCENTIVES:

- Allow waivers or subsidies of SDC for all affordable housing development.
- Offer Low-Income Housing Tax Credits (LIHTC) and other tax credits
- Offer Affordable Housing Qualifying Certificates (QC)
• 100% rebate of Income Tax-exempt
• 100% abatement of Gross Receipts Tax
✓ Potential for Partnerships utilizing government land
✓ Potential for assistance in the purchase of land with Grant Funds.
✓ Potential assistance with infrastructure development with Grants or low interest loans
✓ Potential density bonuses for affordable housing projects.
✓ Project Based Development of 500 UNITS or more
✓ Offer assistance with zoning, development review, permitting, mixing opportunities

V. ADJUSTING POLICY:
✓ Establish an affordable housing assistance office to educate, promote and process investors, developers and contractors documentation (i.e., permits) for affordable housing projects.
✓ Provide executive or legislative policy for land exchange within government agencies and/or private landowners to develop affordable housing projects
✓ Amend zoning on available land inventory to promote affordable housing development.
✓ Amend policy for a SDC waiver on all affordable housing development.
✓ Amend policy for DPW permits & building codes for affordable housing development. (i.e, IBC, setback requirements, etc.)
✓ Amend local EPA requirements that exceed U.S. EPA standards.
✓ Allow public/private partnership in establishing policy guidelines for operating and maintaining a stand-alone wastewater system.
✓ Revise the GEDA Qualifying Certificate Program for Affordable Housing
✓ Ensure legislation passes to transfer the teacher housing to GHURA

VI. CONTINUE TO SEEK SUPPORT, COORDINATION, AND PARTNERSHIPS:
✓ Federal & Local Government Agencies
✓ Non-Profit Organizations
✓ Private entities & financial institutions