

# AFFORDABLE HOUSING

## 5 Year Strategic Plan

### 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 Trankilidat – 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