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

• 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 (2009)
  • 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 DEVELOPMENTS

**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 “AFFORDABLE.”
## Municipalities with the highest zone changes [to R-2]

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<thead>
<tr>
<th>Location</th>
<th>Municipality</th>
<th>2009 Total R-2 Zone Changes</th>
<th>% (R-2 Change base on Total of 368 Applications)</th>
<th>2011 Total R-2 Zone Changes</th>
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<td>(NEW INCREASE) TOTAL</td>
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**TOTAL** | **368** | **82** | **22.2** | **286** | **77.7** | **TOTAL IN 2009** | **368** | **397** | **+3** | **3% INCREASE** | **+27** | **9% INCREASE** | **TOTAL IN 2011** | **397** |
LOT DESCRIPTION: Lot 1113, Dededo
PROPOSED DEVELOPMENT:
STATUS:
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)
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
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
LOT DESCRIPTION: Lot 10119-12 Dededo - 35 acres (As-Atdas)
PROPOSED DEVELOPMENT: 200 RENTAL UNITS
STATUS: RE-ASSESSMENT TO DETERMINE HIGHEST AND BEST USE
LOT DESCRIPTION:
PROPOSED DEVELOPMENT:
STATUS:
LOT DESCRIPTION:
PROPOSED DEVELOPMENT:
STATUS:
LOT DESCRIPTION: Lot 354-R4, Inarajan
PROPOSED DEVELOPMENT:
STATUS:
LOT DESCRIPTION: Lot 253-2/R2 Umatac – 16 acres
PROPOSED DEVELOPMENT:
STATUS:
LOT DESCRIPTION: Lot 5376NEW7, Mangilao
PROPOSED DEVELOPMENT: 1 ½ 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% APPEARS 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
  - SUBDIVISION/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