

Guam Housing Study and Needs Assessment
HIGHLIGHTS
February 14, 2020

OBJECTIVES

- To better understand the local housing market.
- To make good policy choices the island needs.

EXISTING CONDITIONS

Economic conditions, demographic, housing stock, housing prices, housing production, military

HOUSING UNITS NEEDED

Handout

ISSUES

Availability of Labor, Rising Cost of Development, Infrastructure, Military Presence, Homelessness and Special Needs Housing, Tourism and Housing, Regulations, Housing Plans, Housing Data, Affordable Housing Funding (Federal, Guam, Allies),

PLAN RECOMMENDATIONS

Short to Medium Term Actions

- Focused funding on Public Housing
- Increase available units through rehabilitation, regulation
- Minimize fees and assessments
- Section 8 assistance

Longer Term – Comprehensive Affordable Housing Plan

- Reliable, continually updated data base
- Dedicated, sustainable, sufficient funding
- Coordination with other Guam Government Agencies
- Minimize infrastructure costs
- Housing for Special Needs
- Future – consideration of new materials, placement of public housing.

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Table 25: Determining Needed Units, Guam, 2020-2025

Element	Number	Comment
Total Households, 2019	45,645	Total occupied housing units/households
Will Move	24,738	Desire to move at some time in future
Final Demand (10 year)	19,479	Probably move in the next 10 years
Effective Demand (10 year)	9,658	Plan to move and stay on Guam 2020-2030
Effective Demand (5 year)	9,336	Plan to move and stay on Guam 2020-2025
Needed Units (5 year) pent up demand	6,650	Not well qualified to buy or rent, 2020-2025

Source. Guam Housing Demand Survey, 2019

Table 31: Determining Needed Units, Guam, 2020-2025

Element	Description	Need	Total
Pent-up Demand	Housing units needed to address pent-up demand or potential demand, 2020 through 2025.	6,650	6,650
Population Demand	Housing units needed to accommodate household growth between 2020 and 2025.	2,768	9,418
Homeless Demand	Housing units needed to accommodate homeless households re-entering the housing market, 2020-25.	490	9,908

Source. Guam Housing Demand Survey, 2019; SMS Population estimates; source on the homeless numbers.

Table 32: Total Units Needed by HUD Income Classifications

	Total Units Needed, 2020 through 2025									
	HUD Income Classification									Total
	LT 30	30 to 50	50 to 60	60 to 80	80 to 100	100 to 120	120 to 140	140 to 180	180+	
Guam	3,401	679	935	1,027	1,359	603	223	790	891	9,908
Ownership Units	1,240	325	467	622	635	403	80	375	755	4,903
Single-Family	1,141	325	467	413	520	403	80	375	628	4,352
Multi-Family	99	0	0	209	115	0	0	0	128	551
Rental Units	2,162	354	468	405	723	200	142	415	136	5,005
Single-Family	1,072	354	160	183	0	160	142	415	0	2,486
Multi-Family	1,090	0	308	222	723	40	0	0	136	2,519

Source. Guam Housing Demand Survey, 2019.