

**U.S. Department of Housing and Urban Development  
COMMUNITY PLANNING AND DEVELOPMENT**

**Insular Areas  
Briefing Submitted for the Senior Plenary Session of the IGIA  
February 26, 2013**

**GUAM**

**Success Story**

**Catherine's Home** - In February 2012 Guam completed the design and construction of Catherine's Home a Community Development Block Grant (CDBG) assisted facility that provides shelter for victims of domestic abuse and family violence. The gated facility is approximately 5,000 sq. ft., equipped with 10 bedrooms (6 family-sized/ 4 for individuals), 7 bathrooms, shared living and dining areas, management/program office, conference room, private counseling room, and a therapeutic garden area. The facility is located in a community that allows the victims easy access to public schools and a continuing education learning resource center. Operational support for the facility is funded through Guam's Department of Public Health and Social Services' Bureau of Social Services Administration and is managed by the nonprofit organization Catholic Social Services.

**Issues/Impacts**

1. Census 2010 Data

Guam continues to express concerns related to the census data collected and made available for use by the Insular Areas. Guam's specific concerns are as follows:

- The lack of a timely release of the 2010 Decennial Census data has impacted Guam's planning efforts. When the 2010 data was finally released Guam was surprised to find that the data showed a substantial outmigration from Guam and a notable shift in the population away from Guam's southern villages. As a result, Guam's overall planning efforts for the use of HUD funds has to be reevaluated to determine HUD program compliance.
- Currently, Insular Areas do not participate in the American Community Survey (ACS). The ACS provides for timely updates of Census data and improves the planning and implementation of projects and activities to address area needs. Guam believes that ACS implementation for Insular jurisdictions should be pursued and welcomes federal assistance to secure Insular Area participation.
- The lack of timely socioeconomic data through a mid-decennial census impacts the relevancy and usefulness of the data used by HUD to calculate insular area income limits and rent limits.

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**2. Compact of Free Association (COFA) migrants in Public Housing**

COFA migrants continue to be overrepresented as tenants of Public Housing when compared to their percentage of the total Guam population. The situation persists unimpeded despite the receipt of Compact-Impact funds by the Territory.

**3. Sustainability of the IRS Section 42 Low-Income Housing Tax Credit Program (LIHTC)**

Guam has recently successfully used the LIHTC Program to develop affordable housing and supports all efforts to make the LIHTC program a permanent funded part of the U.S. Tax Code.

**Major Projects/Programs Underway**

**Former Teacher/Staff Housing Rental Rehabilitation Program (Renaissance Homes)** – Renaissance Homes is a CDBG funded project intended to rehabilitate abandoned teacher/staff housing. After rehabilitation, Guam will place the units back in service as affordable rental housing for eligible and qualified low and moderate income individuals or families. A total of 30 homes are expected to be placed into service over a 5 year period.

**AMERICAN SAMOA**

**Success Story**

**HOME Investment Partnership Program (HOME)** – The HOME Program is one of American Samoa's most successful Community Planning and Development (CPD) programs. American Samoa has experience a high demand for its HOME homeownership assistance program. The program has been successful in assisting families rehabilitate their home and generates HOME program income through loan repayments. Annually American Samoa receive about \$350,000 in HOME funds and leverages an additional \$400,000 in HOME program income for a combined total of about \$750,000 a year in HOME program assistance to the American Samoa's low income.

**Issues/Impacts**

**Construction Bonding** - Construction Bonding continues to be a problem in American Samoa. The remoteness of American Samoa and the lack of access to Surety bonds for construction projects continue to be a local challenge. Generally, only large construction companies from

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New Zealand and other off-island States can afford to provide a surety bond compared to small local construction companies that cannot afford to provide such bonds. As a result, American Samoa is finding that a few large companies are monopolizing the construction bids increasing construction costs in American Samoa.

**Priorities**

**Economic Development** - Economic development is a top priority of American Samoa. The Government's administration intends to establish a microenterprise loan program to help small businesses expand business opportunities in the island.

**Major Projects/Programs Underway**

**Decent Affordable Home Loan Program (DAHLP)** - The DAHLP is a CDBG low-interest loan program intended to assist American Samoa's for the use of to renovate and rehabilitate residential homes owned by very low income households. The program has been around for six years, and many families have enjoyed their decent and affordable homes under this program.

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