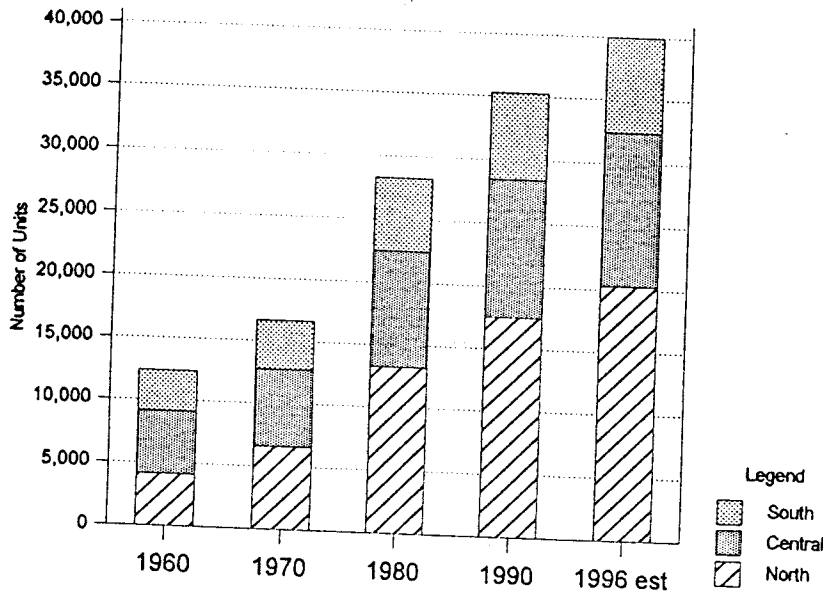


# *Residential Housing Unit Estimate for Guam: December 1996*

**Planning Information Program  
Bureau of Planning  
Government of Guam**

**Housing Report 1  
April 1997**

## Housing Units: 1960 to 1996



Source: U.S. Bureau of the Census, 1960, 1970, 1980, 1990  
 Bureau of Planning, 1996

**The total number of civilian and military residential housing units reached 39,985 at the end of 1996.**

Guam's housing is now constructed of durable concrete; however, several natural disasters occurred during the early 1990s resulting in an estimated

replacement factor of 20 percent.

The U.S. Navy returned 352 military-family duplex units located in Barrigada to the Government of Guam. These units were converted to government offices and were removed from the housing stock in April 1994.

**Guam's Northern villages added the most new housing units during the 1990s.**

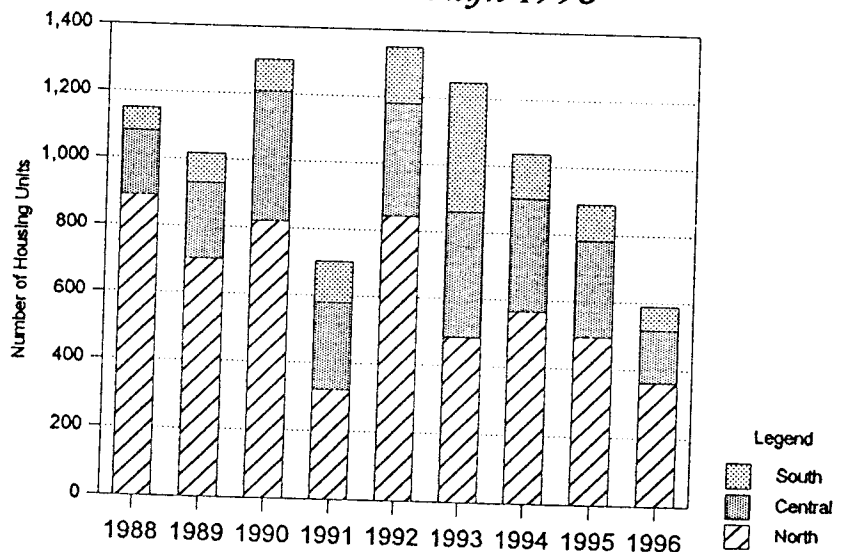
Housing data was first collected for Guam in 1960, followed by censuses every 10 years thereafter. Over the 4 census periods, rapid housing construction in the Northern villages of Tamuning, Dededo, and Yigo, increased the share of housing in the North from about one-third of Guam's housing in 1960 to nearly one-half in 1990. During the 1990s, about one-half of the new construction took place in Guam's Northern villages.

The number of housing units on Guam grew at the rate of 2 percent per year during the 1990s. Residential estimates include both single-unit, detached structures and multi-family housing. The peak of residential construction occurred in 1990 and 1992.

In every census period, the number of units constructed the previous decade has outnumbered increases in the housing inventory. This is because some residential construction replaces housing lost through the forces of nature, fires, and general deterioration. Housing is also lost in the course of redevelopment projects.

Housing replacement has ranged from nearly 50 percent in the 1960s to 30 percent in the 1980s. Most of

## Housing Completions by Region: 1988 through 1996



Source: Department of Public Works, Occupancy Permit File

Detached single-family housing construction has been relatively stable over the past nine years.

construction of large apartment and condominium buildings peaked in 1990, with sharp yearly declines

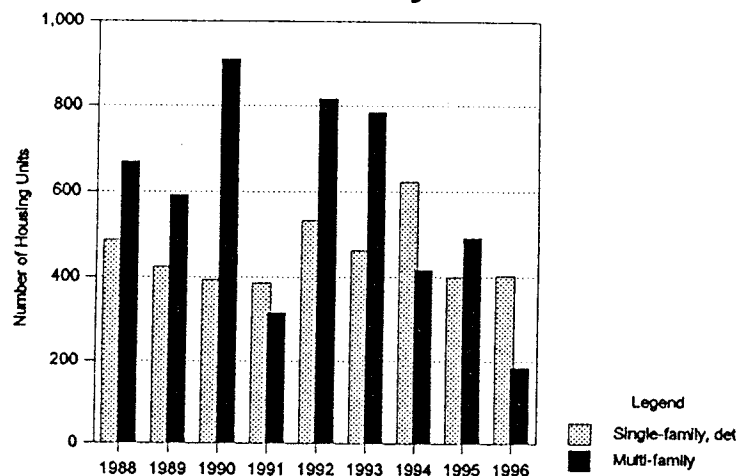
since that time. A nine-year low in multi-family construction was reached in 1996.

Single-family detached housing is generally constructed for the homeowner market, while the majority of multi-family housing is renter occupied income generating property.

Single-family construction remained strong during the 1988 to 1996 period. Post typhoon and post earthquake recovery may be responsible for an increase in single-family construction during 1992, 1993 and 1994.

Construction of multi-family buildings moves markedly in response to market conditions. The

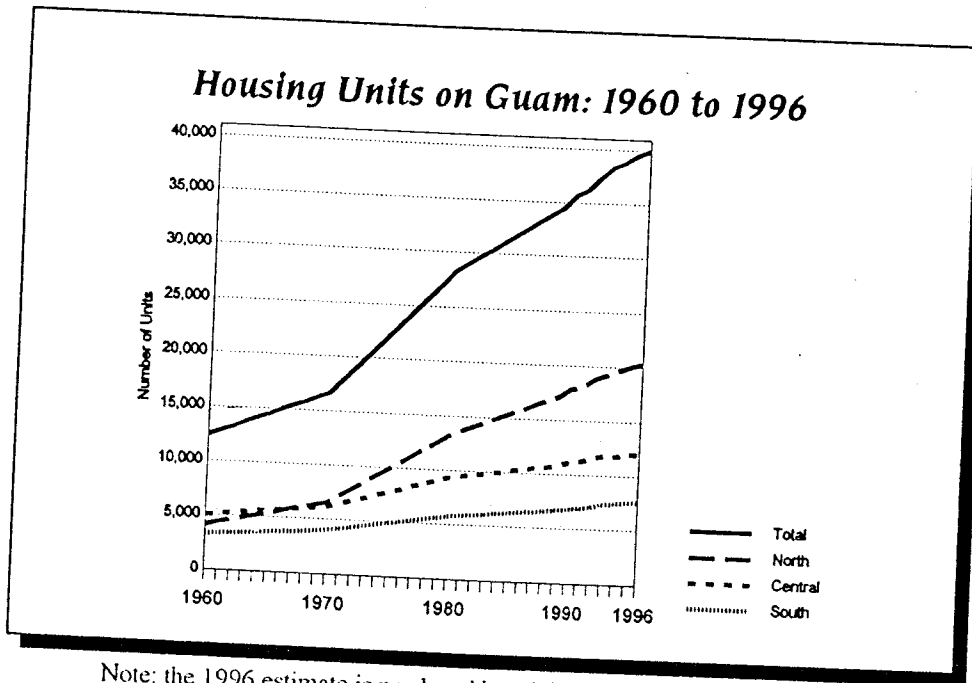
**Housing Completions by Type:  
 1988 through 1996**



Source: Department of Public Works, Occupancy Permit File

Housing Completions by Village: 1988 to 1996									
Village	1988	1989	1990	1991	1992	1993	1994	1995	1996
Total .....	1,151	1,016	1,303	702	1,348	1,247	1,038	891	588
North .....	890	703	822	321	844	484	566	492	361
Dededo .....	184	145	328	145	126	166	250	233	155
Tamuning .....	543	393	371	131	609	101	106	167	103
Yigo .....	163	165	123	45	109	217	210	92	103
Central .....	192	227	386	257	337	376	338	290	156
Agana .....	8	18	19	8	4	7	2	2	1
Agana Heights .....	11	6	3	2	37	11	21	7	3
Asan .....	2	1	5	4	4	7	14	4	15
Barrigada .....	59	74	64	64	91	92	108	53	31
Chalan Pago/Ordot ..	15	16	184	19	22	33	33	46	23
Mangilao .....	30	39	48	46	64	120	87	64	52
Mong-Toto-Maite ...	53	35	32	97	71	72	42	21	12
Piti .....	3	8	21	4	21	7	4	3	5
Sinajana .....	11	30	10	13	23	27	27	90	14
South .....	69	86	95	124	167	387	134	109	71
Agat .....	16	26	12	67	27	35	26	31	13
Inarajan .....	5	3	5	6	36	12	21	9	12
Merizo .....	6	0	4	13	18	7	5	11	3
Santa Rita .....	7	6	10	6	9	16	10	21	8
Talofofo .....	11	13	15	13	31	26	28	18	16
Umatac .....	3	4	0	4	11	5	3	4	0
Yona .....	21	34	49	15	35	286	41	15	19

Source: Department of Public Works, Occupancy Permit File



Note: the 1996 estimate is produced by adding 80% of occupancy permits issued between April 1990 and December 1996 to 1990 census data

Village	1960 Census	1970 Census	1980 Census	1990 Census	1996 Estimate
Total	12,373	16,680	28,249	35,223	39,985
North	4,105	6,559	13,244	17,523	20,309
Dededo	1,176	2,295	5,558	7,541	8,580
Tamuning	1,390	2,208	4,788	6,296	7,395
Yigo	1,539	2,056	2,898	3,686	4,334
Central	5,029	6,153	9,291	10,938	12,096
Agana	331	515	384	416	435
Agana Heights	689	669	971	1,008	1,073
Asan	602	581	589	620	661
Barrigada	1,110	1,307	1,930	2,140	2,156
Chalan Pago/Ordot	304	526	738	1,047	1,204
Mangilao	355	740	2,067	2,699	3,076
Mongmong-Toto-Maite	667	896	1,490	1,742	2,017
Piti	275	239	503	554	603
Sinajana	696	680	619	712	871
South	3,239	3,968	5,714	6,762	7,580
Agat	587	819	990	1,300	1,464
Inarajan	269	321	455	553	631
Merizo	234	271	398	469	515
Santa Rita	1,356	1,610	2,253	2,343	2,401
Talofofo	208	350	445	548	656
Umatac	110	130	147	188	210
Yona	475	467	1,026	1,361	1,703