



the People

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

Vice Chairman
Committee on Education

Member
Committee on Rules,
Federal, Foreign &
Micronesian Affairs and
Human & Natural
Resources

Member
Committee on
Municipal Affairs,
Tourism, Housing, and
Recreation

Member
Committee on the Guam
Military Buildup and
Homeland Security

Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

NOV 04 2011

The Honorable Judith T. Won Pat, Ed.D.

Speaker

I Mina'trentai Unu na Liheslaturan Guåhan

155 Hesler Place

Hagåtña, Guam 96910

VIA: The Honorable Rory J. Respicio

Chairperson, Committee on Rules

RE: Committee Report on Bill No. 235-31 (COR), As Introduced

Dear Speaker Won Pat:

Transmitted herewith is the Committee Report on Bill No. 235-31 (COR): An act to authorize *I Maga'lahaen Guahan* to transfer abandoned staff housing properties held by the government of Guam to the *Aturidat Gimina'yan Renueban Suidat Guahan* (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing." sponsored by Senator Tina Rose Muna-Barnes which was referred to the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land.

Committee votes are as follows:

<u>2</u>	TO PASS
<u>0</u>	NOT TO PASS
<u>3</u>	TO REPORT OUT ONLY
<u>0</u>	TO ABSTAIN
<u>0</u>	TO PLACE IN INACTIVE FILE

Si Yu'os Ma'åse,

Vicente (ben) Cabrera Pangelinan
Senator

2011 NOV -4 PM 2:25

COMMITTEE REPORT ON

Bill No. 235-31 (COR), As Introduced:

Sponsored by Senator Tina Rose Muna-Barnes.

An act to authorize *I Maga'lahen Guahan* to transfer abandoned staff housing properties held by the government of Guam to the *Aturidat Gimina'yan Renueban Suidat Guahan* (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing.



I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

MEMORANDUM

To: All Members
Committee on Appropriations, Taxation, Public Debt, Banking,
Insurance, Retirement, and Land

From: Senator Vicente (ben) Cabrera Pangelinan
Committee Chairperson

Subject: Committee Report on Bill No. 235-31 (COR), As Introduced

Transmitted herewith for your consideration is the Committee Report on Bill No. 235-31 (COR): "An act to authorize *I Maga'lahren Guahan* to transfer abandoned staff housing properties held by the government of Guam to the *Aturidat Gimina'yan Renueban Suidat Guahan* (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing" sponsored by Senator Tina Rose Muna-Barnes.

This report includes the following:

- Committee Voting Sheet
- Committee Report Narrative
- Copy of Bill No. 235-31 (COR)
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimony & Supporting Documents
- Copy of COR Referral of Bill No. 235-31 (COR)
- Notices of Public Hearing
- Copy of the Public Hearing Agenda
- Fiscal Notes

Please take the appropriate action on the attached voting sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact my office.

Si Yu'os Ma'ase,

Vicente (ben) Cabrera Pangelinan
Senator

Chairman
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Reform

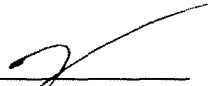
I MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN

Committee Voting Sheet

**Committee on Appropriations, Taxation, Public Debt, Banking, Insurance,
Retirement, and Land**

Bill No. 235-31 (COR): "An act to authorize *I Maga'lahaen Guahan* to transfer abandoned staff housing properties held by the government of Guam to the *Aturidat Gimina'yan Renueban Suidat Guahan* (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing."

Committee Members	To Pass	Not To Pass	Report Out	Abstain	Inactive Files
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 Senator Vicente (ben) C. Pangelinan Chairperson	_____	_____	<input checked="" type="checkbox"/>	_____	_____
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Speaker Judith T. Won Pat, Ed.D Vice Chairperson	_____	_____	_____	_____	_____
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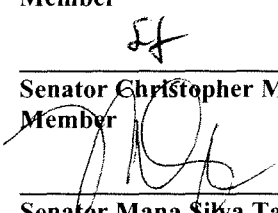
Vice Speaker Benjamin J.F Cruz Member	_____	_____	_____	_____	_____
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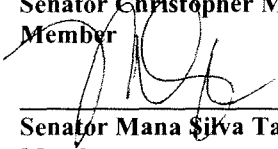
Senator Tina Rose Muña-Barnes Member	_____	_____	_____	_____	_____
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 Senator Judith P. Guthertz Member	_____	_____	_____	_____	_____
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 Senator Dennis Rodriguez, Jr. Member	_____	_____	<input checked="" type="checkbox"/> 11/4/11	_____	_____
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Senator V. Anthony Ada Member	<input checked="" type="checkbox"/> 11/4/11	_____	_____	_____	_____
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 Senator Christopher M. Dueñas Member	<input checked="" type="checkbox"/>	_____	_____	_____	_____
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 Senator Mana Silva Taijeron Member	_____	_____	<input checked="" type="checkbox"/> 11/4/11	_____	_____
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I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

Committee Report

Bill No. 235-31 (COR): An act to authorize *I Maga'lahen Guahan* to transfer abandoned staff housing properties held by the government of Guam to the *Aturidat Gimina'yan Renueban Suidat Guahan* (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing.

I. OVERVIEW

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land convened a public hearing on October 14, 2011 at 1:00 pm in *I Liheslatura's* Public Hearing Room.

Public Notice Requirements

Notices were disseminated via hand-delivery and e-mail to all senators and all main media broadcasting outlets on October 7, 2011 (5-Day Notice), and again on October 12, 2011 (48 Hour Notice).

(a) Committee Members and Senators Present

Senator Vicente (ben) Cabrera Pangelinan, Chairman
Speaker Juidth Won Pat Ph.D, Vice Chair
Senator V. Anthony Ada, Member
Senator Adolpho Palacios, Member

(b) Appearing before the Committee

Mayor Vicente S. Taitague, Talafofo
Martin C. Benavente, Guam Housing Corporation
Michelle Taitano, Guam Housing Corporation
Marcel G. Camacho, Guam Housing and Urban Renewal Authority

(c) Written Testimonies Submitted

Monte Mafnas, Acting Director – Department of Land Management
Mayor Vicente S. Taitague, Mayor – Talafofo
Marcel G. Camacho, Executive Director – GHURA
Martin C. Benavente, President – GHC

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Human Services, Senior
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Reform

I. COMMITTEE PROCEEDINGS

(a) Bill Sponsor Summary

Chairman Pangelinan: *(Read Sponsor Summary)*

(b) Testimony

1. Mayor Vicente Taitague, Talafofo

Mayor Taitague: *(Read written testimony).*

Hopefully we can make changes to the bill to reflect my preferences.

Panel Comments and Questions

Chairman Pangelinan: Thank you very much Mr. Mayor, si yu'os ma'ase.

2. Mr. Martin Benavente, GHC

Mr. Benavente: First of all I would like to say that I have submitted what the houses look like today. Some corrections, before we start, I don't think the numbers are the same before. 5 units in Yigo, one occupied for one abandoned. In Dededo, there are only 9 left over as GHURA, though different programs demolished and rehabilitated some and turned them into other programs. So, there are only 9 remaining there and non-profit groups and individuals occupy some. In Agat, I counted 13 because there is a fire station and a police department there now and some may have been removed. The Mayor said there should be 6 in Talafofo and I don't know the count for Merizo so I won't try to attempt to correct that. We should be mindful of that.

(Read written testimony)

Panel Comments and Questions

Chairman Pangelinan: Thank you and si yu'os ma'se.

3. Mr. Marcel Camacho, GHURA

Mr. Camacho: I want to thank you Mr. Chairman for brining this measure to the floor, I want to thank the honorable Senator Tina Rose Muna-Barnes and Vice Speaker BJ F. Cruz for their sponsorship of this bill.

(Read written testimony)

I just might add by listening to the testimony by the good Mayor of Talafofo and by my good college here from Guam Housing Corporation (GHC), who works with me very closely on tackling the affordable housing situation on Guam. Regardless of how the disposition ends up,

GHURA would like to help to provide affordable housing for the community, whether it be to hand it over to Chamorro Land Trust or to GHC ultimately, we would support that in our efforts if that is in our mandates. Thank you Senators.

Panel Comments and Questions

Senator Palacios: Just one point, Mayor Taitague, when you say Chamorro Land Trust, as it says in the bill GHURA, I want to make it clear that they are two different ones. I just want to make that clear.

Mayor Taitague: Yes, I am aware, that is just my preference.

Senator V. Ada: I was at a function last night and one of the Mayors came up to me regarding this bill and they were asking why we don't transfer this over to the Mayors? There was an incident where a fire overcame a home and they became homeless. The first person they called to help find them a home was the Mayor. Some where they would be able to provide short term housing for these families before they get into GHURA or find housing or to rebuild their current home. Mayor Taitague, what are your thoughts on that?

Mayor Taitague: As far as Talafofo housing, there are 6 housing, I cannot go there and renovate those homes, I don't have the funds. You give me the funds and I have no problem renovating those homes. I just have no money to do those things. That's why I prefer to give to Chamorro Land Trust and have them lease it out to the individual recipients so they can improve the area. Instead of the government improving the area.

Senator V. Ada: So, if an amendment was made to this bill to, not all of it but let's just say 6 homes, 6 homes would be turned over to the Mayors council would GHURA be able to assist the Mayors council in renovating these homes to be able to be used as emergency homes for these families?

Mr. Benavente: Currently we have emergency housing coming out of GHURA and GHC. The disadvantage is that they don't have the funding or capabilities to maintain these buildings. I have a fire victim family that lives right now in LADA, before that we housed them in a local hotel, it's cheaper to put them in an existing unit that has furniture, stove, refrigerator, and power. Those are the practical things. If you put them there, you will have the problem of who will furnish it, who will maintain the power and the water, it's a problem for the Mayors because I know what it used to be like. It's hard to say no when you are an elected political official. We have to be careful how we do that. If you want to support the housing for emergency housing, support the housing agencies because we are able to bill, collect, and maintain the units. We have maintenance groups in both our offices. Whenever he (GHURA) doesn't have vacancies he would call me and when I don't have vacancies to assist the flooding and fire victims I will call him. It's been working for many years.

I pity the Mayor who has one house two people who need it. Even with us, how can we leave a house vacant all this time waiting for someone to have an emergency? It's not practical. If it is within our existing inventory, we can stick them in there and upgrade them later when something

better comes available. I'm recommending we leave it the way it is. We are assisting Mayors when they come with their requirement. We just assisted the Santos family from Barrigada, we do do that, we are committed to do that.

The reason for the turning over of these abandoned homes to GHURA is because they have the funds to put them in a position where we could, 1) rent them, as I mentioned earlier we have at least 8-10 families that are already living there, some with power and some without power. How did they get power when they don't own the property? If we put the money into it we can fix it. Some can afford to home own, we can rent it for low cost. GHURA's rates are good, our rates are good. That's where we put them in until they can rebuild their damage homes. I recommend we just turn it over to GHURA because they have the money. His (Mayor Taitague) concern about Chamorro Land Trust, who do you think we have in LADA Gardens? It's the people who are eligible for Chamorro Land Trust. We are servicing the people who are not ready for home ownership so we are telling them, before you are ready, while you are getting ready, rent a unit.

These units have been sitting there for 100 years right? They are just abandoned, the good thing about these units is because they have infrastructure. They have roads, sidewalks, power, water and sewer. We can get it online right away. When we don't manage properties, people come in there and manage it for us and we don't receive property tax or anything in return. I'm asking that we keep it the way it is sir.

Chairman Pangelinan: That concludes the public hearing on Bill No. 235, thank you and si yu'os ma'ase.

II. FINDINGS & RECOMMENDATIONS

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land hereby reports out Bill No. 235-31 (COR) with the recommendation to report out only

MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN
2011 (FIRST) Regular Session

Bill No. 235-31 (cor)

Introduced by:

T. R Muna Barnes
B.J.F Cruz

2011 JUN 13 PM 2:55
Muna

**AN ACT TO AUTHORIZE I MAGA 'LAHEN GUÅHAN TO
TRANSFER ABANDONED STAFF HOUSING PROPERTIES
HELD BY THE GOVERNMENT OF GUAM TO THE
ATURIDAT GIMINA' YAN RENUEBAN SUIDAT
GUAHAN (GUAM HOUSING AND URBAN RENEWAL
AUTHORITY) FOR THE PUROSE OF AFFORDABLE
HOUSING**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Intent. *I Liheslaturan Guåhan* finds that several dwellings throughout the island commonly referred to as "DOE Staff Housing" are no longer in use and in severe disrepair. Absent a significant rehabilitation effort, these abandoned structures pose a danger to the people of Guam and clearly contradict the intent of existing law.

I Liheslaturan Guåhan further finds that it has clearly outlined a policy in favor of the elimination of slum and blight, and increasing the inventory of affordable housing. Specifically, §5101 of Chapter 5 of Title 12 of the Guam Code Annotated states in part, "these slum and blight conditions, and the continuing shortage of decent housing

1 for low-income families present problems of immediate and long-
2 range governmental concern.”

3 *I Liheslatura further finds that Aturidat Ginima' Yan Rinueban*
4 *Suidat Guåhan* is the agency best suited to rehabilitate these housing
5 units to augment Guam's growing need for affordable housing. While
6 a leveraging of various federal resources may fund, in whole or in
7 part, the rehabilitation of these abandoned housing units, *I*
8 *Liheslaturan Guåhan* recognizes that these properties must first be
9 transferred to *Aturidat Ginima' Yan Rinueban Suidat Guåhan* in order
10 for several of the properties to be surveyed and rehabilitated with
11 *Aturidat* funds.

12 **Section 2. Transfer of Abandoned Staff Housing.** I Maga 'Lahen
13 Guåhan is hereby authorized to transfer the Government of Guam
14 properties described below to *Aturidat Ginima' Yan Rinueban Suidat*
15 *Guåhan* for use as affordable housing, emergency shelters, or any
16 other purpose which the Board of *Aturidat Ginima' Yan Rinueban*
17 *Suidat Guåhan* determines to be the best public use. The Board of
18 *Aturidat Ginima' Yan Rinueban Suidat Guåhan* may re-parcel the lots
19 described below to contain only those areas on which staff housing is
20 currently erected. All other lands resulting from the re-parceling
21 authorized under this section shall be retained by the Government of
22 Guam:

- 23 (a) Agat Staff Housing containing an area of 6.4 acres as
24 shown on Map C4-64T429, Municipality of Agat, the metes
25 and bounds and legal description thereof to be determined
26 by survey to be obtained by *Aturidat Ginima' Yan Rinueban*
27 *Suidat Guåhan* upon transfer; and

1 (b) Talofoto Staff Housing as shown on Map D4-70T228,
2 Municipality of Talofoto, the metes and bounds to be
3 determined by a survey to be obtained by the *Aturidat*
4 *Ginima' Yan Rinueban Suidat Guåhan* upon transfer; and
5 (c) Dededo Staff Housing, Lot 10114-NEW-3, Municipality of
6 Dededo, containing an area of 20,061+/- square meters or
7 215,925+/- square feet or 4.96 acres as shown on L.M.
8 Check No. 002FY95, Land Management Drawing Number
9 12-94T576, recorded under instrument 520470; and
10 (d) Yigo Staff Housing located within the basic Lot No. 7116-
11 R6, Municipality of Yigo, the metes and bounds and legal
12 description to be determined by survey to be obtained by
13 *Aturidat Ginima' Yan Rinueban Suidat Guåhan* upon
14 transfer; and
15 (e) Merizo Staff Housing containing an area of 1.9 acres as
16 shown on Map C4-64T459, Municipality of Merizo, also
17 shown and identified as Staff Housing Area within the Pigua
18 Subdivision, Tract 261, Increment 1, as shown on L.M.
19 Check 199FY77, Land Management No. 14T77T041, the
20 metes and bounds and legal description to be determined by
21 survey to be obtained by *Aturidat Ginima' Yan Rinueban*
22 *Suidat Guåhan* upon transfer.



Mina'trentai Unu Na Liheslaturan Guahan
THIRTY-FIRST GUAM LEGISLATURE

Senator Vicente "ben" Cabrera Pangelinan

**COMMITTEE ON APPROPRIATIONS, TAXATION, PUBLIC DEBT, BANKING,
 INSURANCE, RETIREMENT AND LAND**

Friday, October 14, 2011

Bill No. 235-31 (COR)

SIGN UP SHEET

NAME	ADDRESS	PHONE	EMAIL	WRITTEN	ORAL	SUPPORT	
						Yes	No
Mayor Taitogu	Dolebofo						
Martin Bernvente	GHC Tamaning	441-4741	martin.bernvente@agha.guam.gov	✓	✓	Y	
Michelle Taitano	"	"	michelle.taitano@agha.guam.gov			Y	
Marcel Comuelo	Gitadad	482-3012	mcomuelo@agha.guam.gov	✓	✓	Y	



I Mina'Trentai Unu Na Liheslaturan Guåhan

Office of The Legislative Secretary

Tina Rose Muña Barnes

October 14, 2011

Honorable Vincente C. Pangelinan
Chairman
Committee on Appropriations, Public Debt, Banking,
Insurance, Retirement & Land

Re: **Sponsor Statement Bill 235(COR)**

Hafa Adai Chairman Pangelinan,

I would like to begin by thanking you for publicly hearing Bill 235-31. and for allowing this statement to be read into the record on my behalf. The measure as proposed would **AUTHORIZE I MAGA 'LAHEN GUAI IAN TO TRANSFER ABANDONED STAFF HOUSING PROPERTIES HELD BY THE GOVERNMENT OF GUAM TO THE ATURIDAT GIMINA' YAN RENUEBAN SUIDAT GUAHAN (GUAM HOUSING AND URBAN RENEWAL AUTHORITY) FOR THE PUPOSE OF AFFORDABLE HOUSING.**

As stated in section 1 of the Act, while a leveraging of various federal resources may fund, in whole or in part, the rehabilitation of these abandoned housing units, these properties must first be transferred to Aturidat Ginima' Yan Rinueban Suidat Guahan in order for several of the properties to be surveyed and rehabilitated with GHURA funds.

Many of these staff housing units are mired in a cycle of blight and continual disrepair, posing a significant risk to young children and other passersby. As recommended during the recent Guam Housing Symposium, Bill 235 -31(COR) will allow GHURA to rehabilitate 46 abandoned staff housing units in to affordable homes through a combination of federal programs. The abandoned units are in the following locations:

Agat	14
Talofofo	5
Dededo	17
Yigo	5
Merizo	5

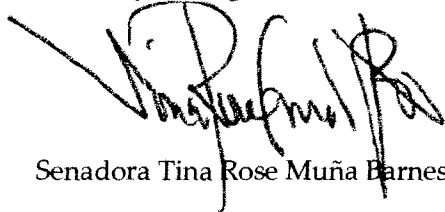
GHURA's recent housing study indicates that Guam's organic growth will need an additional 6,000 affordable homes by 2020. Though this measure is a small step in the right direction, I believe we have a responsibility to turn abandoned housing into affordable homes wherever we find them.

Using the existing inventory of homes to house these residents not only makes economic sense; it's the most responsible use of excess land," explained the Vice Speaker, "The cost of improving these homes should be minimal therefore allowing the government to help the maximum number of families while limiting the cost to our tax payers.

Letter to Chairperson Vicente Pangelinan
Sponsor statement on Bill 235-31
October 14, 2011
Page 2

While I have been made aware that some technical changes may be made to the tract designations cited in the bill, I know the Chairman will do his best to help this measure through the legislative process. *Saina ma'åse'.*

Sinseru yan magåhet,

A handwritten signature in black ink, appearing to read 'Tina Rose Muña Barnes', written over a horizontal line.

Senadora Tina Rose Muña Barnes



Talofofo Mayor's Office
The Honorable Mayor Vicente S. Taitague

Tel. 789-1421/3262 Fax. 789-5251
Email: talofofomayor@gmail.com
184 N. San Miguel St. Talofofo, GU 96915



October 14, 2011

To: Senator vicente "ben" c. pangelinan
Chairperson: Committee on Appropriations, Taxation, Public Debt, Banking,
Insurance, Retirement & Land

From: Talofofo Mayor

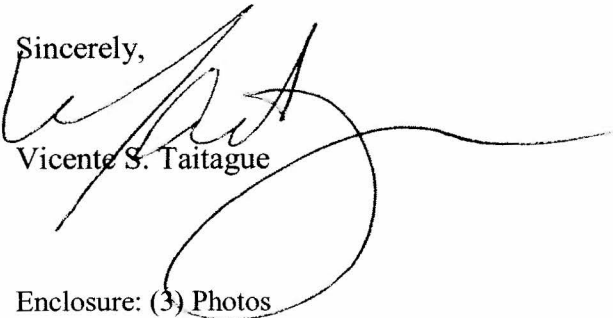
Subject: Testimony (Bill No. 235-31) (Cor)

For the record, my name is Vicente S. Taitague, Mayor of Talofofo. I support the intent of Bill Number 235-31 (Cor). I extend a heartfelt thanks to the author of this bill Senator Tina Muna Barnes for providing resolution.

The Talofofo Staff Housing is located in the central part of the village. The area consists of six lots (homes). This abandon housing degrades God's Country's image. My predecessors have worked hard to remove this ugly scene, finally we have a propose solution. The staff housing in Talofofo is salvageable.

Mr. Chairman, my preference is to transfer Talofofo Staff Housing to the Chamorro Land Trust property inventory and lease the lots to the residents of Talofofo. This action will encourage recipients to improve the property in accordance with the Chamorro Land Trust Act. This is my position on Section 2, paragraph (b).

Sincerely,


Vicente S. Taitague

Enclosure: (3) Photos









GUAM HOUSING CORPORATION

Kotporasion Ginima' Guåhan

P.O. Box 3457 Hagåtña, Guam 96932

Hafa Adai, Mr. Chairman and Members of the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land. **Guam Housing Corporation favorably supports the passage of Bill 235-31, which authorizes the Governor of Guam to transfer the abandoned staff housing properties to Guam Housing and Urban Renewal Authority for a much needed rehabilitation.** Even more important, these units will be made available to residents in need of a decent and safe home.

Our agency played an active role in the development of the Affordable Housing 5 year Strategic Plan and we will remain committed in the development of affordable housing for residents to realize the Guamanian dream of owning a home. We have other initiatives included in this strategic plan that we have been diligently working on and will be shared with all of our partners. We have been transparent in our efforts in the initiatives we are undertaking and we will gladly continue to keep this body apprised of our progress.

The housing partners will continue to work collaboratively and support each other's efforts in resolving the issue on the affordable housing shortage. The passage of this legislation is a step in the right direction.

Although we support the bill as written, we would like to recommend that language be included to authorize GHURA to transfer these units to GHC, its housing partner, when GHURA deems it necessary to meet the original intent of the legislation.

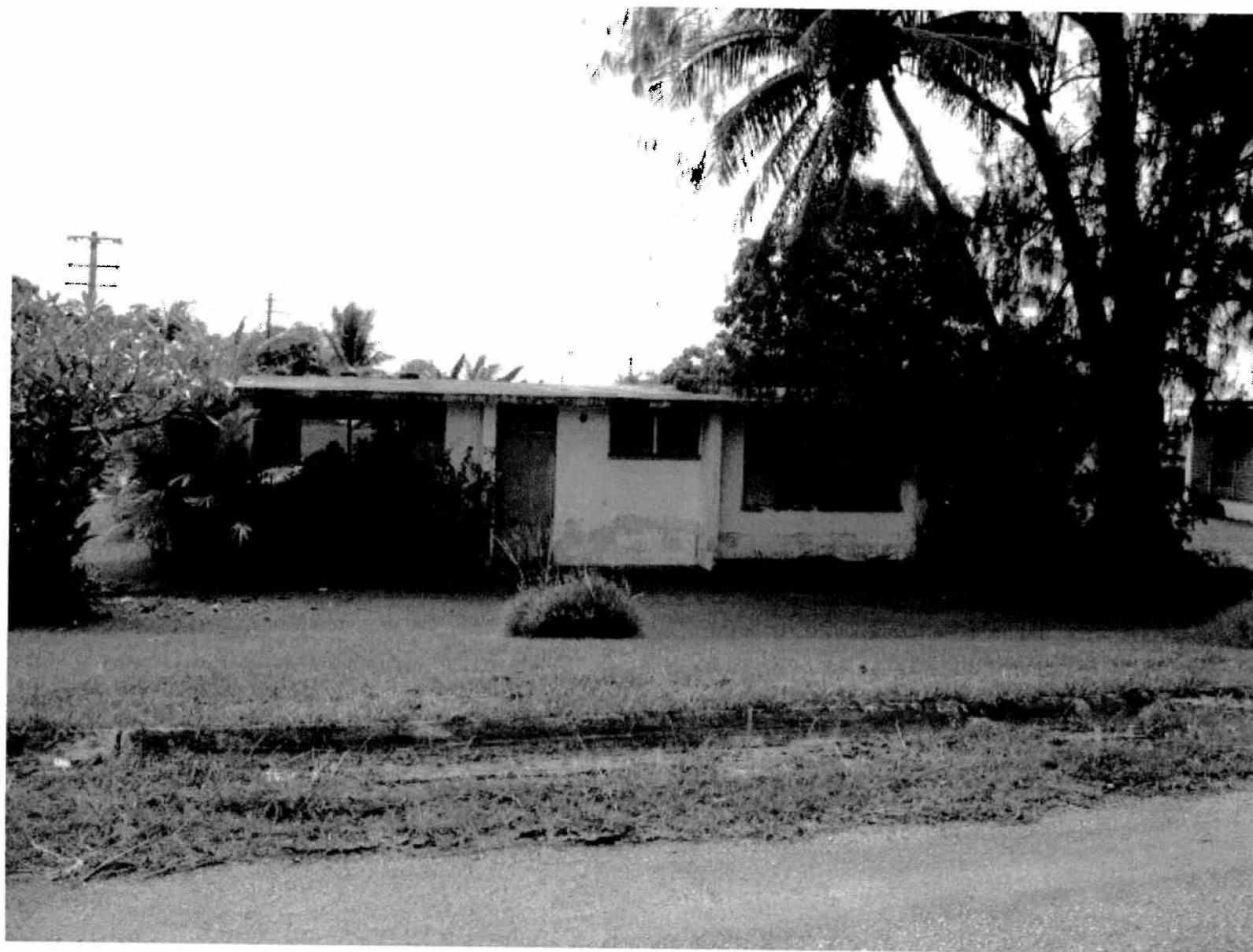
Mr. Chairman and members of this committee, we applaud you for your commitment as well in this very sensitive and important issue on affordable housing in the interest of the people of Guam.

Respectfully Submitted By:

MARTIN C. BENAVENTE
President











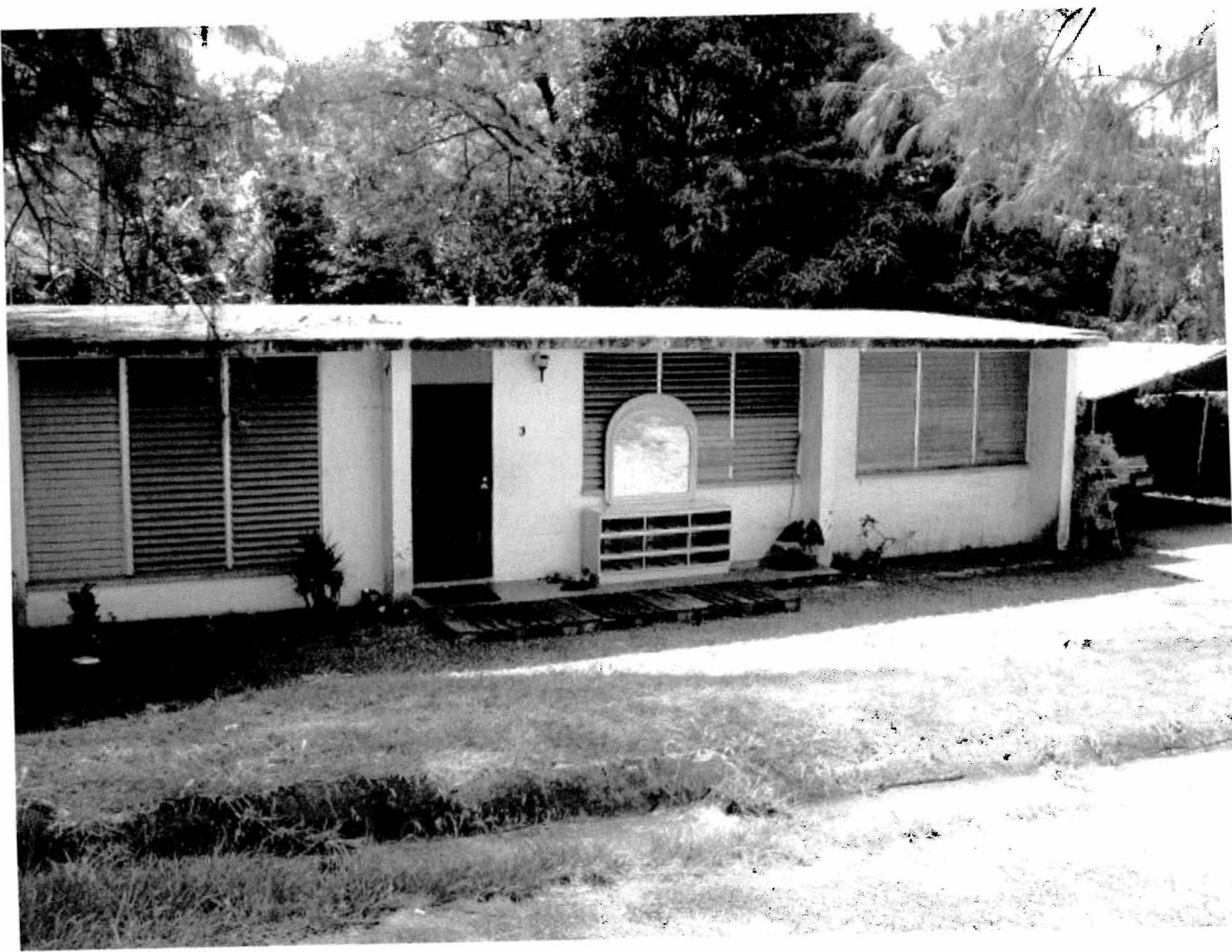
















GHURA

Guahan Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



October 13, 2011

Eddie Baza Calvo
Governor of Guahan

Ray Tenorio
Lt. Governor of Guahan

Marcel G. Camacho
Executive Director

Ray S. Topasna
Deputy Director

David J. Sablan
Chairman

Ricardo A. Calvo
Vice Chairman

Cecile B. Suda
Member

Luis L.G. Paulino
Member

Rosie Ann Blas
Member

Deanne S.N. Torre
Member

Roland M. Selvidge
Resident Member

Hafa Adai, Mr. Chairman and Members of the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land.

Guam Housing and Urban Renewal Authority (GHURA) strongly support the passage of bill 235-31. This Bill, if passed, will increase our much needed housing stock which will assist us continue to fulfill our mission in providing affordable housing to the residents of Guam. Guam Housing and Urban Renewal Authority is mandated under Public Law 6-135, the law which created the Guam Housing and Urban Renewal Authority, to ensure housing conditions are adequate and affordable, and the dwelling accommodations are safe, sanitary and decent for the neediest residents in our community.

Guam is faced with a serious threat of housing shortage in the next five to ten years due to the pending military buildup. However, even without the military buildup, the organic growth of our population alone will have a defined impact in the housing shortage. According to the housing study that GHURA commissioned in 2009, the study estimates that there will be a shortage of 6,000 units of affordable housing by 2016. GHURA is challenged with the monumental task of developing additional affordable housing to meet the demands reported in the study.

GHURA however, can't resolve this concern alone. It will take a collaborative effort between the Government of Guam, GHURA, other autonomous agencies, private sector developers and land owners, and this legislative body to tackle this inevitable dilemma. Our preparation for this daunting challenge is crucial to our success in reducing the housing shortage.

This is why this Administration unveiled its 5-year Strategic Plan at the housing symposium held on June this year which gives New Direction to develop an estimated 3,000 units of affordable housing for Guam's low and moderate income rental and homebuyer market. The Governor of Guam has also directed GHURA and other Governmental Agencies to work in partnership with other stakeholders to ensure that we adhere to and effectuate the 5-year plan. Our commitment is to increase our housing inventory and to reduce the demand through education and job opportunities.



The Strategic Plan includes the development of a livable and sustainable community, so that people don't have to go far to get jobs. The sustainable community would include reliable transportation near the development for easy commute. The Plan also identified public lands such As-Atdas, CLTC, Lada Estates, Sagan Linayan and GHURA owned properties for future development so that the Guamanian Dream of homeownership or affordable rental can become a reality. It also encourages private land owners to develop mixed income units with the possibility of some financial assistance from USDA and GHURA HUD funds.

We believe these are doable plans if we stay the course but we need your help. We will be coming to you in the near future to identify impediments, obstacles or threats that may hinder the overall success of the Plan. Our solutions may take legislative actions.

Mr. Chairman, the homeless population has increased by approximately 42 % since last year. This fact is alarming! We must aggressively tackle the housing shortage before it becomes an overbearing burden in our community. We must not let our guard down; we must act now to curtail homelessness.

The transfer of the DOE staff housing is a good start to a significant undertaking. GHURA can start the rehabilitation and/or demolition of the housing units soonest since we have the funding to start the work without delay.

We urge you to please pass Bill 235-31.

Respectfully Submitted By:

MARCEL G. CAMACHO

Executive Director



DIPĀTTAMENTON MINANEHAN TĀNO'
(Department of Land Management)
GUBETNAMENTON GUĀHAN
(Government of Guam)



EDDIE BAZA CALVO
Governor

MONTE MAFNAS
Acting Director

RAY TENORIO
Lieutenant Governor

Street Address:
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Suite 733 ITC Building
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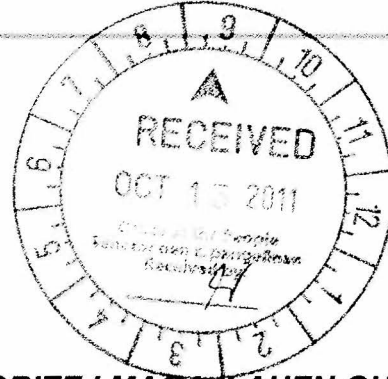
E-mail Address:
dir@dlm.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

October 12, 2011

Senator Vicente (ben) C. Pangelinan
Thirty-First Guam Legislature
524 W. Soledad Ave., Suite 100
Hagatna, GU 96932



Subject:

**AN ACT TO AUTHORIZE I MAGA LAHEN GUAHAN TO
TRANSFER ABANDONED STAFF HOUSING PROPERTIES
HELD BY THE GOVERNMENT OF GUAM TO THE
ATURIDAT GIMINA'YAN RENUEBAN SUIDAT GUAHAN
(GUAM HOUSING AND URBAN RENEWAL AUTHORITY)
FOR THE PURPOSE OF AFFORDABLE HOUSING**

Bueñas yan Hafa Adai! Our department has reviewed Bill No. 235-31 (COR) as presented, and wishes to report its findings and recommendations.

1. Ref: Section 2(a) the legal lot description should be amended to:

AS READ:

Agat Staff Housing containing an area of 6.4 acres as shown on Map C4-64T429, Municipality of Agat, the metes and bounds and legal description thereof to be determined by survey to be obtained by *Aturidat Ginima' Yan Rinueban Suidat Guahan* upon transfer;

MUST READ:

Agat Staff Housing, Lot 266-1-4, Municipality of Agat, containing an area of 2454± square meters; Lot 266-1-6, containing an area of 5498± square meters; and Lot 266-1-R6, containing an area of 4086± square meters, approximately 3.239 acres, as shown on Land Management No. 166FY2009, recorded under Document No. 802824.

(Note: As of 2010, the property has since been subdivided which now creates Lots 266-1-4; 266-1-6 and 266-1-R6 under DLM Map 166FY2009. In addition, Lot 266-1-3 is under GPD and Lot 266-1-5 is under GFD)

2. Ref: Section 2(c), the legal lot description should be amended to read:

AS READ: Dededo Staff Housing, Lot 10114-NEW-3, Municipality of Dededo, containing an area of 20,061 \pm square meters or 215,925 \pm square feet or 4.96 acres as shown on L.M. Check No. 002FY95, Land Management Drawing No. I4-94T576, recorded under Document No. 520470; and

MUST READ: Dededo Staff Housing, Lot 10114-NEW-3-1, Municipality of Dededo, containing an area of 2316 \pm square meters, as shown on Land Management No. 104FY2009, recorded under Document No. 792116.

Lot 10114-NEW-3-2, Municipality of Dededo, containing an area of 2,834 \pm square meters, as shown on Land Management No. 077FY2011, recorded under Document No. 821227; and

Lot 10114-NEW-3-R2, Municipality of Dededo, containing an area of 14,918 \pm square meters, as shown on Land Management No. 077FY2011, recorded under Document No. 821227; and

(Note: AS of 2011, the property has since been subdivided which now creates Lots 10114-NEW-3-1, under DLM Ma 104FY2009; Lot 10114-NEW-3-2 and L10114-NEW-3-R2, under DLM Map 077FY2011).

We support the intent to transfer these properties to GHURA in order that existing structures are upgraded and improved for the purpose of making them available for affordable housing, emergency shelters or other purposes as stated in the bill.

Sensemanete,


Monte Mafnas
Acting Director



COMMITTEE ON RULES

I Mina'trentai Unu na Liheslaturan Guahan • The 31st Guam Legislature
155 Hesler Place, Hagåtña, Guam 96910 • www.guamlegislature.com
E-mail: roryforguam@gmail.com • Tel: (671)472-7679 • Fax: (671)472-3547

2011 JUN 17 PM 12:00

Senator
Rory J. Respicio
CHAIRPERSON
MAJORITY LEADER

June 14, 2011

Senator
Judith P. Guthertz
VICE CHAIRPERSON
ASST. MAJORITY LEADER

VIA FACSIMILE
(671) 472-2825

MAJORITY
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Speaker
Judith T. Won Pat

Ms. Benita Manglona
Director
Bureau of Budget & Management Research
P.O. Box 2950
Hagåtña, Guam 96910

Vice Speaker
Benjamin J. F. Cruz

RE: Request for Fiscal Note -
Bill Nos. 231-31 (COR through 238-31 (COR))

Senator
Tina Rose Muña Barnes
LEGISLATIVE SECRETARY
MAJORITY WHIP

Hafa Adai Ms. Manglona:

Senator
Dennis G. Rodriguez, Jr.
ASST. MAJORITY WHIP

Transmitted herewith is a listing of *I Mina'trentai Unu na Liheslaturan Guahan's* most recently introduced bills. Pursuant to 2 GCA §9103, I respectfully request the preparation of fiscal notes for the referenced bills.

Senator
Thomas C. Ada

Si Yu'os ma'åse' for your attention to this matter.


Senator
Adolpho B. Palacios, Sr.

Senator
vicente c. pangelinan

Very Truly Yours,

MINORITY
MEMBERS:

Senator
Aline A. Yamashita
ASST. MINORITY LEADER


Rory J. Respicio

Senator
Christopher M. Ducnas

Attachments

Cc: Clerk of the Legislature

I Mina'Trentai Unu Na Liheslaturan Guåhan

Bill Log Sheet

June 14, 2011

Page 1 of 1

Bill No.	Sponsor(s)	Title	Date Introduced	Date Referred	120 Day Deadline	Committee Referred	Public Hearing Date	Date Committee Report Filed	Status (Date) Passed? Failed? Vetoed? Overridden? Public Law?
235-31 (COR)	T. R. Muna Barnes, B. J.F. Cruz	AN ACT TO AUTHORIZE I MAGA 'LAHEN GUÅHAN TO TRANSFER ABANDONED STAFF HOUSING PROPERTIES HELD BY THE GOVERNMENT OF GUAM TO THE ATURIDAT GIMINA' YAN RENUEBAN SUIDAT GUAHAN (GUAM HOUSING AND URBAN RENEWAL AUTHORITY) FOR THE PUROSE OF AFFORDABLE HOUSING	6/13/11 2:55 p.m.	6/14/11		Committee on Appropriati ons, Taxation, Public Debt, Banking, Insurance, Retirement and Land.			
236-31 (COR)	Judith T. Won Pat, Ed.D., T. R. Muna Barnes	AN ACT TO ADD CHAPTER 51 TO TITLE 17 OF THE GUAM CODE ANNOTATED, RELATIVE TO THE PHYSICIAN RECRUITMENT AND RETENTION EDUCATION DEBT REPAYMENT PROGRAM.	6/13/11 2:59 P.m.	6/14/11		Committee on Appropriati ons, Taxation, Public Debt, Banking, Insurance, Retirement and Land.			



COMMITTEE ON RULES

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Rory J. Respicio
CHAIRPERSON
MAJORITY LEADER

Senator
Judith P. Guthertz
VICE CHAIRPERSON
ASST. MAJORITY LEADER

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Adolpho B. Palacios, Sr.

Senator
vicente c. pangelinan

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ASST. MINORITY LEADER

Senator
Christopher M. Ducas

June 14, 2011

MEMORANDUM

To: Pat Santos
Clerk of the Legislature

Attorney Therese M. Terlaje
Legislative Legal Counsel

From: Senator Rory J. Respicio
Chairperson, Committee on Rules

Subject: Referral of Bill Nos. 233-31 (COR) to 238-31 (COR)

As Chairperson of the Committee on Rules, I am forwarding my referral of Bill Nos. 233-31(COR) to 238-31 (COR).

Please ensure that the subject bills are referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all Senators of *I Mina'trentai Unu na Liheslaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.

Si Yu'os ma'åse!

(3) Attachments

2011 JUN 15 AM 11:33

I Mina'Trentai Unu Na Liheslaturan Guåhan

Bill Log Sheet

June 14, 2011

Page 1 of 1

Bill No.	Sponsor(s)	Title	Date Introduced	Date Referred	120 Day Deadline	Committee Referred	Public Hearing Date	Date Committee Report Filed	Status (Date) Passed? Failed? Vetoed? Overridden? Public Law?
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● Senator ...

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REVISED PUBLIC HEARING - FIRST NOTICE

from: ■■ Lisa Cipollone cipo@guamlegislature.org
 to: phnotice@guamlegislature.org
 date: Fri, Oct 7, 2011 at 4:59 PM
 subject: REVISED PUBLIC HEARING - FIRST NOTICE
 mailed-by: guamlegislature.org

Details 4:59 PM (0 minutes ago) Reply

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Please disregard the previous email. Thank you.

Hafa Adai,
 Senator Vicente (ben) Cabrera Pangelinan and the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing beginning at 1:00pm on Friday, October 14, 2011. The agenda is as follows:

(PUBLIC HEARING)

gi Betnes, gi diha 14 gi Oktubre, 2011
 (Friday, October 14, 2011)

Kuátton Inekungok Pubbleko gi i Liheslaturan Guáhan
 (Guam Legislature Public Hearing Room)

TAREHA
(AGENDA)

ala una gi despues di talo'ani
 (1:00 PM)

Komfitmasion Siha:
(Confirmation Hearing)

Mr. John R. Ila, Member Alcoholic Beverage Control Board
 Ms. Conchita D. Bathen, Member Guam Land Use Commission

Priniponi Siha
(Bills)

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Bill No. 337-31 (COR): An Act to add a New SubSection (i) to §75108 and to add a New Section 75121 to Chapter 75, Title 21 Guam Code Annotated Relative to leases and licenses for Chamorro Land Trust Commission Properties and for other purposes.

Bill No. 309-31 (COR): An act to amend §3102.1, §7160(e), §7161(f) of Title 16, Guam Code annotated, and to amend §4101(b) of Title 4, Guam Code Annotated relative to the continuing application of benefits to Guam's veterans.

Bill No. 235-31 (COR): An Act to authorize *I Maga'láhen Guahan* to transfer abandoned staff housing properties held by the government of Guam to the Aturidat Gimina'Yan Renueban Suidat Guahan (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing.

Bill No. 236-31 (COR): An Act to add Chapter 51 to Title 17 of the Guam Code Annotated, Relative to Physician Recruitment and Retention Education Debt Repayment Program.

Yanggen un nisisita spesiát na setbision, put fabot ágang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hálom gi i uepsait i Liheslaturan Guáhan gi www.guamlegislature.com. Yanggen para un na'háalom testigu-mu, chule' para i ifisinan-mámi gi 324 West Soledad Avenue gi iya Hagåtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi senbenp@guam.net. Este na nutisiu inapási nu i fendon gubetnamento.

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature's website at www.guamlegislature.com. Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagåtña or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at senbenp@guam.net

 Lisa Cipollone
 Chief of Staff
 Office of Senator ben c. pangelinan
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I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

October 7, 2011

Memorandum

To: Senators

From: Senator Vicente (ben) Cabrera Pangelinan

Re: Public Hearing Notice – FIRST NOTICE

Chairman
Committee on Appropriations,
Taxation, Public Debt, Banking,
Insurance, Retirement, and
Land

Vice Chairman
Committee on Education

Member
Committee on Rules,
Federal, Foreign &
Micronesian Affairs and
Human & Natural
Resources

Member
Committee on
Municipal Affairs,
Tourism, Housing, and
Recreation

Member
Committee on the Guam
Military Buildup and
Homeland Security

Member
Committee on Health and
Human Services, Senior
Citizens, Economic
Development, and Election
Reform

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing beginning at **1:00pm, Friday, October 14, 2011** at the Guam Legislature's Public Hearing Room. The following is on the agenda:

Komfitmasion Siha: **(Confirmation Hearing)**

Mr. John R. Ilao, Member Alcoholic Beverage Control Board
Ms. Conchita D. Bathan, Member Guam Land Use Commission

Priniponi Siha **(Bills)**

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324 W. Soledad Ave. Suite 100, Hagåtña, Guam 96910

Tel: (671) 473-(4BEN) 4236 - Fax: (671) 473-4238 - Email: senbenp@guam.net

Website: <http://senbenp.com>

Memo to Senators
October 7, 2011
Page 2

Bill No. 235-31 (COR): An Act to authorize *I Maga'laha* Guahan to transfer abandoned staff housing properties held by the government of Guam to the Aturidat Gimina'Yan Renueban Suidat Guahan (Guam Housing and Urban Renewal Authority) for the purpose of affordable housing.

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Hafa Adai,
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(PUBLIC HEARING)

gi Betnes, gi diha 14 gi Oktubre, 2011
 (Friday, October 14, 2011)

Kuátton Inekungok Pupbleko gi l Liheslaturan Guåhan
 (Guam Legislature Public Hearing Room)

TAREHA
(AGENDA)

ala una gi despues di talo'áni
 (1:00 PM)

Konfirmasion Siha:
(Confirmation Hearing)

Mr. John R. Ilao, Member Alcoholic Beverage Control Board
 Ms. Conchita D. Bathau, Member Guam Land Use Commission

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(Bills)

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Hafa Adai,
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(1:00 PM)

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Senator Vicente (ben) Cabrera Pangelinan (D)

October 12, 2011

Memorandum

To: Senators

From: Senator Vicente (ben) Cabrera Pangelinan

Re: Public Hearing Notice – SECOND NOTICE

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing beginning at **1:00pm, Friday, October 14, 2011** at the Guam Legislature's Public Hearing Room. The following is on the agenda:

Komfitmasion Siha: **(Confirmation Hearing)**

Mr. John R. Ilao, Member Alcoholic Beverage Control Board
Ms. Conchita D. Bathan, Member Guam Land Use Commission

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Memo to Senators

October 12, 2011

Page 2

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Hafa Adai,

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
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