

*I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUÁHAN*  
**Informational Briefing/ Oversight Hearing / Roundtable Hearing**

<b>REPORT</b>	<b>STANDING COMMITTEE / SENATOR</b>	<b>DATE</b>	<b>DATE FILED</b>	<b>NOTES</b>
<b>Roundtable Hearing</b>	Committee on Housing, Utilities, Public Safety, and Homeland Security	9/13/17 2:00 p.m.	2/14/2018	<b>Bill No. 146-34 (COR)</b>



# OFFICE OF SENATOR TELENA CRUZ NELSON

CHAIRPERSON OF THE COMMITTEE ON HOUSING, UTILITIES, PUBLIC SAFETY & HOMELAND SECURITY  
*I MINA'TRENTAI KUATTRO NA LIHESLATURAN GUÅHAN* | 34th GUAM LEGISLATURE

February 02, 2018

**The Honorable Benjamin J.F. Cruz**  
Speaker  
*I Mina'trentai Kuattro na Liheslaturan Guåhan*  
163 Chalan Santo Papa  
Hagåtña, Guam 96910

**VIA: The Honorable Régine Biscoe Lee**  
Chairperson, Committee on Rules

2018 FEB 14 PM 12: 21

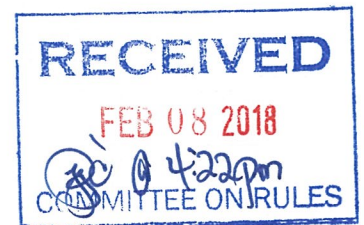
**RE: Committee Report on the Round Table Hearing for Bill No. 146-34 (COR)**

*Hafa Adai Speaker Cruz,*

Transmitted herewith is the Committee Report on the Round Table Hearing **for Bill No. 146-34 (COR)- AN ACT TO AMEND § 4703(d)(1) AND (2), BOTH OF ARTICLE 7, CHAPTER 4, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO INCREASING THE FIRST-TIME HOMEOWNER ASSISTANCE PROGRAM ELIGIBLE TRANSACTION CONTRACT MAXIMUM AMOUNT FROM \$250,000 TO \$300,000. *Si Yu'os Må'ase'!***

*Senseramente,*

Senator Telena Cruz Nelson





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*I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUÁHAN* | 34th GUAM LEGISLATURE

## Committee Report on the Round Table Hearing

Bill No. 146-34 (COR)

September 13, 2017  
2:00 P.M.



Telena Cruz Nelson <senatortcnelson@guamlegislature.org>

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## FIRST NOTICE OF ROUND TABLE DISCUSSION ON WEDNESDAY, SEPTEMBER 13, 2017 AT 2:00 P.M.

5 messages

**Telena Cruz Nelson** <senatortcnelson@guamlegislature.org>

Tue, Sep 5, 2017 at 5:35 PM

To: phnotice@guamlegislature.org

Cc: chris.duenas@guam.gov, Peggy <ceo@guamrealtors.com>, admin3@guamrealtors.com

September 05, 2017

### MEMORANDUM

To: All Senators, Stakeholders and Media

From: Senator Telena Cruz Nelson, *Chairperson*

Subject: **First Notice Round Table Discussion: Wednesday, September 13, 2017 at 2:00 p.m.**

*Buenas yan Häfa Adai!* Please be advised that the Committee on Housing, Utilities, Public Safety & Homeland Security will be conducting a Round Table Discussion on **Wednesday, September 13, 2017 at 2:00 p.m.** in the Public Hearing Room of *I Libeslaturan Guaban*, Guam Congress Building, 163 West Chalan Santo Papa, Hagåtña. The agenda is as follows:

#### 2:00 p.m. Round Table Discussion:

- 
- Bill No.144-34 (COR) sponsored by Senator Telena Cruz Nelson
- 

**AN ACT TO ADD A NEW CHAPTER 48 TO DIVISION 1 OF TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE GUAM LANDLORD AND TENANT RENTAL ACT OF 2017**

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Written testimonies may be delivered to the Guam Congress Building, 163 West Chalan Santo Papa *Hagåtña*, Guam 96910 or submitted via email to [senatortcnelson@gmail.com](mailto:senatortcnelson@gmail.com).

The Office of Senator Nelson requests that individuals requiring assistance or accommodations contact 989-7696/4678 at least 48 hours prior to the hearing. *Si Yu'os Ma'ase'!*

--  
**Senator Telena Cruz Nelson**

Committee on Housing, Utilities, Public Safety & Homeland Security

*I Mina'trentai Kuáttro na Liheslaturan Guáhan*

34<sup>th</sup> Guam Legislature



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CHAIRPERSON OF THE COMMITTEE ON HOUSING, UTILITIES, PUBLIC SAFETY & HOMELAND SECURITY  
I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUAHAN | 34th GUAM LEGISLATURE

September 05, 2017

## MEMORANDUM

To: All Senators, Stakeholders and Media

From: Senator Telena Cruz Nelson, *Chairperson* 

Subject: **First Notice Round Table Discussion: Wednesday, September 13, 2017 at 2:00 p.m.**

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### 2:00 p.m. Round Table Discussion:

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Telena Cruz Nelson &lt;senatortcnelson@gmail.com&gt;

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## SECOND NOTICE OF ROUND TABLE DISCUSSIONS ON WEDNESDAY, SEPTEMBER 13, 2017 AT 2:00 P.M.

3 messages

Office of Senator Telena C. Nelson &lt;senatortcnelson@gmail.com&gt;

Fri, Sep 8, 2017 at 5:46 PM

To: phnotice@guamlegislature.org

Cc: chris.duenas@ghc.guam.gov, Peggy Araullo Llagas &lt;ceo@guamrealtors.com&gt;, gar@guamrealtors.com

September 08, 2017

MEMORANDUM

To: All Senators, Stakeholders and Media

From: Senator Telena Cruz Nelson, *Chairperson*

Subject: **Second Notice Round Table Discussion: Wednesday, September 13, 2017 at 2:00 p.m.**

*Buenas yan Háfa Adai!* Please be advised that the Committee on Housing, Utilities, Public Safety & Homeland Security will be conducting a Round Table Discussion on **Wednesday, September 13, 2017 at 2:00 p.m.** in the Public Hearing Room of *I Libeslaturan Guaban*, Guam Congress Building, 163 West Chalan Santo Papa, Hagåtña. The agenda is as follows:

2:00 p.m. Round Table Discussion:

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**The Office of Senator Telena Cruz Nelson**

Committee on Housing, Utilities, Public Safety & Homeland Security

*I Mina'trentai Kuàttro na Liheslaturan Guåhan*

34<sup>th</sup> Guam Legislature





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CHAIRPERSON OF THE COMMITTEE ON HOUSING, UTILITIES, PUBLIC SAFETY & HOMELAND SECURITY  
I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUAHAN | 34th GUAM LEGISLATURE

September 08, 2017

## MEMORANDUM

To: All Senators, Stakeholders and Media

From: Senator Telena Cruz Nelson, *Chairperson* 

Subject: **Second Notice Round Table Discussion: Wednesday, September 13, 2017 at 2:00 p.m.**

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GUAM CONGRESS BLDG 163 CHALAN SANTO PAPA HAGÁTÑA, GUAM 96910

Tel: (671) 989-7696/4678 | Email: [senatortcnelson@guamlegislature.org](mailto:senatortcnelson@guamlegislature.org)

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*I MINA'TRENTAI KUÅTTRO NA LIHESLATURAN GUÅHAN* | 34th GUAM LEGISLATURE

## Round Table Discussion

Wednesday, September 13, 2017 at 2:00 p.m.

Public Hearing Room, Guam Congress Building

Bill No. 144-34 (COR)

Bill No. 145-34 (COR)

Bill No. 146-34 (COR)

Bill No. 147-34 (COR)

## AGENDA

- I. Call to Order at 2:00 p.m.
- II. Opening Remarks
- III. Items for Public Consideration

**Bill No. 144-34 (COR)** introduced by Senator Telena C. Nelson

AN ACT TO *ADD* A NEW CHAPTER 48 TO DIVISION 1 OF TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE GUAM LANDLORD AND TENANT RENTAL ACT OF 2017.

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## IV. Adjournment



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I MINA'TRENTAI KUATTRO NA LIHESLATURAN GUÅHAN | 34th GUAM LEGISLATURE

Wednesday, September 13, 2017 | 2:00 p.m. | Public Hearing Room  
Round Table - Bill No. 146-34 (COR)

NAME	AGENCY OR ORGANIZATION (IF ANY)	CONTACT	ORAL TESTIMONY	WRITTEN TESTIMONY	IN FAVOR	NOT IN FAVOR
e. KUAN UBYA	GNHC	487-1560			<input checked="" type="checkbox"/>	
CHRIS BREWERS	GNHC	647-4143			<input checked="" type="checkbox"/>	

GUAM CONGRESS BLDG. 163 CHALAN SANTO PAPA HAGÅTÑA, GUAM 96910  
Tel: (671) 989-7696 Email: senatortcnelson@guamlegislature.org

① of 2



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I MINA'TRENTAI KU'ATTRO NA LIHESLATURAN GU'AHAN | 34th GUAM LEGISLATURE

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NAME	AGENCY OR ORGANIZATION (IF ANY)	CONTACT	ORAL TESTIMONY	WRITTEN TESTIMONY	IN FAVOR	NOT IN FAVOR
Ryan De Guzman	GAR / COICRI	797-2721	✓		✓	

GUAM CONGRESS BLDG. 163 CHALAN SANTO PAPA HAGATÑA, GUAM 96910  
Tel: (671) 989-7696 Email: senatortcnelson@guamlegislature.org



# OFFICE OF SENATOR TELENA CRUZ NELSON

CHAIRPERSON OF THE COMMITTEE ON HOUSING, UTILITIES, PUBLIC SAFETY & HOMELAND SECURITY  
*I MINA'TRENTAI KUÁTTRU NA LIHESLATURAN GUÁHAN* | 34th GUAM LEGISLATURE

## COMMITTEE REPORT DIGEST

### I. OVERVIEW

The Committee on Housing, Utilities, Public Safety and Homeland Security convened a Round Table Hearing on Wednesday, September 13, 2017 at 2:00 PM in *I Liheslatura's* Public Hearing Room regarding Bill No. 146-34 (COR)- AN ACT TO AMEND § 4703(d)(1) AND (2), BOTH OF ARTICLE 7, CHAPTER 4, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO INCREASING THE FIRST-TIME HOMEOWNER ASSISTANCE PROGRAM ELIGIBLE TRANSACTION CONTRACT MAXIMUM AMOUNT FROM \$250,000 TO \$300,000.

#### Public Notice Requirements

Notices were disseminated via e-mail to all senators and all main media broadcasting outlets on September 5, 2017 (5-Day Notice), and again on September 8, 2017 (48-Hour Notice).

#### Senators Present

Senator Telena Cruz Nelson, Chairperson  
Vice Speaker Therese Terlaje, Vice-Chairperson  
Senator Louise B. Muña- Member

#### Participants:

Chris Duenas- Guam Housing Corporation  
Caesar Villanueva- Guam Housing Corporation  
Michael Borja- Department of Land Management  
Mayor Doris Lujan- Mayors Council of Guam  
Katherine Taitano- GHURA  
Peggy Llagas- Guam Association of Realtors  
Ginette Bocanegra- Pacific Daily News  
Claire Delgado- Guam Association of Realtors  
Joanne Aguon Ige- Guam Association of Realtors  
Jodee Duenas- Guam Association of Realtors  
Thomas Hertslet- T.H Enterprise  
Pedro Leon Guerrero- GHURA  
Maria Miller- Guam Association of Realtors  
Chris Felix- Guam Association of Realtors  
Ryan De Guzman- Guam Association of Realtors  
Christopher Murphy- Guam Real Estate Commission  
Marcel Camacho- Guam Real Estate Commission





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## II. SUMMARY OF TESTIMONY & DISCUSSION

The Round Table Meeting was Called-to-Order at 2:00 PM.

### Senator Telena C. Nelson:

Thank you very much. Thank you. Now, that I mean everyone's done providing comment we'll address **Bill 146**. **Bill 146** is both of Article 7 Chapter 4 Title 12 Guam Code Annotated relative to increasing the first-time homeowner assistant program eligible transaction contract maximum amount from \$250,000.00 to \$300,000.00 so essentially what this bill does; is just; what it is we understand that the real estate market is changing; we understand that houses are becoming more expensive, and the market is just increasing to purchase a home; and so with this bill we'd like to up the transaction contract amount to \$300,000 with the understanding that okay, if I have a home that I'd like to purchase and it's 200... it's \$295,000, but the current amount is only at 250 I cannot get that closing cost of \$10,000 that the Guam Housing Corporation does assist with so the closing costs will remain the same, however it ups the purchase of the home that you can... it ups the cost of the home that you can purchase to \$300,000.00 understanding the evolving market range of how much it costs to buy a home on Guam. Yes.

### Chris Duenas- President, Guam Housing Corporation

So Madam Chair for the record, we're fully in support of Bill 146, and also it actually came also in coordination with GAR. I'm sure we'll send them a note that this bill was heard and that this is something that they had wanted him, and something... one of the first things you looked at Madam Chair when we were first discussing my appointment and your formation of *In'afa Guma'Mami*, so this was an initiative and we thank you for it. There, as you know, this is very timely too because you know, as discussed, the market shifting we all know that real estate prices are going up, home purchases are going up, so \$250,000 even at this time is not necessarily for some markets considered now even in the affordable home market; it's rising quite a bit so going to \$300,000 will allow a lot more families to avail themselves of this first time homeowners program which was well celebrated today and we'll also, but we'll keep the \$10,000 limit Madam Chair as you mentioned so that we don't change the numbers of people who could possibly avail themselves of it. If we exponentially made that go up to say twelve or fifteen thousand, then we could be taking other potential folks out of the market and the availability to you know, to realize that same opportunity so thank you Madam Chair.

### Senator Telena C. Nelson:

Thank you, Mr. President. Is there anyone else that would like to provide comment for **Bill 146** or any questions?

### Ryan De Guzman-Guam Association of Realtors



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Good Afternoon. Yes, I did want to speak in favor of the support of this bill. I think this is a good bill to increase the limit so I just want to ...

## **Senator Telena C. Nelson:**

Thank you. Thank you very much sir. Madam Vice Speaker.

## **Vice Speaker Therese Terlaje:**

I have a question for Guam Housing. Can you convince me that this number... what do you base the number on? I've seen the articles where we've got some companies you know giving us some data, but what about Guam Housing; what kind of data do you use? Is it, I mean why do you choose this number?

## **Chris Dueanas- President, Guam Housing Corporation**

Yeah, so based on our applications, if you go through the 487 or somewhere where we are right now, you will see that most of them... actually I don't think we've ever given an award of 10,000 straight away. I think the closest was nine thousand eight hundred and something, so if you look at the applications though Madam Vice Speaker, it's the applications that come in and or folks that come back and say wow I applied under this program and you know we were making an offer on this house that you know at 245, and then it came back you know through the negotiation process it's 265, so they just fell right outside of that so it's more anecdotal; but we could accumulate that, but working with the real estate industry as well you know, they thought 300,000 was going to be the new threshold that would give that extra 50,000 of leeway from 250 to 300, but we could put that information together based on applications and those who had come back to us and said wow we just got out of that 250 we could have had it but you know the price changed by offer's.

## **Vice Speaker Therese Terlaje:**

Appreciate that as our government representative, just so we have some kind of basis as to how we came up with this number; and of course with the input of the real estate associations. Thank you.

## **Ryan De Guzman- Guam Association of Realtors**

If I could just make one more comment in addition to just saying that we're in favor of the bill; just to give a little background, obviously right now it's really a difficult market; by increasing that amount it would increase the inventory on what a buyer is able to look at and as long as they qualify for that amount, which Guam Housing Corporation is doing a tremendous job in making sure that they are. We feel confident that this will help more people in our first-time homebuyers.

## **Senator Telena C. Nelson:**



# OFFICE OF SENATOR TELENA CRUZ NELSON

CHAIRPERSON OF THE COMMITTEE ON HOUSING, UTILITIES, PUBLIC SAFETY & HOMELAND SECURITY  
*I MINA'TRENTAI KUATTRO NA LIHESLATURAN GUÁHAN* | 34th GUAM LEGISLATURE

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Thank you very much sir. Does anyone else would like to comment on **Bill 146**? No, okay. So that brings us to **Bill 147**.

### III. FINDINGS AND RECOMMENDATIONS:

The Committee on Housing, Utilities, Public Safety and Homeland Security hereby reports out this Round Table Hearing on Bill No. 146-34 (COR).



Senator Thomas C. Ada,  
Vice Chairperson

Speaker Benjamin J.F. Cruz,  
Member

Vice Speaker Therese M. Terlaje,  
Member

Senator Frank B. Aguon, Jr.,  
Member

Senator Telena C. Nelson,  
Member



Senator Dennis G. Rodriguez, Jr.,  
Member

Senator Joe S. San Agustin,  
Member

Senator Michael F.Q. San Nicolas,  
Member

Senator James V. Espaldon,  
Member

Senator Mary Camacho Torres,  
Member

**COMMITTEE ON RULES**

**SENATOR RÉGINE BISCOE LEE, CHAIR**

SIKRITARIAN LIHESLATURAN GUAHAN  
I MINA 'TRENTAI KUATTRO NA LIHESLATURAN GUAHAN  
LEGISLATIVE SECRETARY • 34<sup>TH</sup> GUAM LEGISLATURE

**COMMITTEE REPORT CHECKLIST**

Part 1 / 1

<b>ROUNDTABLE HEARING</b> on <b>Bill No. 146-34 (COR)</b> By Senator Telena Cruz Nelson		
<b>(A) PUBLIC HEARING</b>	<b>(1) HEARING NOTICES</b> SR §§ 6.04(a)(1) and 6.04(a)(2), Open Government Law (5 GCA, Ch. 8)	
	<input checked="" type="checkbox"/> <b>(a)</b> Five (5) working days prior (ALL Senators & ALL Media)	<b>Date and Time of Notice:</b> TUES., SEPT. 5, 2017 @ 5:35 PM.
	<input checked="" type="checkbox"/> <b>(b)</b> Forty-eight (48) hours prior (ALL Senators & ALL Media)	<b>Date and Time of Notice:</b> Fri., Sept. 8, 2017 @ 5:46 P.M.
	<b>(2) Date and Time of Hearing:</b> Wed., September 13, 2017 @ 2 p.m.	<b>3) Location:</b> Guam Congress Building, Public Hearing Room
<b>(B) COMMITTEE REPORT</b>	<b>(1) Committee Report filed with COR?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>Date &amp; Time:</b> Thursday, February 8, 2018 @ 4:22 p.m.
	<b>(2) COMMITTEE REPORT COMPONENTS</b>	
	<b>(a)</b> Front Page Transmittal to Speaker	<input checked="" type="checkbox"/>
	<b>(a)(1)</b> COR Chair Signature Line	<input checked="" type="checkbox"/>
	<b>(b)</b> Title Page	<input checked="" type="checkbox"/>
	<b>(c)</b> Notice of Public Hearing & Other Correspondence	<input checked="" type="checkbox"/>
	<b>(d)</b> Public Hearing Agenda	<input checked="" type="checkbox"/>
	<b>(e)</b> Public Hearing Sign-in Sheet	<input checked="" type="checkbox"/>
	<b>(f)</b> Written Testimonies & Additional Documents	<input checked="" type="checkbox"/> N/A
	<b>(g)</b> Committee Report Digest(s)	<input checked="" type="checkbox"/>
<b>(h)</b> Related News Reports (optional)	<input type="checkbox"/> N/A	
<b>(i)</b> Miscellaneous (optional)	<input type="checkbox"/> N/A	
<b>(j)</b> Committee Report Checklist(s)	<input checked="" type="checkbox"/>	
	Originals	<input checked="" type="checkbox"/>
	Single-Sided	<input checked="" type="checkbox"/>
	Letter Size	<input checked="" type="checkbox"/>
	No Staples/ Paper Clips	<input checked="" type="checkbox"/>
<b>(C) COR Action</b>	<input checked="" type="checkbox"/> CMTE Report duly filed <input type="checkbox"/> CMTE Report non-conforming for acceptance; Return to Committee	<b>COR CHAIR</b> (Signature, Date & Time) Regine PL 2.12.18 @ 2:10 PM.

