

I MINA'TRENTAI UNO NA LIHESLATURAN GU HA N
2011 (FIRST) Regular Session

Bill No. 15-31 (COR)

Introduced by:

F. F. Blas, Jr.

2011 JAN -11 AM 9:40
Blas

AN ACT TO ESTABLISH A POLICY FOR THE
APPROVAL OF WORKFORCE HOUSING
FACILITIES FOR TEMPORARY WORKERS.

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Statement.** The Department of Defense has indicated
3 its intentions to significantly expend military activity on Guam and pursue a
4 construction program which is anticipated to create a need for an extraordinary number
5 of foreign construction and support workers.

6 These workers will require new housing facilities and related infrastructure. *I*
7 *Lihselaturan Guåhan* finds that in 1993 the Guam Land Use Commission (GLUC) has
8 previously implemented guidelines for the development of workforce housing
9 including barracks type facilities on Guam.

10 Furthermore, the Guam Land Use Commission has recognized that the planned
11 military build-up establishes the need to further define the manner and conditions
12 under which such workforce facilities can be approved. *I Lihselatura* opines that Title
13 21 of the Guam Code Annotated, Chapter 61 Zoning Law, Article 3, creates
14 appropriate zones and that Title 21 of the Guam Code Annotated §61309(a)(11) allows

1 “Other uses which in the judgment of the Commission, as evidenced by a resolution in
2 writing, are similar to those listed herein [for the M1 Zone].

3 Therefore, it is the position of *I Liheslaturan Guåhan* that for purposes of
4 establishing a clear policy for the approval of temporary workforce housing, *I*
5 *Liheslaturan Guåhan* establishes the following policy for implementation by the Guam
6 Land Use Commission.

7 **Section 2. Adoption of Policy for Workforce Housing Facilities for**
8 **Temporary Workers.**

9 **“POLICY FOR WORKFORCE HOUSING FACILITIES**
10 **FOR TEMPORARY WORKERS.**

11 For purposes of this policy, the following terms are defined to mean:

12 1. The term, “*Temporary Workforce Housing*” shall include any
13 structure, either existing or proposed, intended to be occupied for the residential
14 housing of six (6) or more employees within a single residential unit, apartment,
15 house or barrack.

16 2. The Guam Land Use Commission (GLUC) shall liberally interpret
17 the term “*Temporary Workforce Housing*” in order to ensure the protection of
18 the public’s interests, safety and welfare.

19 3. Temporary Workforce Housing is hereby established as an
20 approved conditional use under the M1 Light Industrial Zone pursuant to
21 §61309 and the GLUC shall not approve any workforce housing development in
22 any zoning area other than an M1 Zone.

23 4. Applications for the development of Temporary Workforce
24 Housing shall come before the GLUC as a “Conditional Use” subject to the
25 review process of the Agency Review Committee and shall be subject to specific
26 conditions of approval as established by the GLUC.

1 In addition to other conditions imposed by the GLUC, all Temporary Workforce
2 Housing conditions all approvals shall include the following minimum conditions:

3 A. Unless specifically limited, approvals shall be for an initial term of
4 Twenty-four (24) months and, thereafter shall be renewed annually. Renewals
5 shall be on forms issued by the Chief Planner and subject to inspection by the
6 Chief Planner and a public hearing before the GLUC.

7 B. The project must be served by an adequate sanitary sewer system.

8 C. The project must have adequate fire flow indicated by a minimum
9 six inch diameter water line or other minimum water service conditions imposed
10 by the Guam Waterworks Authority.

11 D. The project must comply with all health and safety regulations of
12 the Government of Guam and the OSHA regulations, as applicable.

13 E. Each approved project shall include a substantial perimeter fence
14 which shall be at least of “chain link” quality and a minimum six feet in height
15 and be subject to a complete landscape plan.

16 F. The Project must include a development plan indicating specific
17 design parameters for sleeping, toilet and shower facilities, laundry services,
18 food services, security, medical care, transportation services and recreation
19 areas.”

20 **Section 3. Severability.** *If* any provision of this law or its application to
21 any person or circumstance is found to be invalid or contrary to law, such invalidity
22 shall *not* affect other provisions or applications of this law which can be given effect
23 without the invalid provisions or applications, and to this end the provisions of this law
24 are severable.”