



Territory of Guam
Territorio de Guam

OFFICE OF THE GOVERNOR
L'INSINAN I MAGA LAHI
AGANA, GUAM 96910 U.S.A.

October 16, 1992

The Honorable Joe T. San Agustin
Speaker
Twenty First Guam Legislature
Agana, Guam 96910

Dear Mr. Speaker:

Recently I transmitted to you a measure entitled "The Guam Shelter Act" which has become Bill No. 960 (LS). The bill is scheduled for hearing before the Committee on Ways and Means on October 20, 1992.

Representatives of this administration will be present at the hearing to present testimony in favor of the measure at its hearing. Subsequent events to introduction of the bill lead me to request two amendments.

First, in §2, I request that the lot to be used for rental housing be changed to "Lot No. 10119-12 Dededo as shown on DLM Sk. No. 1724 containing an area of approximately 34.8 acres". This lot is larger and leaves space for further expansion of the rental units.

Second, in §4, I request that the references to the Talofofu subdivision be deleted since the infrastructure for that subdivision has been funded from the General Fund in §10 of Public Law 21-137. The Ija, Inarajan government subdivision is in need of infrastructure so, I request that funds remaining after completion of the Dededo subdivision be earmarked for the Ija, Inarajan subdivision.

My representatives at the public hearing will be able to answer any questions that you may have regarding this housing initiative. Thank you for your prompt consideration of this request.

Cordially,

Joseph F. Ada
JOSEPH F. ADA
Governor

RECEIPT ACKNOWLEDGED

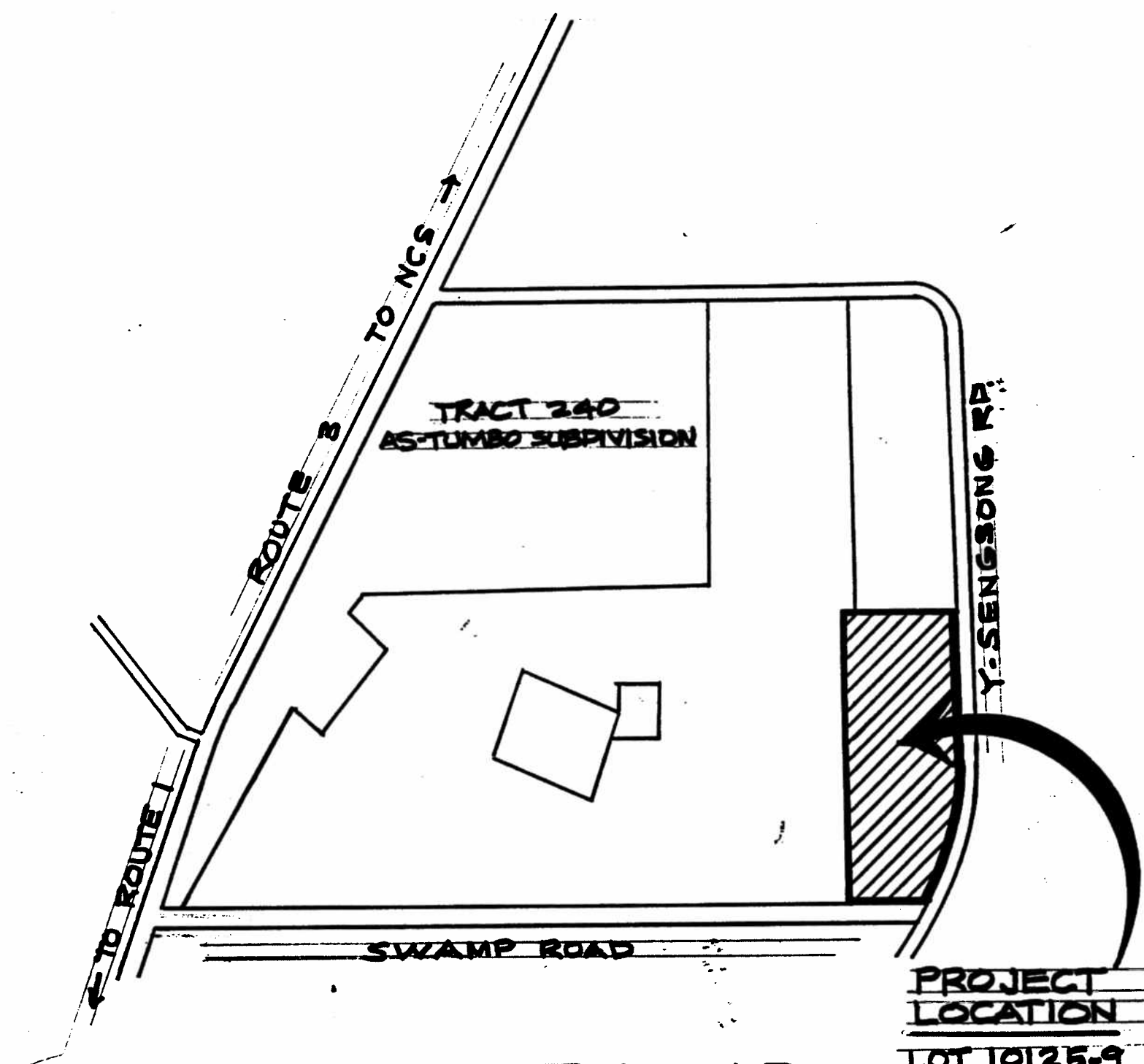
By *Theresa Santos*
(signature)

TERESA SANTOS
(Print Name)

Speaker's Office
(Department)

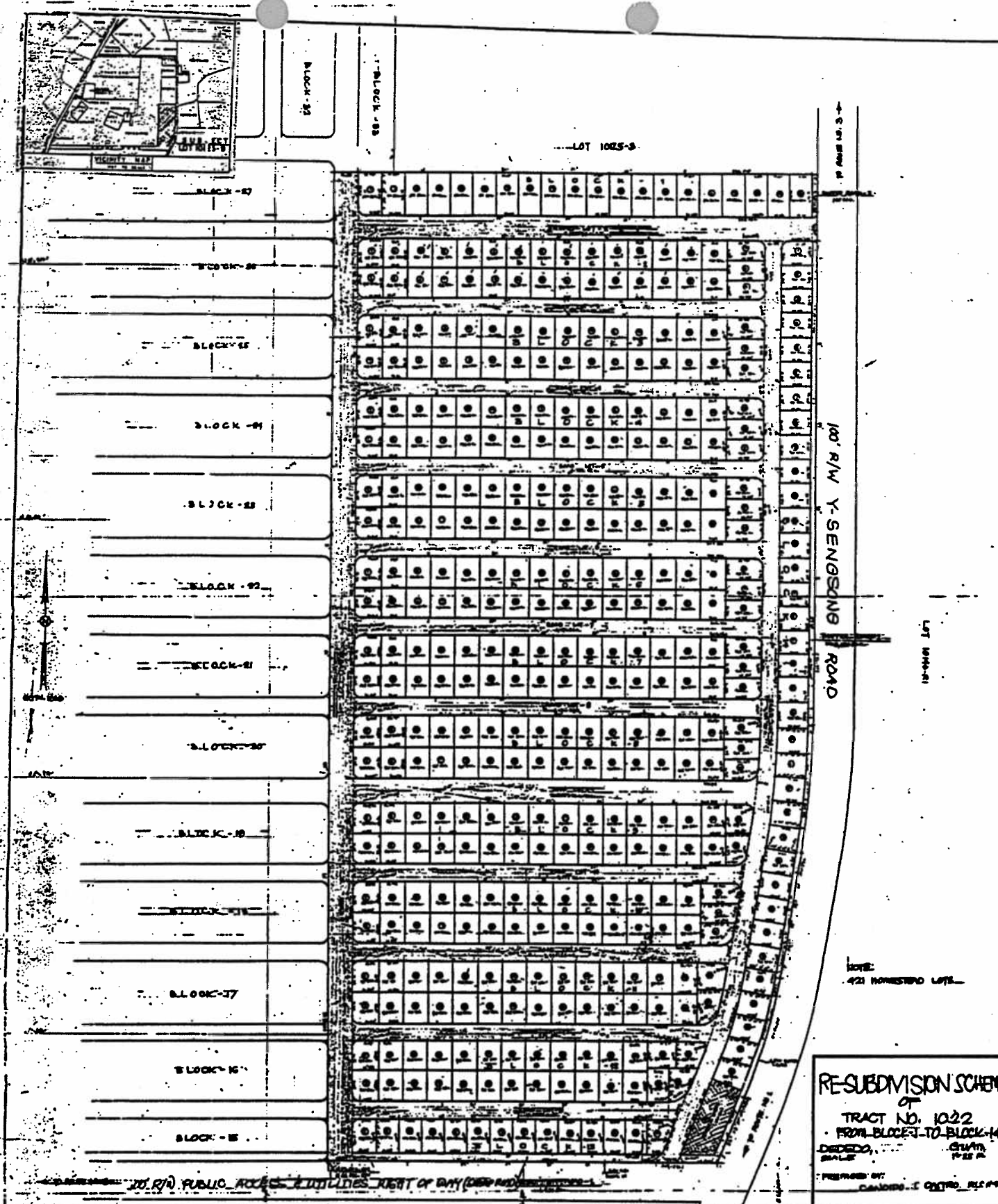
Date 10/16/92 Time 10:54am





VICINITY MAP
NOT TO SCALE

PROJECT
LOCATION
LOT 10125-9



NOTE:
421 HOMESTEAD LOTS

RE-SUBDIVISION SCHEME
OF
TRACT NO. 1022
FROM BLOCK 7 TO BLOCK 14
DECEDED SALE
PREPARED BY: [Name]

TESTIMONY ON BILL NO. 960 (LS)
BEFORE THE
COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT,
FEDERAL AND FOREIGN AFFAIRS
THE HONORABLE FRANCISCO R. SANTOS, CHAIRMAN
DECEMBER 22, 1992

Submitted by:
Peter J. Leon Guerrero
Guam Housing Corporation

Mr. Chairman and members of the Committee, we are pleased to appear before you today in support of this important housing initiative.

Subsequent to the transmittal by the Governor of what is now Bill No. 960 (LS) and the public hearing on the measure by the Committee on Ways & Means, several amendments have become necessary and are incorporated into the proposed substitute bill recently transmitted to the Speaker. Attached are copies of the proposed substitute bill, our testimony on Bill No. 960 (LS) before the Ways & Means Committee and other information which outline the need for the programs provided for in the bill and which relate some of the progress made on the projects since their inception.

We urge the Committee to consider the merits of the substitute version and support its passage during the next legislative session.

Mr. Chairman, in the wake of Typhoon Omar the Governor established an Emergency Housing Task Force to see to the needs of the hundreds of our residents left homeless by the storm. The focus of this group was to develop a housing program which would enable the Federal Emergency Management Agency to fund the construction of homes for those of our people without the resources to rebuild. We are pleased to inform the Committee that FEMA has approved the Governor's request to implement its Emergency Created Resource Program on Guam. Additionally about 75 families will be eligible for an SBA loan to rebuild their homes on the project site. What remains, Mr. Chairman, before we can take full advantage of this opportunity is the enactment of the provisions of this bill.

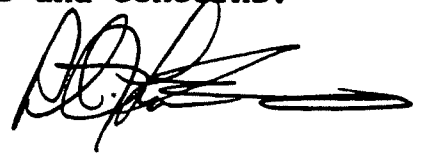
Page 2

12/22/92

Written Testimony on Bill No. 960 (LS)
Committee on Housing, Community Development,
Federal and Foreign Affairs
Submitted by: Peter J. Leon Guerrero/GHC

The proposed substitute bill provides for two housing programs. The first would allow GHC to expand its rental program by making land available for the construction initially of 200 additional rental units. The second would amend P.L. 21-72 by adjusting the preference systems under the land for the landless program to accommodate the emergency housing program. The bill also would appropriate the funds necessary to provide basic infrastructure within the project site.

As the attachments elaborate further on the particulars of these provisions we will now close our written testimony so that we may address your specific questions and concerns.



**TWENTY FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session**

Bill No. 960 LS

**As Substituted by the
Committee on Ways & Means and
Committee on Housing, Community
Development, Federal and Foreign
Affairs**

Introduced by:

**At the request of the
Governor**

**AN ACT ENACTING THE GUAM SHELTER ACT;
AUTHORIZING GUAM HOUSING CORPORATION TO
CONSTRUCT AT LEAST TWO HUNDRED RENTAL
UNITS AND GIVING A PRIORITY FOR RENTAL OF
THESE UNITS BY VICTIMS OF TYPHOON OMAR AND
MAKING AN APPROPRIATION FOR CONSTRUCTION
OF INFRASTRUCTURE IN THE DEDEDO AND IJA,
INARAJAN SUBDIVISIONS AND MAKING THE
DEDEDO LOTS AVAILABLE FOR CERTAIN LANDLESS,
HOMELESS VICTIMS OF TYPHOON OMAR.**

BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

**Section 1. Short Title. This Act shall be known as "The
Guam Shelter Act".**

**Section 2. Authorization. The Governor of Guam may
transfer a portion not exceeding twenty (20) acres of Lot 10119-12
Dededo as shown on DLM SK. No. 1724 containing an area of
approximately 34.8 acres to Guam Housing Corporation to develop at
least two hundred (200) moderately priced multi-family housing rental
units. The units shall be rented to people who do not own land on Guam
or elsewhere. Without further legislative authority the Guam Housing**

1 Corporation and the Guam Rental Corporation are authorized to borrow
2 such sums as may be necessary for construction of the units and may
3 secure any real property owned by either corporation for that purpose.
4 First preference for rental of the units so developed shall be persons who
5 are landless and are on the waiting list for rental housing or rental
6 assistance at either Guam Housing and Urban Renewal Authority or Guam
7 Rental Corporation. Second preference for rental of the units so
8 developed shall be persons who are landless and have been verified
9 homeless as a result of Typhoon Omar or a subsequent typhoon.

10 Section 3. Subsection (b) of §9 of Public Law 21-60, as
11 amended by Public Law 21-72, is further amended to read:

12 “(b) All U. S. citizens and/or permanent resident aliens
13 who are legal residents of Guam, are landless and are living
14 upon government land pursuant to a valid Land Use Permit
15 [site whose homes] who were [damaged by] rendered and
16 verified homeless as a result of Typhoon Russ, Yuri or Omar,
17 who disaster relief loan applications were approved and are
18 pending with the U. S. Small Business Administration or who
19 have been approved for participation in a housing assistance
20 program administered by the Federal Emergency Management
21 Administration and are willing to relocate to the subdivision
22 sites established herein shall be given second preference.”

23 Section 4. Appropriation. Nine Million Dollars
24 (\$9,000,000) are appropriated from the unappropriated bond proceeds
25 or earnings in the construction funds of the following bonds: the 1985
26 Highway Bond, the 1989 Water Bond, the 1989 Infrastructure Bond and
27 the 1992 Highway Bond to the Department of Public Works for the

1 purpose of constructing on-site infrastructure in the Dededo subdivision
2 created pursuant to Subsection (d) of §7 of Public Law 21-60, as amended
3 by Public Law 21-72 and in the Ija, Inarajan subdivision. The on-site
4 infrastructure shall include water and sewer lines, power lines and
5 roadways in Dededo and water lines, power lines and roadways in Ija,
6 Inarajan. Sidewalks, curbs and gutters shall not be required in these two
7 subdivisions.

8

Twenty-First Guam Legislature
Committee on Ways and Means
VOTING SHEET

BILL NO.
960

AN ACT ENACTING THE GUAM SHELTER ACT; AUTHORIZING GUAM HOUSING CORPORATION TO CONSTRUCT AT LEAST TWO HUNDRED RENTAL UNITS AND GIVING A PRIORITY FOR RENTAL OF THESE UNITS BY VICTIMS OF TYPHOON OMAR AND MAKING AN APPROPRIATION FOR CONSTRUCTION OF INFRASTRUCTURE IN THE TALOFOFO AND DEDEDO SUBDIVISIONS AND MAKING THE DEDEDO LOTS AVAILABLE FOR CERTAIN LANDLESS, HOMELESS VICTIMS OF TYPHOON OMAR.

	<u>TO PASS</u>	<u>NOT TO PASS</u>	<u>ABSTAIN</u>	<u>TO PLACE IN INACTIVE FILE</u>
<i>[Signature]</i> Senator Carl T. C. GUTIERREZ Chairman	✓			
<i>[Signature]</i> Senator Herminia D. DIERKING Vice-Chairman	✓			
<i>[Signature]</i> Senator John P. AGUON Member	✓			
<i>[Signature]</i> Senator Elizabeth P. PARRIOLA Member	✓			
<i>[Signature]</i> Senator George BAMBIA Member	✓			
Senator Anthony BLAZ Member				
<i>[Signature]</i> Senator Doris F. BROOKS Member	✓			
Senator Ernesto M. ESPALDON Member				
Senator Marilyn MANIBUSAN Member				
Senator Don PARKINSON Member				
<i>[Signature]</i> Senator Michael J. REIDY Member	✓			
<i>[Signature]</i> Senator Martha C. RUTH Member	✓			
<i>[Signature]</i> Senator David SHIMIZU Member	✓			
<i>[Signature]</i> Speaker Joe T. SAN AGUSTIN Ex-Officio Member	✓			

[Handwritten] 12/29/92

COMMITTEE ON WAYS & MEANS
COMMITTEE REPORT
ON

BILL NO. 960: AN ACT ENACTING THE GUAM SHELTER ACT; AUTHORIZING GUAM HOUSING CORPORATION TO CONSTRUCT AT LEAST TWO HUNDRED RENTAL UNITS AND GIVING A PRIORITY FOR RENTAL OF THESE UNITS BY VICTIMS OF TYPHOON OMAR AND MAKING AN APPROPRIATION FOR CONSTRUCTION OF INFRASTRUCTURE IN THE TALOFOFO AND DEDEDO SUBDIVISIONS AND MAKING THE DEDEDO LOTS AVAILABLE FOR CERTAIN LANDLESS, HOMELESS VICTIMS OF TYPHOON OMAR.

The Committee on Ways & Means conducted a public hearing on Tuesday, October 27, 1992 beginning at 9:00 a.m. at the Legislative Public Hearing Room to gather testimony on Bill No. 960. Senator Carl T. C. Gutierrez, Chairman of the Committee conducted the hearing, being joined by Senator Michael J. Reidy.

TESTIMONY

1. The Honorable Joseph F. Ada, Governor of Guam

The Honorable Joseph F. Ada, Governor of Guam submitted written testimony on Bill No. 960. Subsequent events to introduction of this bill lead the Governor to request two amendments.

In Section 2 of the Bill, the lot to be used for rental housing be changed from Lot No. 10125-3 to Lot No. 10119-12 Dededo as shown on DLM Sk. No. 1724 containing an area of approximately 34.8 acres. This lot is larger and leaves space for further expansion of the rental units.

In Section 4 of the Bill, references to the Talofofu subdivision be deleted since the infrastructure for that subdivision has been funded from the General Fund in

Section 10 of Public Law 21-137. The Ija, Inarajan government subdivision is in need of infrastructure so, funds remaining after completion of the Dededo subdivision be earmarked for the Ija, Inarajan subdivision.

2. Mr. Peter J. Leon Guerrero, President, Guam Housing Corporation

Mr. Peter J. Leon Guerrero, President, Guam Housing Corporation submitted written testimony supporting Bill No. 960 and request the Committee to consider an amendment to the Bill as follows:

On Page 1, line 13 after the word "and", insert the following:

"are on the waiting list for rental housing or rental assistance at either Guam Housing and Urban Renewal Authority or Guam Rental Corporation. Second preference for rental of the units so developed shall be persons who are landless and have been verified homeless as a result of Typhoon Omar or a subsequent typhoon."

That GHURA and GRC have a combined waiting list of over 1,500 applicants for rental assistance, many of whom have been waiting for years for relief from the high rents demanded by the market. Also our people who have long awaited the government's assistance, be afforded the opportunity to benefit from government sponsored housing projects.

Because of the shortage of affordable rental units, certainly aggravated by the destruction caused by Typhoon Omar, the Governor requested that Guam Housing Corporation and Guam Rental Corporation direct resources toward the development of additional rental units. The GRC Board of Directors has authorized the initial expenditure of \$200,000 for project development contingent upon securing the necessary land. Our staff is coordinating with the Guam Economic Development Authority and the Governor's financial advisor to explore funding sources for the project to include the possibility of borrowing against the equity in GRC-owned property.

Also, the GHC Board of Directors has authorized the creation of a planning and development division to handle the work associated with our real estate development activities along with program development for our mortgage lending operations.

As a side note, the Committee may be interested in knowing that the ongoing comprehensive housing study engaged by GEDA and GHC is taking into account the impact Typhoon Omar had on Guam's housing market. The needs assessment component of the study should provide valuable data for our strategic planning efforts to include disaster mitigation.

Regarding Sections 3 and 4 of the Bill, the Governor has requested the Federal Emergency Management Agency to implement its Emergency Created Resources for

housing. This program enables FEMA to provide funding for the construction of houses where the disaster area requires emergency housing and no alternate housing is available. We expect approval for program implementation from FEMA headquarters shortly.

The plan calls for homes to be built for homeowners whose homes were destroyed by Typhoon Omar on those homeowners' land and on a group site for those homeowners who cannot rebuild a permanent structure.

The latter group are those who lived on land-use permit lands. Implementation of the ECR program on property suitable for residential use would provide permanent, typhoon-proof homes for these disaster victims and also enable the land-use permit lands to be returned to their original purpose of farming. By providing a site for construction, these residents would be able to own a home funded by FEMA, an SBA loan or both.

3. Mr. Leonard Lambardy, Housing Office, Federal Emergency Management Agency

The Federal Emergency Management Agency will be providing funding for what we call a creative resource housing. In a community that has been hit by a disaster and has a major declaration like we have had here and you have a shortage of rental resources, we have a criteria that we can help people who have had their home destroyed by the typhoon and that home will be the primary residence and owner occupied. They would have no other alternate housing. They must have a site to build on and this is where GovGuam and FEMA are working together that an infrastructure be developed for the site and that our program can come in now and build a shelter for these people. We are looking now at a concrete type shelters.

Senator Gutierrez asked what are your resources and is there a limit?

It is limited to the number of folks eligible. The damages cost are original damages assessment figures, we had 901 homes that were destroyed, 1,200 that sustained major damage and a little over 3,500 that had what we call minor damage. We have potentially out of those people out there, the various programs we have are rental assistance for folks or home repair money for folks and then we have that category of people who don't fit either of those two programs.

We have a potential list of 448 applicants who could be eligible for one of these FEMA structures. We have inspected 166 of those units to date which leaves us 282 who are still on the process of inspecting. We hope to be done with that this time next week. So far of those 166 inspected, we have dropped 48 from the program because they were not eligible for various reasons. About 118 have been identified as eligible. If we can take those numbers and project it against the 282 that we have not gotten to yet, we can come up with potentially of about 315 eligible applicants broken up into private sites so that those folks that have their site to build on and then you have those folks that we are trying to work with here, getting

them a lot to build on through GovGuam and through infrastructure building. We probably have potentially right now 254 of those folks eligible. If these folks remain eligible throughout out the program then when the infrastructures are put together then out program will come in. We are going out for bids with these things and we will build a typhoon resistance structure for those applicants.

Senator Gutierrez asked Mr. Lambardy just how much will it cost to house these 262 into this project? Mr. Lambardy gave an estimate of about \$9 to \$12 million dollars in construction cost for emergency shelters. We are looking at about 254 units, the group site only. Mr. Leon Guerrero also stated that this 254 units is only for the site provided by the GovGuam should this Bill pass, there are also people whose homes were destroyed who have property that FEMA can build emergency shelters on.

Senator Gutierrez, "but you are not going to try to build a single detach unit for this project, it will be the cheapest possible to cluster them into apartment type complex, right?"

Mr. Leon Guerrero, "perhaps if I can clarify, there are two properties indicated in the Bill. One for a rental project that is totally local project, an extension of Lada Gardens and the other property will be for the program in conjunction with FEMA, to actually build homes own lots to be sold to people that were affected."

Senator Gutierrez, "now we are using GovGuam property for that, but these owners will buy the property?"

Mr. Leon Guerrero, "yes, its property that has been identified under the land for the landless program."

Mr. Leon Guerrero, "because we are anticipating putting the infrastructure into the site, we feel that it is no longer necessary to have the 100 by 100 lots and go to a smaller lot size. Therefore we intent to have it re-subdivided to 5,000 square foot lots."

4. Ms. Patricia R. Botton, Western Pacific Association of Disable

Using the Americans with Disability Act and compliance that is required making these homes accessible at this point, we understand that the Department of Land Management and the Department of Public Works have not quite accepted that there is a law called the Americans with Disability Act. To give you a reminder of it, please go out and see the new sidewalks being build on Y-Sengsong road, they are not the least bit accessible. As a matter of fact, they are making two homes that have people in wheelchairs in them unable to leave their homes. We are very serious about this, we finally have a law and we are going to use that law. We are going to watch every inch of this building. The Americans with Disabilities Act says reasonable accommodations.

Mr. Leon Guerrero, "we are very sensitive to the needs of the disables, as a matter of fact one of the first issues that arose in the apartment complex proposal is accessibility to the handicap and conformance to the ADA."

**SOURCE OF FUNDS
SECTION 4**

1. Projects authorized under the 1985 Highway Bond that were completed below estimated cost. These are:

	Budgeted	Actual	Balance
a. Rt. 8 Phase 1 Road Widening	\$4 Million	\$3,823,897	\$176,104
b. Rt. 1 to Rt. 8 & Rt. 7a to Rt. 8	\$8,482,219	\$7,679,418	\$802,801
c. Rt. 1 to Rt. 4 Reconstruction	\$888,503	\$706,129	\$182,374
d. Rt. 1 to Rt. 11 Reconstruction	\$529,278	\$451,017	\$78,261

2. Unreserved Balances of the 1989 Water Bond construction fund as of July 31, 1992. \$1,937,504.

3. Expected earnings of the 1989 Water Bond construction fund. \$820,000.

4. Unreserved Balances of the 1989 Infrastructure Bond construction funds as of July 31, 1992. \$2,859,973.

5. An estimated \$500,000 in additional earnings from the construction fund of the 1985 Highway Bond.

6. Investment earnings from the 1992 Highway Bond construction fund in excess of appropriated amounts of \$33.5 million. \$2,200,000.

TOTAL AVAILABLE: \$9,557,017.00.

COMMITTEE RECOMMENDATION

The Committee on Ways & Means recommends that Bill No. 960 be passed as Substituted by the Legislature.

**TWENTY FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session**

Bill No. 960 LS

**As Substituted by the
Committee on Ways & Means and
Committee on Housing, Community
Development, Federal and Foreign
Affairs**

Introduced by:

**At the request of the
Governor**

**AN ACT ENACTING THE GUAM SHELTER ACT;
AUTHORIZING GUAM HOUSING CORPORATION TO
CONSTRUCT AT LEAST TWO HUNDRED RENTAL
UNITS AND GIVING A PRIORITY FOR RENTAL OF
THESE UNITS BY VICTIMS OF TYPHOON OMAR AND
MAKING AN APPROPRIATION FOR CONSTRUCTION
OF INFRASTRUCTURE IN THE DEDEDO AND IJA,
INARAJAN SUBDIVISIONS AND MAKING THE
DEDEDO LOTS AVAILABLE FOR CERTAIN LANDLESS,
HOMELESS VICTIMS OF TYPHOON OMAR.**

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

**2 Section 1. Short Title. This Act shall be known as "The
3 Guam Shelter Act".**

**4 Section 2. Authorization. The Governor of Guam may
5 transfer a portion not exceeding twenty (20) acres of Lot 10119-12
6 Dededo as shown on DLM SK. No. 1724 containing an area of
7 approximately 34.8 acres to Guam Housing Corporation to develop at
8 least two hundred (200) moderately priced multi-family housing rental
9 units. The units shall be rented to people who do not own land on Guam
10 or elsewhere. Without further legislative authority the Guam Housing**

1 Corporation and the Guam Rental Corporation are authorized to borrow
2 such sums as may be necessary for construction of the units and may
3 secure any real property owned by either corporation for that purpose.
4 First preference for rental of the units so developed shall be persons who
5 are landless and are on the waiting list for rental housing or rental
6 assistance at either Guam Housing and Urban Renewal Authority or Guam
7 Rental Corporation. Second preference for rental of the units so
8 developed shall be persons who are landless and have been verified
9 homeless as a result of Typhoon Omar or a subsequent typhoon.

10 Section 3. Subsection (b) of §9 of Public Law 21-60, as
11 amended by Public Law 21-72, is further amended to read:

12 “(b) All U. S. citizens and/or permanent resident aliens
13 who are legal residents of Guam, are landless and are living
14 upon government land pursuant to a valid Land Use Permit
15 [site whose homes] who were [damaged by] rendered and
16 verified homeless as a result of Typhoon Russ, Yuri or Omar,
17 who disaster relief loan applications were approved and are
18 pending with the U. S. Small Business Administration or who
19 have been approved for participation in a housing assistance
20 program administered by the Federal Emergency Management
21 Administration and are willing to relocate to the subdivision
22 sites established herein shall be given second preference.”

23 Section 4. Appropriation. Nine Million Dollars
24 (\$9,000,000) are appropriated from the unappropriated bond proceeds
25 or earnings in the construction funds of the following bonds: the 1985
26 Highway Bond, the 1989 Water Bond, the 1989 Infrastructure Bond and
27 the 1992 Highway Bond to the Department of Public Works for the

1 purpose of constructing on-site infrastructure in the Dededo subdivision
2 created pursuant to Subsection (d) of §7 of Public Law 21-60, as amended
3 by Public Law 21-72 and in the Ija, Inarajan subdivision. The on-site
4 infrastructure shall include water and sewer lines, power lines and
5 roadways in Dededo and water lines, power lines and roadways in Ija,
6 Inarajan. Sidewalks, curbs and gutters shall not be required in these two
7 subdivisions.

8

TWENTY FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session

Bill No. 260

92 SEP 10 AM 9:42

Introduced by:

H. B. ... Committee Rules
At the request of
the Governor

*the FF
wrr*

AN ACT ENACTING THE GUAM SHELTER ACT;
AUTHORIZING GUAM HOUSING CORPORATION
TO CONSTRUCT AT LEAST TWO HUNDRED RENTAL
UNITS AND GIVING A PRIORITY FOR RENTAL
OF THESE UNITS BY VICTIMS OF TYPHOON OMAR
AND MAKING AN APPROPRIATION FOR CONSTRUCTION
OF INFRASTRUCTURE IN THE TALOFOFO AND DEDEDO
SUBDIVISIONS AND MAKING THE DEDEDO LOTS
AVAILABLE FOR CERTAIN LANDLESS, HOMELESS
VICTIMS OF TYPHOON OMAR.

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2 Shelter Act".

3 Section 2. Authorization. The Governor of Guam may transfer
4 a portion not exceeding twenty (20) acres of Lot 10125-3 Dededo to
5 Guam Housing Corporation to develop at least two hundred (200)
6 moderately priced multi-family housing rental units. The units
7 shall be rented to people who do not own land on Guam or elsewhere.
8 Without further legislative authority the Guam Housing Corporation
9 and the Guam Rental Corporation are authorized to borrow such sums
10 as may be necessary for construction of the units and may secure
11 any real property owned by either corporation for that purpose.
12 First preference for rental of the units so developed shall be
13 persons who are landless and have been verified homeless as a
14 result of Typhoon Omar.

15 Section 3. Subsection (b) of 39 of Public Law 31-72 is
16 amended by Public Law 31-72, is further amended to read:

1 "(b) All U.S. citizens and/or permanent resident aliens
2 who are legal residents of Guam, are landless and are living upon
3 government land pursuant to a valid Land Use Permit [site whose
4 homes] who were [damaged by] rendered and verified homeless as a
5 result of Typhoon Russ, Yuri or Omar, whose disaster relief loan
6 applications were approved and are pending with the U.S. Small
7 Business Administration or who have been approved for participation
8 in a housing assistance program administered by the Federal
9 Emergency Management Administration and are willing to relocate to
10 the subdivision sites established herein shall be given second
11 preference."

12 Section 4. Appropriation. Nine Million Dollars (\$9,000,000)
13 are appropriated from the unappropriated bond proceeds or earnings
14 in the construction funds of the following bonds: the 1985 Highway
15 Bond, the 1989 Water Bond, the 1989 Infrastructure Bond and the
16 1992 Highway Bond to the Department of Public Works for the purpose
17 of constructing on-site infrastructure in the Dededo subdivision
18 created pursuant to Subsection (d) of 57 of Public Law 21-60, as
19 amended by Public Law 21-72 and in the Talofofu subdivision, Lot
20 402-R11. The on-site infrastructure shall include water and sewer
21 lines, power lines and roadways in Dededo and water lines, power
22 lines and roadways in Talofofu. Sidewalks, curbs and gutters shall
23 not be required in these two subdivisions.

Walter B. Perez
9/9/92
5:10 pm



*Secretary of Housing
Territorial Government*

OFFICE OF THE GOVERNOR
L'EDIFISIO I MANG'ALANI
AGANA, GUAM 96911, U.S.A.

The Honorable Joe T. San Agustin
Speaker, 21st Guam Legislature

Dear Mr. Speaker:

Transmitted herewith for your consideration is a bill containing a housing relief package for our victims of Typhoon Omar. It is our utmost desire, Mr. Speaker, that this package be approved swiftly and without delay, in order that we may begin the projects contained therein immediately and get the lives of our people back to normal.

It is our further desire that this package be implemented in order that Guam reduce the pattern of individuals and families being rendered homeless by typhoons such as Omar. To that end, this package consists of two sections.

The first section of the package involves the construction by GHC of 200 rental units on GovGuam land in Dededo. This would be of particular benefit for those persons who have no land.

Many individuals affected by the typhoon may have no land and insufficient financial resources to obtain either land or a house. Some of the homeless were actually renters prior to the storm. Our theory is that many who utilized this rental facility will qualify for Section 8 Housing Assistance, and thus, their rent will be subsidized and affordable. There is, in any case, a shortage of Section 8 - qualified rental units in Guam.

Legislative action is only necessary to designate the government property in Dededo for the purpose of constructing the rental area. Funding for the project can be handled by the Guam Housing Corporation using private lending resources and GHC equity as collateral.

The second section of the package involves amending Public Law 21-72, section 21, to provide individuals who were rendered homeless by the direct destruction of Typhoon Omar and who are landless and meet other

The Honorable Joe T. San Agustin
Page Two

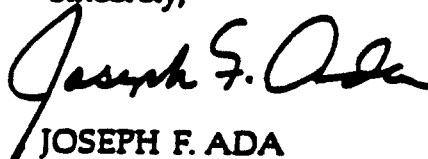
qualifications with lots in Yigo, Agat and two areas of Dededo, who prior to the typhoon, were living on agricultural lease lots or landuse permit lots.

In addition, I have asked the Federal Emergency Management Authority to use its resources to construct housing units at the Dededo subdivision specified in our bill for victims of Typhoon Omar who formerly lived on land-use permit lands. The two-fold purpose of this section would be not only to provide relief to those persons formerly living on land-use permit lands who lost their homes, but to provide those persons with a residential lot while maintaining their lease lands for the original agricultural purpose. We are, thus, solving several problems at once. Families that previously only had an agricultural permit would now have a residential lot upon which to build a home that is in compliance with local law, and yet, still keep the land that they are farming, so long as they continue to farm it, thus fulfilling the original intent of the law. However, should they cease farming their land-use area, they would lose it, as the law dictates.

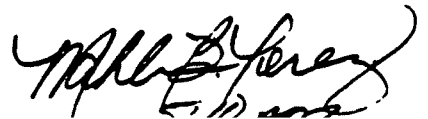
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Mr. Speaker, time is of the essence. I implore you and your colleagues to expeditiously approve this package in order that we may begin work immediately. Thank you once again and si Yu'os Ma'ase.

Sincerely,



JOSEPH F. ADA
Governor of Guam





Territory of Guam
Territorion Guam

OFFICE OF THE GOVERNOR
L'ENENAN I MAGA'LAMI
AGANA, GUAM 96913, U.S.A.

The Honorable Joe T. San Agustin
Speaker, 21st Guam Legislature

Dear Mr. Speaker:

Transmitted herewith for your consideration is a bill containing a housing relief package for our victims of Typhoon Omar. It is our utmost desire, Mr. Speaker, that this package be approved swiftly and without delay, in order that we may begin the projects contained therein immediately and get the lives of our people back to normal.

It is our further desire that this package be implemented in order that Guam reduce the pattern of individuals and families being rendered homeless by typhoons such as Omar. To that end, this package consists of two sections.

The first section of the package involves the construction by GHC of 200 rental units on GovGuam land in Dededo. This would be of particular benefit for those persons who have no land.

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Legislative action is only necessary to designate the government property in Dededo for the purpose of constructing the rental area. Funding for the project can be handled by the Guam Housing Corporation using private lending resources and GHC equity as collateral.

The second section of the package involves amending Public Law 21-72, section 21, to provide individuals who were rendered homeless by the direct destruction of Typhoon Omar and who are landless and meet other





Territory of Guam
Territorio Guam

OFFICE OF THE GOVERNOR
UFISINAN I MAGA'LAHI
AGANA, GUAM 96910 U.S.A.

Mary

October 16, 1992

The Honorable Joe T. San Agustin
Speaker
Twenty First Guam Legislature
Agana, Guam 96910

To: *W.M. Cant*
Sen. Gutierrez

Dear Mr. Speaker:

Recently I transmitted to you a measure entitled "The Guam Shelter Act" which has become Bill No. 960 (LS). The bill is scheduled for hearing before the Committee on Ways and Means on October 20, 1992.

Representatives of this administration will be present at the hearing to present testimony in favor of the measure at its hearing. Subsequent events to introduction of the bill lead me to request two amendments.

First, in §2, I request that the lot to be used for rental housing be changed to "Lot No. 10119-12 Dededo as shown on DLM Sk. No. 1724 containing an area of approximately 34.8 acres". This lot is larger and leaves space for further expansion of the rental units.

Second, in §4, I request that the references to the Talofofo subdivision be deleted since the infrastructure for that subdivision has been funded from the General Fund in §10 of Public Law 21-137. The Ija, Inarajan government subdivision is in need of infrastructure so, I request that funds remaining after completion of the Dededo subdivision be earmarked for the Ija, Inarajan subdivision.

My representatives at the public hearing will be able to answer any questions that you may have regarding this housing initiative. Thank you for your prompt consideration of this request.

Cordially,

Joseph F. Ada
JOSEPH F. ADA
Governor

RECEIVED OCT 16 1992

W.M. Cant



Commonwealth Now!

TESTIMONY BEFORE THE
COMMITTEE ON WAYS & MEANS
21ST GUAM LEGISLATURE
ON BILL NO. 960 (LS)
THE HONORABLE CARL T.C. GUTIERREZ, CHAIRMAN
OCTOBER 27 1992

Submitted by
Peter J. Leon Guerrero
President, Guam Housing
Corporation

Mr. Chairman and members of the Committee, I am Peter Leon Guerrero, President of Guam Housing Corporation. I want to thank you for the invitation to appear before you and represent the administration's support of Bill No. 960 (LS).

We wish to begin by making reference to the attached copy of the Governor's October 16, 1992 letter to the Speaker requesting amendments to the bill. We reiterate the Governor's request and further ask that the Committee consider another amendment as follows:

On page 1, line 13 after "and" insert the following:

"are on the waiting list for rental housing or rental assistance at either Guam Housing and Urban Renewal Authority or Guam Rental Corporation. Second preference for rental of the units so developed shall be persons who are landless and have been verified homeless as a result of Typhoon Omar or a subsequent typhoon."

GHURA and GRC have a combined waiting list of over 1,500 applicants for rental assistance, many of whom have been waiting for years for relief from the high rents demanded by the market. We believe, therefore, that it is appropriate that our people, who have long awaited the government's assistance, be afforded the opportunity to benefit from government sponsored housing projects.

Because of the shortage of affordable rental units, certainly aggravated by the destruction caused by Typhoon Omar, the Governor requested that Guam Housing Corporation and Guam Rental Corporation direct resources toward the development of additional rental units. The GRC Board of Directors has authorized the initial expenditure of \$200,000 for project development contingent upon securing the necessary land. Our staff is coordinating with the Guam Economic Development Authority and the Governor's financial advisor to explore funding sources for the project to include the possibility of borrowing against the equity in GRC-owned property.

Also, the GRC Board of Directors has authorized the creation of a planning and development division to handle the work associated with our real estate development activities along with program development for our mortgage lending operations.

As a side note, the Committee may be interested in knowing that the ongoing comprehensive housing study engaged by GEDA and GRC is taking into account the impact Typhoon Omar had on Guam's housing market. The needs assessment component of the study should provide valuable data for our strategic planning efforts to include disaster mitigation.

Regarding section 3 and 4 of the bill the Governor has requested the Federal Emergency Management Agency to implement its Emergency Created Resources for housing. This program enables FEMA to provide funding for the construction of houses where the disaster area requires emergency housing and no alternate housing is available. We expect approval for program implementation from FEMA headquarters shortly.

The plan calls for homes to be built for homeowners whose homes were destroyed by Typhoon Omar on those homeowners' land and on a group site for those homeowners who cannot rebuild a permanent structure.

The latter group are those who lived on land-use permit lands. Implementation of the ECR program on property suitable for residential use would provide permanent, typhoon-proof homes for these disaster victims and also enable the land-use permit lands to be returned to their original purpose of farming. By providing a site for construction, these residents would be able to own a home funded by FEMA, an SBA loan or both.

The subdivision for which we are requesting authorization to implement this program is within Lot No. 10125-R8 which is the subject of P.L. 21-60 as amended by P.L. 21-72. The appropriation under section 4 of this bill will be used primarily for this subdivision. The placement of on-site infrastructure would allow for an increase in the number of available lots thereby increasing the number of disaster victims that can be assisted.

A Housing Task Force comprised of officials from FEMA, SBA, Red Cross, FMHA and GovGuam have been working diligently since Typhoon Omar passed in order to meet the emergency housing needs of our people. With the passage of Bill No. 960 (LS), affordable rentals and homeownership opportunity will be a step closer to reality.

Mr. Chairman, as we are sure that the Committee members have questions regarding this housing initiative, we will now close our written testimony and attempt to address what concerns the Committee may have. Si Yuus Maase.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.



Territory of Guam
Territorial Seal

OFFICE OF THE GOVERNOR
1 PRINAN I MALA LAHE
AGANA, GUAM 96910 U.S.A.

October 16, 1992

The Honorable Joe T. San Agustin
Speaker
Twenty First Guam Legislature
Agana, Guam 96910

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My representatives at the public hearing will be able to answer any questions that you may have regarding this housing initiative. Thank you for your prompt consideration of this request.

RECEIVED AND ACKNOWLEDGED

By Theresa Santos
(Signature)

TERESA SANTOS
(Print Name)

Special Office
(Department)

Date 10/16/92 Time 10:54 AM

Cordially,

Joseph F. Ada
JOSEPH F. ADA
Governor



The Honorable Joe T. San Agustin
Page Two

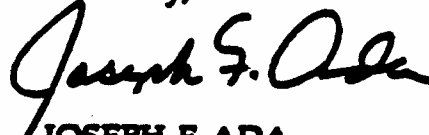
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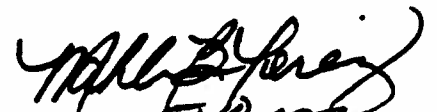
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What we want to do, Mr. Speaker, is make sure that these persons are better off after this typhoon than they were before the typhoon. In addition, if these families qualify for SBA Disaster Assistance, they will be able to build a concrete typhoon resistant home without suffering as they are now. For those who do not qualify for an SBA loan, I have asked FEMA to look into the possibility of coming up with a package to construct, at the very least, a minimum typhoon resistant house on the residential lots. These units could be constructed using a combination of funds, including hazard mitigation money. The Government of Guam will pay for infrastructure for the subdivision, utilizing approximately \$9 million from funds available through GovGuam bonds. FEMA officials have already received our request and will be contacting officials in Washington on the matter.

Mr. Speaker, time is of the essence. I implore you and your colleagues to expeditiously approve this package in order that we may begin work immediately. Thank you once again and si Yu'os Ma'ase.

Sincerely,


JOSEPH F. ADA
Governor of Guam



SOURCE OF FUNDS
BILL NO. 960 (LS) SECTION 4

1. Projects authorized under the 1985 Highway Bond that were completed below estimated cost. These are:

	<u>Budgeted</u>	<u>Actual</u>	<u>Balance</u>
A. Rt. 8 Phase 1 Road Widening	\$4 Million	\$3,823,897	\$176,104
B. Rt.1 to Rt.8 & Rt.7a to Rt 8	\$8,482,219	\$7,679,418	\$802,801
C. Rt. 1 to Rt. 4 Reconstruction	\$ 888,503	\$ 706,129	\$182,374
D. Rt. 1 to Rt.11 Reconstruction	\$ 529,278	\$ 451,017	\$ 78,261
	Total Balance: \$1,239,540		

2. Unreserved Balances of the 1989 Water Bond construction fund as of 7/31/92. \$1,937,504.
3. Expected earnings of the 1989 Water Bond Construction fund. \$820,000.
4. Unreserved Balances of the 1989 Infrastructure Bond construction funds as of 7/31/92. \$2,859,973.
5. An estimated \$500,000 in additional earnings from the construction fund of the 1985 Highway Bond.
6. Investment earnings from the 1992 Highway Bond construction fund in excess of appropriated amounts of \$33.5 million. \$2,200,000.

TOTAL AVAILABLE: \$9,557,017.00

SEP 14 '92

TWENTY FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session

92 SEP 10 AM 9:42

Bill No. 960 (LS)

Introduced by:

H. B. ...
At the request of
the Governor
Committee
Rules

AN ACT ENACTING THE GUAM SHELTER ACT;
AUTHORIZING GUAM HOUSING CORPORATION
TO CONSTRUCT AT LEAST TWO HUNDRED RENTAL
UNITS AND GIVING A PRIORITY FOR RENTAL
OF THESE UNITS BY VICTIMS OF TYPHOON OMAR
AND MAKING AN APPROPRIATION FOR CONSTRUCTION
OF INFRASTRUCTURE IN THE TALOFOFO AND DEDEDO
SUBDIVISIONS AND MAKING THE DEDEDO LOTS
AVAILABLE FOR CERTAIN LANDLESS, HOMELESS
VICTIMS OF TYPHOON OMAR.

BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

- 1 Section 1. Short Title. This Act shall be known as "The Guam
- 2 Shelter Act".
- 3 Section 2. Authorization. The Governor of Guam may transfer
- 4 a portion not exceeding twenty (20) acres of Lot 10125-3 Dededo to
- 5 Guam Housing Corporation to develop at least two hundred (200)
- 6 moderately priced multi-family housing rental units. The units
- 7 shall be rented to people who do not own land on Guam or elsewhere.
- 8 Without further legislative authority the Guam Housing Corporation
- 9 and the Guam Rental Corporation are authorized to borrow such sums
- 10 as may be necessary for construction of the units and may secure
- 11 any real property owned by either corporation for that purpose.
- 12 First preference for rental of the units so developed shall be
- 13 persons who are landless and have been verified homeless as a
- 14 result of Typhoon Omar.
- 15 Section 3. Subsection (b) of 59 of Public Law 11-70, as
- 16 amended by Public Law 11-72, is further amended to read:

1 "(b) All U.S. citizens and/or permanent resident aliens
2 who are legal residents of Guam, are landless and are living upon
3 government land pursuant to a valid Land Use Permit [site whose
4 homes] who were [damaged by] rendered and verified homeless as a
5 result of Typhoon Russ, Yuri or Omar, whose disaster relief loan
6 applications were approved and are pending with the U.S. Small
7 Business Administration or who have been approved for participation
8 in a housing assistance program administered by the Federal
9 Emergency Management Administration and are willing to relocate to
10 the subdivision sites established herein shall be given second
11 preference."

12 Section 4. Appropriation. Nine Million Dollars (\$9,000,000)
13 are appropriated from the unappropriated bond proceeds or earnings
14 in the construction funds of the following bonds: the 1985 Highway
15 Bond, the 1989 Water Bond, the 1989 Infrastructure Bond and the
16 1992 Highway Bond to the Department of Public Works for the purpose
17 of constructing on-site infrastructure in the Dededo subdivision
18 created pursuant to Subsection (d) of §7 of Public Law 21-60, as
19 amended by Public Law 21-72 and in the Talofofu subdivision, Lot
20 402-R11. The on-site infrastructure shall include water and sewer
21 lines, power lines and roadways in Dededo and water lines, power
22 lines and roadways in Talofofu. Sidewalks, curbs and gutters shall
23 not be required in these two subdivisions.

Walter B. Perez
9/9/92
5:10 pm



Territory of Guam
Territorio Guam

OFFICE OF THE GOVERNOR
CERESAN I MAGA LAHI
AGANA GUAM 96101 U.S.A.

The Honorable Joe T. San Agustin
Speaker, 21st Guam Legislature

Dear Mr. Speaker:

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It is our further desire that this package be implemented in order that Guam reduce the pattern of individuals and families being rendered homeless by typhoons such as Omar. To that end, this package consists of two sections.

The first section of the package involves the construction by GHC of 200 rental units on GovGuam land in Dededo. This would be of particular benefit for those persons who have no land.

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The Honorable Joe T. San Agustin
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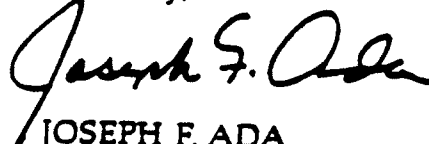
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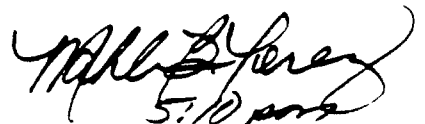
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Sincerely,



JOSEPH F. ADA
Governor of Guam



5/10/09