



Office of the Mayor  
Municipality of  
Mongmong-Toto-Maite  
P.O. Box 786 • Hagatna • Guam 96932  
mtmmayorpaco17@gmail.com



Mayor Rudy A. Paco

Telephone: (671) 477-9090/6758  
Fax: (671) 472-6494

February 15, 2021

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OFFICE OF THE SPEAKER  
THERESE M. TERLAJE

Ms. Therese M. Terlaje  
Speaker

I Mina'Trentai Sais na Liheslaturan Guahan, 36<sup>th</sup> Guam Legislater  
163 Chalan Santo Papa  
Hagatna, Guam 96910

-02-15 2021

Time: 2:04 pm

Received: [Signature]

**RE: Resolution**

COMMITTEE ON RULES

RECEIVED:

February 16, 2021  
8:00 A.M.

[Signature]

Dear Speaker Terlaje:

*Buenas yan Hafa Adai!* Transmitted herewith is the Mongmong-Toto-Maite Municipal Planning Council's **Resolution 2021-001** in support of **THE DESIGNATION OF A TEMPORARY WORKERS HOUSING FACILITY ON LOT 1130-2-10, MONGMONG-TOTO-MAITE, FOR 84 OCCUPANTS.**

Should you have any questions, please feel free to contact me at the numbers listed above.

Si Yu'os Ma'ase'

[Signature]

**RUDY A. PACO**

Mayor

Municipality of Mongmong-Toto-Maite

**SERVING THE TRI-VILLAGE WITH PRIDE AND PROFESSIONALISM**



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**MONGMONG-TOTO-MAITE MUNICIPAL PLANNING COUNCIL**  
**Regular Monthly Meeting**  
**February 10, 2021**

Resolution No. 2021 – 001

Introduced by: Mayor Rudy A. Paco, Chairman  
Jesse P. Bamba  
Vincent V. Dela Cruz  
Danzel K. Narcis  
Cliff Robert Palomo  
Darlene L.G. Perez  
Bertha C. San Nicolas  
Ben A. Torres

**RELAVITE TO EXPRESSING THE SUPPORT OF THE MONGMONG-TOTO-MATIE MUNICIPAL PLANNING COUNCIL FOR THE DESIGNATION OF A TEMPORARY WORKERS HOUSING FACILITY ON LOT NO. 1130-2-10, MONGMONG-TOTO-MAITE, FOR 84 OCCUPANTS.**

**BE IT RESOLVED BY THE MUNICIPAL PLANNING COUNCIL OF MONGMONG-TOTO-MAITE:**

**WHEREAS**, Legislative Bill 14-36 proposes to fast-track the processing of five (5) applications for Temporary Workers Housing Facilities that were submitted to the Guam Land Use Commission via the application review process; and

**WHEREAS** these five applications have been awaiting processing some for as long as ten (10) months; and

**WHEREAS**, Bill 14-36 recognizes that those five (5) applications were timely filed but could not be processed due to COVID-19 restrictions on public assembly; and

**WHEREAS**, fast-tracking means that after the Department of Land Management certifies the proposed TWHF to be in the proper zone and compliant with height and setback requirements, the project plans may proceed directly to Public Works for building permit processing including final occupancy after meeting all regulatory agency requirements pert; and

**WHEREAS**, such fast-tracking is temporary, during COVID-19 conditions only, and only for those five (5) TWHF applications referenced in Bill 14-36; and

**WHEREAS**, the Director of Land Management, speaking on behalf of the Administration, concurs with Bill 14-36; and

**WHEREAS**, more than 2,000 temporary workers for military build-up and associated projects are scheduled to arrive on Guam between the 1<sup>st</sup> and 3<sup>rd</sup> quarters of 2021; and

**WHEREAS**, at least 30 such temporary workers have already arrived; and

**WHEREAS**, without the availability of TWHFs, Guam law permits the alternative for temporary workers to be housed in private apartments and single-family dwellings, so long as no more than five unrelated occupants occupy one housing unit and no more than 51% of all occupants in an apartment complex are temporary workers; and

**WHEREAS**, without the availability of TWHFs at least 500 apartments would be occupied throughout central and northern Guam by these incoming temporary works; and

**WHEREAS**, such widespread and sudden occupancy by temporary workers in rental units within Guam villages would likely result in neighborhood problems where families now reside, creating undue stress and social conflicts; and

**WHEREAS**, such widespread and sudden occupancy by temporary workers in rental units within Guam villages would place added stress on Guam's housing market for low and moderately-priced rental units; and

**WHEREAS**, Nan Inc., a significant international business whose Guam headquarters are located in Mongmong-Toto-Maite, is one of the five applicants for a TWHF whose application has been stalled in the GLUC process; and

**WHEREAS**, Nan Inc.'s application proposes to designate a TWHF on Lot No. 1130-2-10, Mongmong-Toto-Maite, for 84 occupants in an existing concrete and reinforced CMU already serving as TWHF; and

**WHEREAS**, Lot No. 1130-2-10, Mongmong-Toto-Maite is already zoned M-1, which is the only zone allowed for TWHFs, and is served by all utilities and access; and

**WHEREAS**, the existing facility located on Lot No. 1130-2-10, Mongmong-Toto-Maite has historically been used and is currently being used as a TWFH facility and this application is administrative to bring the documentation into compliance, and no new facilities or additional construction of TWFH facilities are contained in the application; and

**WHEREAS**, the Nan Inc. TWHF is subject to the Public Works building permit and occupancy permit and the Public Health sanitary permit and dormitory permit, without which the TWHF cannot be occupied; and

**WHEREAS**, temporary worker occupants will not be permitted outside the TWHF perimeter fence unless taken in a company or private vehicle; now, therefore, be it

**RESOLVED**, that the Mongmong-Toto-Maite Municipal Planning Council having reviewed this matter finds the following:

1. Lot No. 1130-2-10, Mongmong-Toto-Maite is properly zoned M-1 under which Guam Law and regulations allow a TWHF as a Conditional Use.
2. Lot No. 1130-2-10, Mongmong-Toto-Maite is served by all utilities and access.
3. Land Management must certify the project's compliance with all land use controls, and all applicable Public Works and Public Health permits must be approved for the Nan Inc. TWHF to remain compliant and occupied.
4. The occupants may not roam the neighborhood and can leave the TWHF only when in company or private vehicles, or to bike or walk to shop at the stores adjacent to and fronting Route 8 at the east and north of the facility.
5. This fast-track situation which includes the Nan Inc. application for the administrative documentation of the existing facility in Maite is a one-time occurrence due to impending COVID-19 conditions for the past ten (10) months.
6. A public information sign shall be posted on the property entrance, facing the road, with information such as project description, site plan, project schedule and contact information to reach Nan Inc.
7. This Resolution pertains to only 84 beds in the existing Nan Inc. TWHF in Maite, and cannot be extended or expanded in any way without the express consent of the Mongmong-Toto-Maite Municipal Planning Council via Resolution.

And, be it further

**RESOLVED**, that the Mongmong-Toto-Maite Municipal Planning Council hereby concurs with the intent of Bill 14-36 with respect to fast-tracking the Nan Inc. TWHF administrative documentation application on Lot No. 1130-2-10, Mongmong-Toto-Maite with the conditions above stated; and be it further

**RESOLVED**, that the Chairperson of the Council certify to, and the Secretary of the Council attest to, the adoption hereof, and that copies of the same be thereafter transmitted to the Office of Speaker Therese M. Terlaje, Committee on Health, Land, Justice and Culture, *I Mina'trentai Sais na Liheslaturan* Guåhan, 36th Guam Legislature.

**DULY AND REGULARLY ADOPTED ON THE 10<sup>th</sup> DAY FEBRUARY, 2021.**



**RUDY A. PACO**  
Mayor and Chairman



**DARLENE L.G. PEREZ**  
MPC Member and Council Secretary