







I Mina'trentai Siette Na Liheslaturan Guåhan
BILL STATUS

| BILL NO. | SPONSOR | TITLE | DATE INTRODUCED | DATE REFERRED | CMTE REFERRED | FISCAL NOTES | PUBLIC HEARING DATE | DATE COMMITTEE REPORT FILED | NOTES |
|-------------|---|---|---------------------|---------------|---------------|--------------|---------------------|-----------------------------|-------|
| 107-37 (LS) | Joe S. San Agustin Roy A. B. Quinata Tina Rose Muña Barnes Dwayne T. D. San Nicolas William A. Parkinson Amanda L. Shelton | AN ACT TO APPROPRIATE FIVE HUNDRED THOUSAND DOLLARS (\$500,000) FROM THE GENERAL FUND TO THE GUAM HOUSING CORPORATION RELATIVE TO FUNDING AND MAINTAINING THE GUAM HOUSING CORPORATION-RURAL HOUSING SERVICE ESCROW SAVINGS ACCOUNT FOR AFFORDABLE HOUSING. | 5/1/23 3:57 p.m. | | | | | | |

I MINA 'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN
2023 (FIRST) Regular Session

Bill No. 107-37 (LS)

Introduced by:

Joe S. San Agustin 
Roy A.B Quinata 
Tina Rose Muña Barnes 
Dwayne T.D San Nicolas 
William A. Parkinson 
Amanda L. Shelton 

**AN ACT TO APPROPRIATE FIVE HUNDRED THOUSAND
DOLLARS (\$500,000) FROM THE GENERAL FUND TO
THE GUAM HOUSING CORPORATION RELATIVE TO
FUNDING AND MAINTAINING THE GUAM HOUSING
CORPORATION-RURAL HOUSING SERVICE ESCROW
SAVINGS ACCOUNT FOR AFFORDABLE HOUSING.**

BE IT ENACTED BY THE PEOPLE OF GUAM.

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that affordable housing has been a ongoing issue for the past years. Available homes for sale on Guam are averaging Four Hundred Twenty Thousand Dollars **(\$420,000)**. Real property in Guam has been scarce and many families are struggling to find a decent single-family dwelling that is affordable and attainable.

I Liheslaturan Guåhan further finds that the Guam Housing Corporation (GHC) and the U.S Department of Agriculture – Rural Housing Services (RHS) is in partnership through a Memorandum of Understanding establishing and defining roles of the RHS and GHC. The MOU between the GHC and RHS will be in respect to

1 making, guaranteeing, and servicing of USDA RHS single-family housing loans to
2 owners and lessees of Guam lands. Under Title V of the Housing Act of 1949, as
3 amended, codified at 42 U.S.C section 1417, et seq, RHS is prepared to provide loans
4 and grants to low-income and very low-income families of Guam. With the MOU in
5 place, GHC will facilitate and support the provisions of the USDA housing assistance
6 programs in Guam, which they will serve the roles provided in the MOU and to serve
7 as the Guarantor of the RHS Secured Section 502 and Section 504 loans. Both entities
8 mutually agree to administer the RHS housing programs in Guam equally and align
9 with all the equal opportunities and fair housing legislation and applicable Executive
10 Orders.

11 Furthermore, *I Liheslaturan Guåhan* finds that for the GHC to administer and
12 facilitate the USDA housing assistance programs Secured Section 502 and Section
13 504 loans, a GHC-RHS Escrow Savings account must be created and maintained to
14 provide a source of funds to protect RHS from borrower defaults on RHS loans in
15 Guam. Laws of Guam permit such Escrow Savings Account to be created and
16 maintained also GHC bylaws authorizes such Escrow Savings Account. GHC is
17 required to make an initial minimum deposit of Five Hundred Thousand Dollars
18 **(\$500,000)** into the GHC- RHS Escrow Savings Account and must ensure that such
19 funds are not pledged or taken for any purpose other than serving as a reserve to
20 partially satisfy GHC's obligations under the MOU with USDA RHS. With the GHC-
21 RHS Escrowing Savings Account in place more affordable housing opportunities will
22 be available for families to attain their dreams of becoming homeowners.

23 Therefore, it is the intent of *I Liheslaturan Guåhan* to appropriate Five Hundred
24 Thousand Dollars **(\$500,000)** from the General Fund to Guam Housing Corporation
25 for the initial minimum deposit into the Guam Housing Corporation- Rural Housing
26 Service Escrow Savings Account to satisfy GHC obligation under the MOU with the
27 USDA RHS to provide affordable housing to the people of Guam.

1 **Section 2. Appropriation to Guam Housing Corporation.**

2 The sum of Five Hundred Thousand Dollars (**\$500,000**) from the General Fund
3 *shall* be appropriated to the Guam Housing Corporation for the initial minimum
4 deposit into the Guam Housing Corporation-Rural Housing Service Escrow Savings
5 Account to satisfy the GHC obligation under the MOU with the USDA RHS to
6 provide affordable housing to the people of Guam.

7 **Section 3. Effective Date.** This Act shall be effective immediately.