


I MINA' TRENTA NA LIHESLATURAN GUÅHAN  
2010 (SECOND) Regular Session

Bill No. 390-30 (cor)

2010 MAY -7 PM 4: 18  
WA

Introduced by:

T.R. Muña-Barnes  
J.T. Won Pat, Ed.D. 

AN ACT TO AMEND SECTION 38 OF P.L. NO. 29-113  
RELATING TO THE LADA ESTATES PROJECT AND  
ENSURING ACCESS TO AFFORDABLE HOUSING FOR  
THE PEOPLE OF GUAM.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 **Section 1. Legislative Findings.** The demand for affordable housing for  
3 Guam families is rising exponentially each month as the military expansion  
4 and concurrent increase in economic activities progress. The shortage of  
5 affordable housing for Guam families and residents requires immediate action  
6 to facilitate access to equitable homeownership programs.

7 *I Liheslaturan Guahan* also finds that legislation providing access to, and  
8 existing laws governing, the "Lada Estates Affordable Housing Project", as  
9 enacted by P.L. 20-225 and further amended by P.L. 24-81, P.L. 25-116, and by  
10 Section 38 of P.L. 29-113, need to be amended further in order to facilitate and  
11 make more feasible the participation by local developers in creating more

1 affordable-homes stock for Guam’s working families and access to  
2 homeownership programs.

3 **Section 2. Section 6.1 of Section 38 of P.L. 29-113 is hereby amended**  
4 **and shall read as follows:**

5 “**Section 6.1. Prices for Rental Development.** The Property shall be  
6 sold to a private, non-profit organization for the same price as reflected in  
7 Section 6, of P.L. 20-225 as amended. Rental developments shall be developed  
8 for families whose income do not exceed up to one hundred fifty percent  
9 (150%) of the median income for Guam households as established by the U.S.  
10 Department of Housing and Urban Development (HUD). When the property  
11 is sold to a private, non-profit organization to develop affordable rental  
12 development the transfer of sale shall have a deed restriction to ensure the  
13 following:

14 A. In the event the private, non-profit organization sells the Property  
15 after the rental period, the Property shall only be sold to a first time  
16 homeowner. First time homeowner, as it relates to this act, shall be an  
17 eligible buyer as stated on Section 5 of P.L. 20-225 as amended by  
18 Section 38 of P.L. 29-113;

19 B. In the event the private, non-profit organization sells the Property  
20 after the rental period, the Property shall only be sold to a first time  
21 homeowner at the same value the private, non-profit organization  
22 purchased the Property and as stipulated on Section 6 of P.L. 20-225 as  
23 amended.

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1 C. When the private, non-profit organization sells the house and lot  
2 after the rental period it will recover any cost of the vertical  
3 construction, rehabilitation cost, administrative fee, and the  
4 allowable developer fee allowed by HUD. The developer fee can be  
5 only applied to the cost of the vertical unit and not the land. As  
6 stated in section B of this legislation the land will be sold to the first-  
7 time homeowner with the same value the private, non-profit  
8 organization bought the property as stated in Section 6 of P.L. 20-  
9 225.

10 **Section 3. Superceding.** If any provisions of any laws of Guam conflict  
11 with any sections of this law, then the provisions of this law shall supersede  
12 any such provisions.