



Office of the Governor of Guahan

P.O. Box 2950 Hagåtña, GU 96932
Tel: (671) 472-8931 • Fax: (671) 477-4826 • Email: governor@guam.gov

Felix P. Camacho
Governor

Michael W. Cruz, M.D.
Lieutenant Governor

2010 JUL 23 AM 11:02
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JUL 22 2010

The Honorable Judith T. Won Pat, Ed.D.
Speaker
Mina' Trenta Na Liheslaturan Guahan
155 Hessler Street
Hagåtña, Guam 96910

Dear Speaker Won Pat:

Transmitted herewith is Bill No. 390-30 (COR) "AN ACT TO AMEND SUBSECTION (d) OF SECTION 38, CHAPTER VI OF PUBLIC LAW 20-113, RELATIVE TO THE LADA ESTATES PROJECT AND ENSURING ACCESS TO AFFORDABLE HOUSING FOR THE PEOPLE OF GUAM", which I signed into law on July 16, 2010 as Public Law 30-172.

Sinseru yan Magahet,

MICHAEL W. CRUZ, M.D.
I Maga'lâhen Guahan para pa'go
Acting Governor of Guahan

Attachment: copy of Bill

30-10-0615
Office of the Speaker
Judith T. Won Pat, Ed. D.
Date 7/22/10
Time 4:42P
Received by [Signature]

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

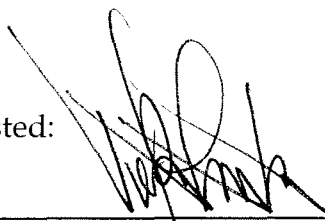
CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LAHEN GUÅHAN

This is to certify that Bill No. 390-30 (COR), "AN ACT TO AMEND SUBSECTION (d) OF SECTION 38, CHAPTER VI OF PUBLIC LAW 29-113, RELATIVE TO THE LADA ESTATES PROJECT AND ENSURING ACCESS TO AFFORDABLE HOUSING FOR THE PEOPLE OF GUAM", was on the 2nd day of July, 2010, duly and regularly passed.



Judith T. Won Pat, Ed. D.
Speaker

Attested:



Tina Rose Muña Barnes
Legislative Secretary

This Act was received by *I Maga'lahaen Guåhan* this 6th day of July 2010, at
5 o'clock P.M.



Assistant Staff Officer
Maga'lahi's Office

APPROVED:



MIKE W. CRUZ, MD
GOVERNOR OF GUAM ACTING

JUL 16 2010

Date: _____

Public Law No. P.L. 30-172

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

Bill No. 390-30 (COR)

As amended on the Floor.

Introduced by:

T. R. Muña Barnes
Judith T. Won Pat, Ed.D.
T. C. Ada
V. Anthony Ada
F. B. Aguon Jr.
F. F. Blas, Jr.
E. J.B. Calvo
B. J.F. Cruz
J. V. Espaldon
Judith P. Guthertz, DPA
Adolpho B. Palacios, Sr.
v. c. pangelinan
R. J. Respicio
Telo Taitague
Ray Tenorio

**AN ACT TO *AMEND* SUBSECTION (d) OF SECTION 38,
CHAPTER VI OF PUBLIC LAW 29-113, RELATIVE 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.** *I Liheslaturan Guåhan* finds that the
3 demand for affordable housing for Guam families is rising exponentially each
4 month as the military expansion and concurrent increase in economic activities
5 progress. The shortage of affordable housing for Guam families and residents

1 requires immediate action to facilitate access to equitable homeownership
2 programs.

3 *I Liheslaturan Guåhan* also finds that legislation providing access to, and
4 existing laws governing, the “*Lada Estates Affordable Housing Project*”, as
5 enacted by P.L. 20-225 and further amended by P.L. 24-81, P.L. 25-116, and by
6 Section 38 of P.L. 29-113, need to be amended further in order to facilitate and
7 make more feasible the participation by local developers in creating more
8 affordable-homes stock for Guam’s working families and access to
9 homeownership programs.

10 **Section 2.** Subsection (d) of Section 38 of Chapter VI of Public Law 29-
11 113, is hereby *amended* to read as follows:

12 **“(d) A new Section 6.1 is hereby *added* to P.L. 20-225 to read as**
13 **follows:**

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

23 (a) In the event the private, non-profit organization sells the
24 Property after the rental period, the Property *shall only* be sold to a
25 first time homeowner. First time homeowner, as it relates to this Act,
26 *shall* be an eligible buyer as stated on Section 5 of P.L. 20-225, as
27 amended by Section 38 of P.L. 29-113.

1 (b) In the event the private, non-profit organization sells the
2 Property after the rental period, the Property *shall only* be sold to a
3 first time homeowner at the same value the private, non-profit
4 organization purchased the Property and as stipulated on Section 6 of
5 P.L. 20-225, as amended.

6 (c) When the private, non-profit organization sells the house
7 and lot after the rental period it will recover any cost of the vertical
8 construction, rehabilitation cost, administrative fee, and the allowable
9 developer fee allowed by HUD. The developer fee can be *only*
10 applied to the cost of the vertical unit and *not* the land. As stated in
11 Subsection (b) of this legislation, the land will be sold to the first-time
12 homeowner with the same value the private, non-profit organization
13 bought the property as stated in Section 6 of P.L. 20-225.

14 (d) The private, non-profit organization purchaser of the
15 “Lada Estates Affordable Housing Project” *shall* assume all current
16 and future liabilities associated with all claims and liens filed against
17 the property including property taxes.

18 (e) The Guam Housing Corporation *shall* have the first right
19 of refusal to all mortgages for property sold by the private, non-profit
20 organization purchaser, pursuant to Section 6 of Public Law 20-225.”

21 **Section 3. Superceding.** *If* any provisions of any laws of Guam conflict
22 with any Sections of this Law, then the provisions of this Law *shall* supersede any
23 such provisions.