

*I Mina'trentai Siette Na Liheslaturan Guåhan*  
**BILL STATUS**

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES	NOTES
25-37 (COR)	Roy Anthony Benavente Quinata Amanda L. Shelton William A. Parkinson Dwayne T. D. San Nicolas	AN ACT TO ADD A NEW ARTICLE 11, CHAPTER 4, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE AFFORDABLE HOUSING INFRASTRUCTURE DEVELOPMENT LOAN PROGRAM AND AMEND SECTION 41003, ARTICLE 10, CHAPTER 4, TITLE 12, GUAM CODE ANNOTATED RELATIVE TO THE HOUSING TRUST FUND AUTHORIZED PROGRAMS.	2/1/23 1:50 p.m.	2/8/23	Committee on Infrastructure, Economic Development, Simon Sanchez High School, Disability Services, Self-Determination and Historic Preservation, Housing, Public Accountability, and the Guam Buildup			Request: 2/8/23  2/16/23	Referred Version 2/7/23



## COMMITTEE ON RULES

Senator Chris Barnett, Chairperson  
*I Mina'trentai Siette Na Liheslaturan Guåhan*  
37<sup>th</sup> Guam Legislature

February 16, 2023

**To:** RennaeVanessa C. Meno  
Clerk of the Legislature

**From:** Senator Chris Barnett   
Chairperson, Committee on Rules

**Subject:** Fiscal Note for Bill No. 25-37 (COR)

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*Håfa Adai yan Biba Guåhan!*

Find the attached, Fiscal Note for the following bill:

**Bill No. 25-37 (COR).**

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly forward the same to Management Information Services (MIS) for posting on our website.



**Bureau of Budget & Management Research  
Fiscal Note of Bill No. 25-37 (COR)**

**AN ACT TO ADD A NEW ARTICLE 11, CHAPTER 4, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE AFFORDABLE HOUSING INFRASTRUCTURE DEVELOPMENT LOAN PROGRAM AND AMEND SECTION 41003, ARTICLE 10, CHAPTER 4, TITLE 12, GUAM CODE ANNOTATED RELATIVE TO THE HOUSING TRUST FUND AUTHORIZED PROGRAMS.**

**Department/Agency Appropriation Information**

<b>Dept./Agency Affected:</b> Guam Housing Corporation	<b>Dept./Agency Head:</b> Edith C. Pangelinan, President
<b>Department's anticipated revenues, less interest expense to date:</b>	\$4,103,287
<b>Department's appropriation(s) to date:</b>	\$0
<b>Total Department/Agency revenues, less interest expense to date:</b>	\$4,103,287

**Fund Source Information of Proposed Appropriation**

	General Fund:	(Specify Special Fund):	Total:
<b>FY 2022 Unreserved Fund Balance</b>		\$0	\$0
<b>FY 2023 Adopted Revenues</b>	\$0	\$0	\$0
<b>FY 2023 Appro. (P.L. 36-107)</b>	\$0	\$0	\$0
<b>Sub-total:</b>	\$0	\$0	\$0
<b>Less appropriation in Bill</b>	\$0	\$0	\$0
<b>Total:</b>	\$0	\$0	\$0

**Estimated Fiscal Impact of Bill**

	One Full Fiscal Year	For Remainder of FY 2023 (if applicable)	FY 2024	FY 2025	FY 2026	FY 2027
<b>General Fund 1/</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Special Fund 1/</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total 1/</b>	\$0	\$0	\$0	\$0	\$0	\$0

- Does the bill contain "revenue generating" provisions? /X/ Yes      / / No  
If Yes, see attachment
- Is amount appropriated adequate to fund the intent of the appropriation? /X/ N/A      / / Yes      / / No  
If no, what is the additional amount required? \$ \_\_\_\_\_ /X/ N/A
- Does the Bill establish a new program/agency? /X/ Yes      / / No  
If yes, will the program duplicate existing programs/agencies? / / N/A      / / Yes      /X/ No  
Is there a federal mandate to establish the program/agency? / / Yes      /X/ No
- Will the enactment of this Bill require new physical facilities? / / Yes      /X/ No
- Was Fiscal Note coordinated with the affected dept./agency? If no, indicate reason: /X/ Yes      / / No  
/ / Requested agency comments not received by due date      / / Other:

Analyst: Louis Schmelzinger      Date: 02/14/2023      Director: Lester L. Carlson, Jr.      Date: FEB 16 2023  
Louis Schmelzinger B&MA I      Lester L. Carlson, Jr.

**Notes:**  
1/ See attached comments.

**Bureau of Budget and Management Research**  
**Comments on Bill No. 25-37 (COR)**

The Bureau notes that although the intent of the Bill will benefit first-time home owners and CHamoru Land Trust leaseholders relative to providing 100% financing loans for the total costs of developing power, water, and/or sewer, the proposed legislation does not identify a specific funding source to fund the Affordable Housing Infrastructure Development Loan Program.

Additionally, per the Guam Housing Corporation (GHC), the Housing Trust Fund is currently unfunded, thus funds are currently unavailable through this avenue to fund the program. Furthermore, GHC currently has limited funds for lending and is further mandated to engage in revenue generating activities with these lending funds. As this program is for zero-interest loans, it would not be considered revenue generating and would not qualify for funding under GHC lending funds. Lastly GHC stated the requirement to mirror the terms of the loan with the terms of the CHamoru Land Trust Commission lease agreement could, conceivable, extend the loan amount for up to 99 years. This extended term will likely reduce the availability of funds on a revolving basis as loans amounts will be back over for a longer period and that the Loan Program is non-revenue generating and may require the GHC to service each loan for up to 99 years. Such rules, procedures, guidelines, and regulations should ensure that, at a minimum, administrative costs are recaptured, regardless of the funding source.