

*I Mina'trentai Ocho 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
29-38 (COR)	Sabina Flores Perez V. Anthony Ada	AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANOTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.	1/15/25 10:02 a.m.  3/6/25 1:46 p.m.	3/14/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 3/14/25  3/20/25	9/26/25 8:30 a.m.	12/30/25 As Amended.	

# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



December 29, 2025

**Honorable Frank F. Blas, Jr**  
Speaker  
Mina'trentai Ocho na Liheslaturan Guåhan  
163 Chalan Santo Papa  
Hagåtña, Guam 96910

**VIA: Honorable V. Anthony Ada**   
Chairperson, Committee on Rules

**Re: Committee Report on BILL NO. 29-38 (COR) As amended**

Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on **Bill No. 29-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure** - "AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING." – Sabina Flores Perez, V. Anthony Ada.

Committee votes are as follows:

  5   TO DO PASS  
  0   TO NOT PASS  
  3   TO REPORT OUT ONLY  
  0   TO ABSTAIN  
  0   TO PLACE IN INACTIVE FILE

Si Yu'os ma'åse',



V. Anthony Ada



COMMITTEE ON RULES

**RECEIVED:**  
December 29, 2025 3:18 p.m.  
*Marie Crisostomo*



# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## **COMMITTEE REPORT**

### **Bill No. 29-38 (COR)**

As amended by the Committee on Land, Environment, Housing,  
Agriculture, Parks and Infrastructure

Introduced by Sabina Flores Perez, V. Anthony Ada

**“AN ACT TO ADD A NEW ARTICLE 6 OF  
CHAPTER 48, DIVISION 1, TITLE 21, GUAM  
CODE ANONTATED, RELATIVE TO  
PROHIBITIONS ON DISCRIMINATION IN  
HOUSING BASED ON SOURCE OF INCOME  
(SOI) AS TO PROMOTE EQUITABLE  
ACCESS TO HOUSING.”**

**by Vice Speaker V. Anthony Ada**

# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



December 29, 2025

## MEMORANDUM

**To:** All Members  
Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

**From:** Vice Speaker V. Anthony Ada   
Committee Chairperson

**Subject:** Committee Report on Bill No. 29-38 (COR) As amended

Transmitted herewith for your consideration is the Committee Report on Transmitted herewith is the Committee Report on **Bill No. 29-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure** - "AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING." – Sabina Flores Perez, V. Anthony Ada.

This report includes the following:

- Copy of COR Referral of Bill No. 29-38 (COR)
- Notices of Public Hearing & Other Correspondence
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimonies & Supporting Documents
- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 29-38 (COR)
- Copy of Bill No. 29-38 (COR) as amended by the Committee
- Amended Mark-Up Version
- Copy of Fiscal Note from Bureau of Budget and Management Research

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.

Si Yu'os ma'åse'



# COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> Guam Legislature

March 14, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature

**Attorney Darleen Hiton**  
Legislative Legal Counsel

**From:** **Senator Christopher M. Dueñas** *CD*  
Acting Chairperson, Committee on Rules

**Subject:** **Referral of Bill No. 29-38 (COR)**

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*Håfa Adai,*

As per my authority as Acting Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada. – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”

Please ensure that the subject bill is referred to the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure chaired by Vice Speaker V. Anthony Ada. I also request that the same be forwarded to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.





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## FIRST NOTICE of Public Hearing: September 26, 2025

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov> Fri, Sep 19, 2025 at 8:00 AM  
Bcc: phnotice@guamlegislature.gov, kevin.susuico@mcog.guam.gov, CLTC Admin <cltc.admin@cltc.guam.gov>, Dexter Tan <dexter.tan@cltc.guam.gov>, Tina Garcia <tgarcia@investguam.com>, Angelene Rios <angelene.rios@investguam.com>, Elizabeth Napoli <efnapoli@ghura.org>, christina.cruz@westcare.com, aja.ramos@westcare.com, beverlyn.coleman@westcare.com, Patricia Kier <patricia.kier@ghc.guam.gov>, Edith Pangelinan <edith.pangelinan@ghc.guam.gov>, pacificislands@westcare.com, michelle.perez@disid.guam.gov, audrey.j.topasna@disid.guam.gov, ohapp@guam.gov, eric.tumale@usw.salvationarmy.org, Fernando Esteves <fbesteves@ghura.org>, [REDACTED], rob.sanagustin@guam.gov, Reuel.Drilon@disid.guam.gov, Austin Fortuno <afortuno@oagguam.org>, dbmoylan@oagguam.org, administration@oagguam.org, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Jae Ji [REDACTED], lani flores [REDACTED]

### FOR IMMEDIATE RELEASE

September 19, 2025

### MEMORANDUM

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: FIRST NOTICE of Public Hearing: September 26, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, September 26, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
- **Bill No. 79-38 (COR)** - V. Anthony Ada. – “AN ACT TO AUTHORIZE I MAGA’HĀGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.”
- **Bill No. 176-38 (COR)** – V. Anthony Ada. – “AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.”

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

--  
The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan’s live feed. Written testimonies may be sent via email at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855

**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)

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**4 attachments**

 **2025-09-19 FIRST Notice .pdf**  
816K

 **Bill No. 29-38 (COR) Referred Version.pdf**  
982K

 **Bill No. 79-38 (COR).pdf**  
894K

 **Bill No. 176-38 (COR).pdf**  
876K

# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*



Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## FOR IMMEDIATE RELEASE

September 19, 2025

## MEMORANDUM

**To: All Senators, Stakeholders, Media**

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# FIRST NOTICE of Public Hearing: September 26, 2025

## FIRST NOTICE of Public Hearing: September 26, 2025

### PUBLIC HEARING

 **Posted on:** 09/19/2025 09:07 AM

 **Posted by:** Erin Grajek

 **Public Hearing Date:** 09/26/2025 08:30 AM

 **Department(s):** GUAM LEGISLATURE (/notices?department\_id=92)

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division\_id=261)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

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**FOR IMMEDIATE RELEASE**

September 19, 2025

**MEMORANDUM**

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: FIRST NOTICE of Public Hearing: September 26, 2025**

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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2029-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2029-38%20(COR)%20Referred%20Version.pdf)) – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2079-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2079-38%20(COR).pdf))
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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20176-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20176-38%20(COR).pdf))

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# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## AD SCRIPT

September 19, 2025

### **FIRST NOTICE of Public Hearing: September 26, 2025**

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600 Harmon Loop Road Ste 102  
 Dededo, GU 96929  
 Tel: 671.637.5826  
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN  
 38TH GUAM LEGISLATURE  
 Attn: Accounting Department

DATE 9/17/2025
INVOICE NO. 2720-00023-0000M

Date(s)	Service Details	Amount
9/17/2025	<p>COMMITTEE ON LAND, ENVIROMENT, HOUSING                      AGRICULTURE, PARKS AND INFRASTRUCTURE                      PUBLIC HEARING FIRST NOTICE: 9.19.25 (PH092625)</p> <p>Please make check payable to:  <b>KUAM</b></p> <p>PAYMENT IS DUE UPON RECEIPT OF INVOICE.                      THANK YOU.</p>	<p>\$ 160.00</p>
		<p><b>\$ 160.00</b></p>

Please pay amount stated above.

Should you have any questions please contact: 671-687-8879 or 671-635-5836.



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## SECOND NOTICE of Public Hearing: September 26, 2025

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**Vice Speaker V. Anthony Ada** <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)> Wed, Sep 24, 2025 at 8:00 AM  
Bcc: [phnotice@guamlegislature.gov](mailto:phnotice@guamlegislature.gov), [kevin.susuico@mcog.guam.gov](mailto:kevin.susuico@mcog.guam.gov), CLTC Admin <[cltc.admin@cltc.guam.gov](mailto:cltc.admin@cltc.guam.gov)>, Dexter Tan <[dexter.tan@cltc.guam.gov](mailto:dexter.tan@cltc.guam.gov)>, Tina Garcia <[cgarcia@investguam.com](mailto:cgarcia@investguam.com)>, Angelene Rios <[angelene.rios@investguam.com](mailto:angelene.rios@investguam.com)>, Elizabeth Napoli <[efnapoli@ghura.org](mailto:efnapoli@ghura.org)>, [christina.cruz@westcare.com](mailto:christina.cruz@westcare.com), [aja.ramos@westcare.com](mailto:aja.ramos@westcare.com), [beverlyn.coleman@westcare.com](mailto:beverlyn.coleman@westcare.com), Patricia Kier <[patricia.kier@ghc.guam.gov](mailto:patricia.kier@ghc.guam.gov)>, Edith Pangelinan <[edith.pangelinan@ghc.guam.gov](mailto:edith.pangelinan@ghc.guam.gov)>, [pacificislands@westcare.com](mailto:pacificislands@westcare.com), [michelle.perez@disid.guam.gov](mailto:michelle.perez@disid.guam.gov), [audrey.j.topasna@disid.guam.gov](mailto:audrey.j.topasna@disid.guam.gov), [ohapp@guam.gov](mailto:ohapp@guam.gov), [eric.tumale@usw.salvationarmy.org](mailto:eric.tumale@usw.salvationarmy.org), Fernando Esteves <[fbesteves@ghura.org](mailto:fbesteves@ghura.org)>, [REDACTED], [rob.sanagustin@guam.gov](mailto:rob.sanagustin@guam.gov), [Reuel.Drilon@disid.guam.gov](mailto:Reuel.Drilon@disid.guam.gov), Austin Fortuno <[afortuno@oagguam.org](mailto:afortuno@oagguam.org)>, [dbmoylan@oagguam.org](mailto:dbmoylan@oagguam.org), [administration@oagguam.org](mailto:administration@oagguam.org), "Joseph M. Borja" <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)>, Jae Ji [REDACTED], [laniflores@land.guam.gov](mailto:laniflores@land.guam.gov), [REDACTED]

### FOR IMMEDIATE RELEASE

September 24, 2025

### MEMORANDUM

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: SECOND NOTICE of Public Hearing: September 26, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, September 26, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855

**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)

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**4 attachments**



**2025-09-24 SECOND Notice .pdf**

815K



**Bill No. 29-38 (COR) Referred Version.pdf**

982K



**Bill No. 79-38 (COR).pdf**

894K



**Bill No. 176-38 (COR).pdf**

876K



# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## FOR IMMEDIATE RELEASE

September 24, 2025

## MEMORANDUM

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**From: Vice Speaker V. Anthony Ada**

**Re: SECOND NOTICE of Public Hearing: September 26, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, September 26, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
- **Bill No. 79-38 (COR)** - V. Anthony Ada. – “AN ACT TO AUTHORIZE I MAGA'HÅGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.”
- **Bill No. 176-38 (COR)** – V. Anthony Ada. – “AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.”

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

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The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's live feed. Written testimonies may be sent via email at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

All government activities, programs, and services are accessible for people with disabilities in compliance with Title II of the Americans with Disabilities Act (ADA). Should you or interested parties require assistance or special accommodations to fully participate in this public hearing, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via email at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

## SECOND NOTICE of Public Hearing: September 26, 2025

### SECOND NOTICE of Public Hearing: September 26, 2025

#### PUBLIC HEARING

 **Posted on:** 09/24/2025 08:00 AM

 **Posted by:** Erin Grajek, Committee Director

 **Public Hearing Date:** 09/26/2025 08:30 AM

 **Department(s):** GUAM LEGISLATURE (/notices?department\_id=92)

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division\_id=261)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

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**FOR IMMEDIATE RELEASE**

September 24, 2025

**MEMORANDUM**

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: SECOND NOTICE of Public Hearing: September 26, 2025**

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- **Bill No. 29-38 (COR)**  
([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2029-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2029-38%20(COR)%20Referred%20Version.pdf)) – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2079-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2079-38%20(COR).pdf))
- **Bill No. 176-38 (COR) – V. Anthony Ada. – “AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.”**  
([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20176-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20176-38%20(COR).pdf))

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# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## AD SCRIPT

September 24, 2025

### SECOND NOTICE of Public Hearing: September 26, 2025

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600 Harmon Loop Road Ste 102  
 Dededo, GU 96929  
 Tel: 671.637.5826  
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN  
 38TH GUAM LEGISLATURE  
 Attn: Accounting Department

DATE 9/22/2025
INVOICE NO. 2720-00024-0000M

Date(s)	Service Details	Amount
9/22/2025	<p>COMMITTEE ON LAND, ENVIROMENT, HOUSING                      AGRICULTURE, PARKS AND INFRASTRUCTURE                      PUBLIC HEARING SECOND NOTICE: 9.24.25 (PH092625)</p> <p>Please make check payable to:  <b>KUAM</b></p> <p>PAYMENT IS DUE UPON RECEIPT OF INVOICE.                      THANK YOU.</p>	\$ 160.00
		<b>\$ 160.00</b>

Please pay amount stated above.

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# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## Public Hearing

Public Hearing Room · Guam Congress Building  
Friday, September 26, 2025 · 8:30 am

## Agenda

**Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”

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# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guahan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

PUBLIC HEARING SIGN-IN SHEET · Friday, September 26, 2025 · 8:30 am · Public Hearing Room, Guam Congress Building

### Bill No. 29-38 (COR)

"AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING."  
Sabina Flores Perez, V. Anthony Ada

NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. <i>Sonia Tajeron</i>	<i>Westcare Pacific Islands</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input checked="" type="checkbox"/>	
2. <i>Vivian Valdes</i>	<i>DISID</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
3. <i>Renel Skellon</i>	<i>DIDID</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
4. <i>LEE MILLER</i>	<i>OAG</i>	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input checked="" type="checkbox"/>	
5. <i><del>Edna Lopez</del></i>	<i><del>DIS</del></i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
6.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
7.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
8.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
9.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
10.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina 'trentai Ocho Na Liheslaturan Guahan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

PUBLIC HEARING SIGN-IN SHEET · Friday, September 26, 2025 · 8:30 am · Public Hearing Room, Guam Congress Building

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Sabina Flores Perez, V. Anthony Ada

NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. <i>Fernando Esteves</i>	<i>GHURA</i>	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input type="checkbox"/>	
2.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
3.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
4.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
5.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
6.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
7.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
8.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
9.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
10.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

---

## Testimony in Opposition to Bill 29-38

Liz Duenas <lduenas@remaxguam.com>

Reply-To: lduenas@remaxguam.com

To: Senator Sabina Perez <office@senatorperez.org>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, office.senatorshawn@guamlegislature.gov, Senator Joe San Agustim <senatorjoesanagustin@gmail.com>, Senator Tina Rose Muña Barnes <senatormunabarnes@guamlegislature.org>, Senator Telo Taitague <senatortelot@gmail.com>, speakerblas@guamlegi <vicespeakertonyada@guamlegislature.gov>, office.senatorbri@guamlegislature.gov, senator.lujan@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, office.senatorborja@malafunkshun@guamlegislature.gov, senator.parkinson@guamlegislature.gov, "Speaker Therese M. Tertaje" <senatortertajeguam@gmail.com>

### Opposition to Bill 29-38

Honorable Chairperson and Members of the Committee:

I respectfully submit this testimony in strong opposition to Bill 29-38. This measure represents unnecessary government overreach into attempts to influence market conditions in ways that will harm both property owners and the housing market.

---

#### 1. Federal Protections Already Exist

Guam is already governed by the Fair Housing Act, which provides comprehensive protections against discrimination in housing. Attempting to add another layer of regulation at the local level is duplicative and unnecessary. Rather than strengthening protections, this bill risks creating confusion and conflicting federal standards already in place.

---

#### 2. Financial Responsibility and Tenant Qualification

There is already a clear, established process for determining whether tenants can afford rental properties. Just as banks use income verification and documentation before approving a home loan, landlords use similar methods to ensure that tenants can meet their rental obligations.

Requiring otherwise would place an unfair burden on landlords who must meet their own mortgage obligations. Placing tenants in units that do not realistically afford only sets them up for failure and creates instability for both the tenant and the property owner. We should not "reinvent the wheel" when effective systems already exist.

---

#### 3. Infringement on Private Business and Membership Systems

The Guam Association of Realtors Multiple Listing Service (MLS) is a private, dues-based membership platform with rules, guidelines, and requirements. Members pay for access to ensure accuracy and professionalism in serving clients.

Bill 29-38 undermines this system by attempting to force open access to a tool that is privately managed and funded. This is a clear infringement on private business operations. Importantly, there is already a public-facing site that allows non-members to view available properties. Realtors should not be forced to give up the benefits of a system they have invested in.

---

#### 4. Unreasonable Penalties on Landlords

The bill proposes penalties for landlords who take reasonable, standard steps to prequalify tenants. This is unfair and counterproductive. Penalties are not discrimination — it is a financial safeguard that ensures both parties are protected. Penalizing landlords for protecting their ability to do business is not only unjust, it discourages investment in Guam's housing market.

---

#### Conclusion

Bill 29-38 attempts to solve problems that are already addressed by existing federal law and professional processes. Instead of supporting the housing market, this legislation creates unnecessary government interference, undermines private business, and imposes unfair burdens on property owners.

For these reasons, I strongly urge the Legislature to reject Bill 29-38.

Liz & John Duenas



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Nathanael P. Sanchez**  
Vice Chairman

**Anisia S. Delia**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

September 17, 2025

**To:** Committee on Land, Environment, Housing, Agriculture,  
Parks, And Infrastructure

**From:** Deputy Director, Guam Housing and Urban Renewal Authority

**Subject:** Bill 29-38

Hafa Adai,

GHURA supports the intent of the Bill, but we believe amendments are required to meet the intent.

The Bill as written does not adequately protect people from source of income discrimination. The common practice of "Baiting and Switching" will likely remain as a loop hole in the proposed legislation. A prospective landlord or representative need only inquire as to the employment to determine their source of income and adjust the price. Consumer protections have precedence in Guam law and across the country, but falls short when it comes to the housing rental market.

The Bill should consider an approach based on the perspective of the consumer setting conditions for advertised or offered price to be as upfront as practical. In Guam's consumer protection laws, in particular, § 32103(q) Chapter 32 Title 5 GCA, an "Unconscionable action or course of action means an act or practice which is perpetrated by a person in the course of business in the retail sale of consumer goods or services to the detriment of a non-business consumer and which: (1) Takes advantage of the lack of knowledge, ability, experience, or capacity of a person to a grossly unfair degree; or (2) Results in a gross disparity between the value received and consideration paid, in a transaction involving the transfer of consideration." Real property, purchased or leased for use is included in the chapter, but does not give consumer protections on the leasing of real property when it's ten years or less.

The legislature has further recognized the adverse impact of price gouging during a disaster, but allows these practices in residential rentals during a housing crisis. In no other industries do we tolerate "Baiting and Switching". Imagine going up to a register with a product, being asked what your source

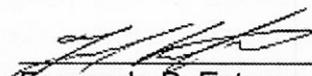


of income is, and having the price increased as a result. This untenable practice is detrimental to consumers and the community.

I would like to be abundantly clear to this committee and on the record. My concerns lie solely with residential rentals. The Bill should exempt temporary lodging, commercial rentals, and the sale of real-property. The residential rental business should be regulated so that the price/offering is made or advertised up front based on the business' valuation of the property rather than the most a customer can pay.

Lastly, I don't believe that the Judiciary is the appropriate venue of enforcement. Fines and penalties of this nature are more effectively administered through executive functions. Who is responsible for the necessary fact finding and investigation necessary to bring this matter before the courts? Of particular concern is the ability for families with limited resources to hire an attorney to bring the case if they won't be entitled to attorney's fees. The penalties themselves don't exceed the cost of an attorney and is earmarked for the HTF. It is public knowledge the island's backlog in civil cases and a shortage of attorneys. This committee must consider efficiency and cost to both the consumer and the Government. Promulgating rules and procedures by a lead agency under the Administrative Adjudication Act should be sufficient for the administration and conduct of investigations, fines, and appeals in the enforcement of this initiative.

Very Respectfully,

  
Fernando B. Esteves  
Deputy Director



Chief Executive Officer  
*Ken Orbals*

Chief Operating Officer  
*Aja Ramos*

Vice President of Operations  
*Beverlyn Coleman*



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June 27, 2025

The Honorable Sabina Flores Perez  
I Mina'trentai Ocho Na Liheslaturan Guåhan  
Guam Congress Building  
Hagåtña, Guam 96910

**RE: Letter of Support for Bill No. 29-38 (COR)**

*"An Act to Prohibit Discrimination in Housing Based on Source of Income (SOI)"*

Dear Senator Perez,

On behalf of **WestCare Pacific Islands, Inc. (WPI)**, I am writing to express our **strong support for Bill No. 29-38 (COR)**, which seeks to prohibit discrimination in housing based on source of income. This progressive and necessary legislation is a critical step toward achieving housing equity and protecting vulnerable members of our community.

As a nonprofit organization dedicated to uplifting the human spirit through supportive and responsive services, WestCare Pacific Islands continues to serve individuals and families experiencing homelessness or at risk of homelessness each year. Many of our clients rely on public subsidies such as Section 8 vouchers, VA Supportive Housing (VASH), or temporary housing assistance funded through federal and local grants. Unfortunately, despite being eligible and funded, these households are frequently denied housing opportunities due solely to the source of their income.

Guam's current housing crisis—exacerbated by economic hardship, rising rental costs, and limited affordable housing—calls for immediate and comprehensive action. Bill No. 29-38 will align Guam with national standards adopted by numerous states and jurisdictions to prevent discrimination against tenants using lawful and verifiable income, including public benefits, to secure housing.

We believe this bill will not only reduce barriers for low-income families, veterans, and persons with disabilities, but also promote greater stability, dignity, and fairness in our housing market.

WestCare Pacific Islands fully supports the intent and provisions of this measure, and we urge I Liheslaturan Guåhan to act swiftly in passing Bill No. 29-38 into law.

Si Yu'os Ma'åse' for your leadership on this matter and your continued advocacy for Guam's most vulnerable populations.

Sincerely,

**Beverlyn Coleman**  
Vice President of Operations



Chief Executive Officer  
**Ken Orbals**

Chief Operating Officer  
**Aja Ramos**

Vice President of Operations  
**Beverlyn Coleman**



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T: 671.472.0218  
pacificislands@westcare.com  
[www.westcarepacificislands.org](http://www.westcarepacificislands.org)

Written Testimony in Support of Bill No. 29-38 (COR)  
Submitted to: The 38th Guam Legislature  
By: WestCare Pacific Islands  
Date: September 26, 2025

Hafa Adai Vice Speaker Ada, Chairperson, Senator Sabina Flores, and honorable members of the Committee:

On behalf of WestCare Pacific Islands (WPI), we submit this testimony in strong support of Bill No. 29-38 (COR), introduced by Senators Sabina Flores Perez and V. Anthony Ada.

At WestCare Pacific Islands, we work daily with families, veterans, youth, and individuals who are experiencing or at risk of homelessness across Guam, the Northern Mariana Islands, and Palau. A recurring barrier that our clients face is the challenge of securing safe and stable housing, even when they may have a means to pay rent. Too often families are denied access to homes solely because their income comes from housing vouchers, veterans' benefits, disability payments, or other lawful sources outside of a traditional paycheck.

This practice unfairly stigmatizes those who rely on vital safety net programs, perpetuates cycles of homelessness, and undermines the very purpose of public assistance. Bill 29-38 is not just about fairness, it is about equity, dignity, and community stability.

By prohibiting source-of-income discrimination, Guam will:

1. Expand access to housing for low-income families, veterans, and persons with disabilities;
2. Promote stability for children and youth, who thrive when housing is secure;
3. Support landlords by ensuring that rent is paid reliably through government programs; and.
4. Reduce long-term public costs by preventing homelessness and housing insecurity.

At WPI, we know firsthand that when our clients are given a fair and equal access to housing, they are able to build healthier, safer, and more resilient lives. Housing is the foundation upon which recovery, employment, and community engagement are possible.

For these reasons, we respectfully urge this committee and the full Legislature to pass Bill No. 29-38 into law. Together, we can take an important step toward ensuring that every family in Guam has equitable access to a safe and stable home.

Si Yu'os Ma'ase for your time, leadership, and commitment to strengthening housing equity for all.

Respectfully,

Beverlyn Coleman  
Vice President of Operations  
WestCare Pacific Islands  
Email: [Beverlyn.Coleman@westcare.com](mailto:Beverlyn.Coleman@westcare.com)



**Office of the Attorney General Testimony on Bill 29-38**  
*An Act to Prohibit Housing Discrimination Based on Income Source*  
(September 26, 2025 8:30 a.m., Legislative Public Hearing)

*Hafa Adai.* This Testimony is submitted on behalf of the AG's Office, and our client the People of Guam. We are reluctant to support Bill Number 29-38 an Act to Update Guam Housing Laws to Prohibit Rental Discrimination based on a Tenant's Source of Income, although we support the general intent to help our lower income tenants find housing.

We believe the problems the Bill seeks to address are already addressed by the ***Fair Housing Laws of the US***, which are applicable here on Guam. Fair housing laws already prohibit discrimination in the rental of dwellings because of race, color, religion, sex, national origin, disability and familial status. Familial status means the presence of children under 18 years of age, pregnancy, being in the process of securing legal custody of a person under age 18. The Fair Housing Act prohibits a broad range of discriminatory activities and statements. For example, housing providers may not, because of race, color, religion, sex, national origin, disability, or familial status:

- Refuse to rent a dwelling;
- Impose different terms, conditions or privileges related to the rental of a dwelling;
- Restrict, discourage, or obstruct the rental choices of a person by word or conduct; •

**Office of the Attorney General**  
**Douglas B. Moylan · Attorney General of Guam**

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**"Guam's Toughest Law Enforcers"**

- Communicate to a prospective tenant that they would not be comfortable or compatible with the existing residents in a community, neighborhood, or development;
- • Provide inaccurate or untrue information about the availability of dwellings for sale or rental; or
- Create a hostile environment harassment in housing or housing-related transactions.

Pursuant to the Americans with Disabilities Act, landlords are also prohibited from discriminating against persons, including applicants or participants because of their disability, or the disability of a person residing in or intending to reside in the dwelling, or any person associated with that applicant or participant.

Under the Violence Against Women Act, a landlord cannot deny admission or assistance, or terminate or evict from housing, an applicant or tenant on the basis or as a direct result of the fact that the applicant or tenant is or has been a survivor of violence/abuse if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.

Landlords must comply with fair housing and civil rights laws when screening tenants for admission or continued occupancy. Screening policies and criteria, including those related to criminal, credit, and eviction history, must be nondiscriminatory on their face and must be applied in a nondiscriminatory manner. Landlords must ensure that none of their screening criteria result (or predictably will result) in an unjustified discriminatory effect. For example, an overbroad criminal records policy that screens out, evicts, or terminates assistance to individuals who pose no actual threat to the health, safety, or right to peaceful enjoyment of the premises of their neighbors may have an unjustified discriminatory effect in violation of the Fair Housing Act and other civil rights laws.

Our point here is that we already have a great many laws that regulate the how landlords and tenants interact. All of these laws are designed to ensure that no one suffers from discrimination in trying to obtain housing for themselves and their family.

In keeping with the constructive intent of this legislation, we strongly recommend that the Bill be amended to remove all transfer fees that tenants pay in transferring utilities services for tenants. This would include the transfer fees assessed by the Guam Power Authority and Guam Waterworks Authority in transferring the account for the premises from the landlord to the tenant, and from the tenant back to the landlord. These fees add expensive costs that create a greater financial impact upon our lower income residents and their families, yet have little actual cost to the utilities given their automation in billing.

Thank you for this opportunity to comment on this legislation.

Respectfully,

A handwritten signature in black ink, appearing to read "Douglas B. Moylan". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Douglas B. Moylan**  
Attorney General of Guam



# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

### COMMITTEE VOTE SHEET

**Bill No. 29-38 (COR) as Amended by the Committee – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”**

	SIGNATURE/ DATE OF SIGNATURE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
<b>Vice Speaker V. Anthony Ada</b> Chairperson	 12/29/2025	✓				
<b>Senator Christopher M. Dueñas</b> Vice Chairperson	EVOTE 12/29/25			✓		
<b>Speaker Frank F. Blas, Jr.</b> Member	EVOTE 12/29/25			✓		
<b>Senator Sabrina Salas Matanane</b> Member						
<b>Senator Shelly V. Calvo</b> Member	EVOTE 12/29/25			✓		
<b>Senator Vincent A.V. Borja</b> Member	EVOTE 12/29/25	✓				
<b>Senator Sabina F. Perez</b> Member	EVOTE 12/29/25	✓				
<b>Senator Chris Barnett</b> Member	EVOTE 12/29/25	✓				
<b>Senator Tina Muña Barnes</b> Member						
<b>Senator Joe S. San Agustin</b> Member	EVOTE 12/29/25	✓				



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Senator Chris Duenas <senator.duenas@guamlegislature.gov>

Mon, Dec 29, 2025 at 2:30 PM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Cc: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>, "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>

To report out only

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Mon, Dec 29, 2025 at 11:43 AM

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To Do Pass.

*Si Yu'us Ma'åse*

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Mon, Dec 29, 2025 at 11:45 AM

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To Report Out Only



### Speaker, Frank F. Blas, Jr.

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Mon, Dec 29, 2025 at 11:08 AM

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To Do Pass

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Mon, Dec 29, 2025 at 10:38 AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

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To do pass.

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Office of Senator Shelly Calvo <[officeofsenatorshellycalvo@guamlegislature.gov](mailto:officeofsenatorshellycalvo@guamlegislature.gov)>

Mon, Dec 29, 2025 at 2:30 PM

To: "Speaker Frank Blas Jr." <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)>

Cc: Senator Darrel Christopher Barnett <[malafunkshun@guamlegislature.gov](mailto:malafunkshun@guamlegislature.gov)>, "Joe S. San Agustin" <[senatorjoessanagustin@gmail.com](mailto:senatorjoessanagustin@gmail.com)>, "Vice Speaker V. Anthony Ada" <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)>, Chris Duenas <[senator.duenas@guamlegislature.gov](mailto:senator.duenas@guamlegislature.gov)>, Office Senator Bri <[office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov)>, Senator Vince Borja <[vince.borja@guamlegislature.gov](mailto:vince.borja@guamlegislature.gov)>, Office Senator Perez <[office.senatorperez@guamlegislature.gov](mailto:office.senatorperez@guamlegislature.gov)>, Senator Tina Muna Barnes <[senator.munabarnes@guamlegislature.gov](mailto:senator.munabarnes@guamlegislature.gov)>

To Report Out Only

Respectfully,



**Office of the People • Senator Shelly V. Calvo**

Majority Whip & Chairwoman

Committee on Child Welfare, Youth Affairs, Senior Citizens, Women's Affairs, Disability Services, the Arts, Culture, Historic Preservation & Hagåtña Restoration

**38th Guam Legislature**

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On Mon, Dec 29, 2025 at 11:46 AM Speaker Frank Blas Jr. <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)> wrote:

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Vice Speaker V. Anthony Ada <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)>

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## URGENT REQUEST for Evote: Bill No. 29-38 (COR)

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Senator Vince Borja <[vince.borja@guamlegislature.gov](mailto:vince.borja@guamlegislature.gov)>

Mon, Dec 29, 2025 at 11:03 AM

Reply-To: Senator Vince Borja <[vince.borja@guamlegislature.gov](mailto:vince.borja@guamlegislature.gov)>

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To Do Pass

Respectfully,



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# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## COMMITTEE REPORT DIGEST

### I. OVERVIEW

**Bill No. 29-38 (COR)** was introduced on **January 15, 2025**, by Sponsor and was subsequently referred to the Committee on Rules to the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure on **March 14, 2025**.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure convened a public hearing on September 26, 2025, at 8:30 am at the Public Hearing Room of the Guam Congress Building.

#### **Public Notice Requirements**

Public Hearing notices were disseminated via **e-mail** to all senators and all main media broadcasting outlets on **September 19, 2025** (5-Day Notice), and again on **September 24, 2025** (48-Hour Notice).

#### **Senators Present**

Vice Speaker V. Anthony Ada – Committee Chairperson  
Senator Sabina F. Perez – Committee Member/Primary Author  
Senator Vincent A.V. Borja – Committee Member  
Senator Eulogio Shawn Gumataotao  
Senator Therese M. Terlaje

#### **Attendees**

Fernando Esteves, Deputy Director – Guam Housing and Urban Renewal Authority  
Sonia Tajeron – Westcare Pacific Islands  
Reuel Drillon – Department of Integrated Services for Individuals with Disabilities  
Lee Miller – Office of the Attorney General

#### **Written Testimony Provided by**

Liz Dueñas – Remax Guam  
Fernando Esteves – GHURA  
Beverlyn Coleman – WestCare  
Douglas Moylan – Attorney General of Guam

### II. SUMMARY OF TESTIMONY & DISCUSSION

The **public hearing** was Called-to-Order at **8:30 am**.

[See testimony proceedings on Bill No. 79-38(COR)]

**Vice Speaker V. Anthony Ada, Chairperson – Committee on Land, Environment, Housing, Agriculture,**

**Parks and Infrastructure:** And uh we'll proceed on to the next piece of uh legislation here. So, now we'll be calling on to bill number 29-38 COR an act to add a new article 6 of chapter 48 division 1 title 21 Guan code annotated relative to the prohibitions on discrimination in housing. based on source of income as to promote equitable access to housing centered uh authored by Senator Sabina Perez. Madame Senator, you're recognized for your opening statements.

**Senator Sabina Flores Perez – Primary Author:** Thank you again, Mr. Chair, um for this opportunity. Uh bill 29-38 aims to adopt prohibitions against housing discrimination on the basis of source of income in accordance with county, state, and federal efforts to ensure equitable access to housing. Federal housing vouchers help around 2.3 million low-income households and veterans live in adequate and stable housing. However, it is currently legal for landlords to reject these vouchers in states where there are no source of income protections. The 2018 pilot study by Cunningham found denials as high as 80% in major cities for renters with housing vouchers. In the US of the housing voucher recipients, 80% of the households were headed by women and 49% had a member with a disability. Discrimination faced by those using housing vouchers makes the housing search process more complicated and time-consuming for housing voucher recipients, often restricting their options and resulting in suboptimal housing choices. Such delays in finding housing may lead to housing instability that creates or amplifies socioeconomic issues. It has been reported that housing instability has direct causal links to substance abuse, mental health disorders, suicide, reduced life expectancy, domestic violence, sexual assault, poor child development, and future homelessness. According to the 2020 Guam housing study and needs assessment prepared for the Guam Housing and Urban Renewal Authority, 74.7% of needed housing units are for households below the housing and urban development income eligibility threshold for housing assistance. Section 8 vouchers comprise a critical component of housing assistance as demonstrated by Guro's reported total of 2718 authorized vouchers at a lease rate of 97%. This overwhelming need and utilization rate is challenged by Guam's increasingly unaffordable housing market. Source of income means any lawful and verifiable source of money paid directly or indirectly or on behalf of a person that includes income derived from any lawful profession or occupation and income or rental payments derived from any government or private assistance grant or loan program. Bill 2938 specifically aims to prohibit the following. Restricting or denying access membership participation in services related to the business of selling or renting dwelling units on account of a person's source of income, including housing vouchers like section 8, HUD veterans affairs supportive housing vouchers, social security benefits, payment from a trust or guardian, or other lawful sources of income. Refusing to rent or lease or show a house for rent or lease or otherwise make unavailable for rent or lease because of the person's source of income. To discriminate the in terms of condition in the terms of condition or privileges pertaining to renting or leasing of any housing because of person source of income. to print or publish any notice or advertisement for rental or leasing of housing that includes sorry limitations or discrimination based on the person's source of income to make a representation that housing is not available when in fact it is available for the purposes of discriminating against a person on the basis of the source of income and to induce or attempt to rent any housing regarding the entry or prospective entry into the neighborhood of a person with particular sources of income. The bill proposes uh for violations of the source of income discrimination a fine of up to 2,000 for the first offense and 2500 for subsequent offenses as determined by the court who may also order injunctive relief or other equitable relief. The US Department of Housing and Urban Development Office of Fair Housing and E equal opportunity receives housing discrimination complaints. There is also nexus within federal civil rights laws. So, complaints could also be brought to these entities. Overall, bill 29-38 aims to protect families, people with disabilities, veterans, and others from housing discrimination due to the source of income. I'd like to thank my co-sponsor by Speaker Ada, and I appreciate um those that have come here to testify, si yu'os ma'ase.

**Chairman Ada:** Thank you, Senator Paris. We'll go ahead and start now with the those who would like to write testimony and uh we'll start out with you um Senator.

**Mr. Fernando Esteves, Deputy Director – Guam Housing and Urban Renewal Authority:** Thank you, Mr. Vice Speaker. Um the author, Senator Perez, members of the committee, um Håfa Adai, my name is Fernando Ste, deputy director of the Guam Housing and Urban Renewal Authority who'll be providing testimony on behalf of the agency. Um before I go into my written testimony, I'd like to provide some information based on the

context provided by Senator Perez. Um our position on the bill is not just about the vouchers that we provide for people. In our experience, this issue um paramount really was with many of the emergency relief um from COVID and typhoon mir where the federal government may be providing opportunities either for re rapid rehousing and homelessness and these limited time programs. And the biggest issue from kind of providing that full service and getting them quicker to recovery or back on their feet is the inability or basically source of income discrimination coming from um landlords. So, I want to make the case that we still maintain a very high and successful lease rate for section 8 amongst one of the highest in the countries. It's not purely about our program. This is this is an issue that goes beyond. So, I just want to provide that context and again express my appreciation uh to Senator Perez and Vice Speaker for uh for uh being forward thinking with this bill. So, um with my written testimony.

[Written testimony presented orally]

**Chairman Ada:** Thank you, Director Ste, for your testimony this morning. Ma'am, you can go ahead and identify yourself and then provide your testimony.

**Ms. Sonia Taijeron – Westcare Pacific Islands:** Hy, good morning. My name is Sonia Ty and I'm here on behalf of Westcare Pacific Islands. And so, we have provided written testimony, but I'm going to go ahead and read this out as it's important that people um also get an oral um testimony

[Written testimony presented orally]

**Chairman Ada:** Thank you, ma'am, for your testimony. Second, you can go ahead and recognize yourself and then present your testimony.

**Mr. Reuel Drillon – Department of Integrated Services for Individuals with Disabilities:** Håfa adai and manana si yu'os senators, it's good to be here with you this morning again. My name is Reuel Drillon. I am the acting director of the department of integrated services for individuals with disabilities DISID and I am pleased to offer testimony in support of bill 29-38 relative to prohibitions on discrimination in housing based on source of income as the designated point of entry for services supporting vulnerable populations particularly persons with disabilities and their families. This exposure to the vast needs of these populations is far-reaching. In exercising the different strategies to help address those in need, our program aids, social workers, program leaders frame their work around core values and chief among these is the value of social justice. It is through the lens of social justice that DISID supports this measure. It is not only about housing or about income. It is more about equity, breaking down stereotypes often associated with those who depend on government subsidies for housing and strengthening community amongst its members. Protection from source of income discrimination is relatively new to the extent that it is not a protected class under the federal fair housing act. Consider its evolution. In its original form of 1968, the act prohibited or protected against discrimination based on race, religion, national origin, and sex. A couple decades later, in 1988, through the passage of the Fair Housing Amendments Act, discrimination against familial status, and disability were added. And most recently in the 118th Congress, the Fair Housing Improvement Act was introduced that if passed into law would protect against veteran and military status and source of income. Recognizing the lack of protection on the federal level, several counties and state governments have passed local anti-discrimination legislation on source of income. With an increase in the cost of housing, the limited number of housing options for low-income families, and the overall cost of living in paradise, it is fitting that Guam follow suit and adopt local legislation protecting against discrimination based on source of income. In the big picture, Bill 2938 will help to provide better housing options for low-income families, including those with disabilities and other vulnerable populations. Ideally, it would help families move into housing in low poverty areas, thus affording the opportunity of long-term improved economic outcomes and better education for children, amongst other benefits. Anti-discrimination legislation does not come without its challenges, however, and chief among these is enforcement. Strong partnerships must be established to ensure that landlords and property owners are made aware of actions and language around income that could lead toward discrimination. Public awareness campaigns must be robust so all stakeholders can understand and participate in advancing community. I would like to thank Senator Sabina Paris for

introducing bill 2938 and Vice Speaker Tony Ada for co-sponsoring this stands behind legislation that protects against all forms of discrimination and advocates for the protection of vulnerable populations. Si Yu'os Ma'ase.

**Chairman Ada:** Thank you, sir, for your testimony this morning. We'll go ahead and uh get your testimony there from the office of the attorney general.

**Mr. Lee Miller – Office of the Attorney General:** Correct, sir. Thank you, Mr. Chairman, members. My name is Lee Miller. I'm the deputy attorney general uh in charge of the civil division.

[Written testimony presented orally]

**Chairman Ada** recognized **Senator Sabina Flores Perez** for questions.

**Senator Perez** asked attorney **Lee Miller** why he mentioned fees in his testimony when there were no fees in the bill.

**Mr. Miller** said that it is the AG's position that the transaction costs of trying to rent an apartment are a large barrier to housing for low-income individuals and if the legislature wants to make the most impact on housing for people with lower incomes, they can focus on things like that as opposed to the intent of the bill.

**Senator Perez** asked **Mr. Esteves** what agency would enforce the bill.

**Mr. Esteves** said it would be up to the body. If GHURA were to be the agency to enforce this, they are the fair housing equal opportunity coordinator for Guam. They have direct ties to HUD and the fair housing and equal opportunity office. They have certified and trained coordinators. He doesn't know the gravity in terms of resource allocations and they'd ask for 50,000 to start as they are a federally funded agency.

**Senator Perez** asked about baiting and switching and surveillance pricing.

**Mr. Esteves** said there is a practice among some landlords who will artificially inflate the market but charging the maximum amount to voucher holders even if the unit is not in great condition. Or they'll change their price for the military. In some developments, people are getting charged differently for the same kind of apartment. All they are asking is to place valuation on the product or service being provided and to be upfront about it and if there was a way to have the pricing upfront or put prohibition on asking where income is coming from on the front end. You offer them the price after which the landlord can be free to verify where the income is coming from. It shouldn't be before a price is offered. They don't want them negotiating a price.

**Senator Perez** asked **Ms. Taijeron** about her experience with this type of discrimination.

**Ms. Taijeron** said they have three programs working with the homeless population: One with their supportive services for veteran families who provide support to veterans; a sub agreement with GHURA for their Manlahi program as a continuum of care grant; and the HATSA program providing housing services and counseling to those experiencing substance abuse or mental health issues. In her experience, they agree with Mr. Esteves and they are usually asked what they are able to pay instead of being provided a set amount in monthly rent.

**Senator Perez** asked **Mr. Drillon** about his experiences with those with disabilities in housing.

**Mr. Drillon** said it is similar to Ms. Taijeron's. During intake processes, the issue of income has come up. They have not really tracked the extent to which their conversations were influenced or impacted by discrimination as they do direct referrals for the other agencies to continue the intake process. He also said that the issue is nationwide.

**Chairman Ada** thanked **Senator Perez** and recognized **Senator Eulogio Shawn Gumataotao** for questions.

**Senator Gumataotao** asked **Ms. Taijeron** are a part of her organization.

**Ms. Taijeron** said their program provides housing assistance and because of funding, they are only allowed to provide housing for four families. Hatsa has about 45 to 50 and their SSVF program for their programs for their veterans and provides for over 100 families.

**Senator Gumataotao** asked if they had reported discriminatory actions to the AG or GHURA.

**Ms. Taijeron** said they have not.

**Senator Gumataotao** asked why not. He said they want to make sure if it's widespread, there are other entities that are going to address it. He is encouraging their agency to report it.

**Ms. Taijeron** said that when they are working with families, they need to place them immediately which is rapid housing. They can do it but they don't have the energy to submit a complaint when their major goal is to get families housed. She said that moving forward, now that they are clear on how the process works, they can be submitting information.

**Senator Gumataotao** addressed Mr. Esteves referencing the bill's finding of a reported 2,718 authorized section 8 vouchers at least rate of 97% for fiscal year 2023 and asked what the least rate was for FY2024 and the first six months of FY2025.

**Mr. Esteves** said they had been averaging around 97% but the number will go down because the cost of housing is exceeding the budget provided by the federal government. They have stopped releasing vouchers. Historically while it was supported by the budget, they could maintain 97 with that 3% leaving the program, combining into the program, or what they call searching and process. He said they are among the top five in the country.

**Senator Gumataotao** asked how they are addressing the volatility of the local housing market including a more regular review and adjustment of income limits, utility allowances and assistance.

**Mr. Esteves** said they are required to do that every year and publish is annually. This would be the first time in maybe two decades that the budget is not going to be able to meet the allocation.

**Mr. Miller** said that fair housing is a problem endemic throughout the United States. Congress has taken up a wide variety of bills to address it from a wide variety of perspectives. Their view when it comes to the question of discrimination is that Guam has a number of laws that can be enforced.

**Chairman Ada** thanked Senator Gumataotao and addressed **Senator Vincent A.V. Borja** for questions.

**Senator Borja** asked how they foresee this being enforced or really solving the problem they are trying to address.

**Mr. Esteves** said it's key that they recommended that it not be the provision of the bill. They recommend making it an executive function similar to enforcement actions from Guam EPA.

**Mr. Miller** said that in his experience, fair housing and housing discrimination laws are most often enforced on the private sector side through nonprofit advocacy groups. He said that it doesn't take people with badges and fancy lawyering to enforce these existing laws.

**Senator Borja** referenced testimony submitted by the Guam Association of Realtors (GAR) in opposition, part of it in regard to accessing MLS. MLS is a private dues-based membership platform with rules, guidelines and requirements. Members pay for access to ensure accuracy and professionalism in serving clients. The bill

undermines the system by attempting to force open access to a tool that is privately managed and funded.

**Attorney Miller** said he's perplexed how they got from this bill to multiple listing services. All the existing laws can be summarized as to say if you are a landlord or employee of a landlord an advertising agency that's creating ads for landlords, the obligation is to treat them the same. They are permitted to have such rules but have to apply the rule uniformly.

**Chairman Ada** thanked Senator Borja and addressed **Senator Therese M. Terlaje** for questioning.

**Senator Terlaje** said she thought that the source of income bill was to deal with landlords saying they aren't taking GHURA and asked if that is what this was about.

**Mr. Fernandez** said it's about all of those things. Everybody regardless of their source of income should have an equal opportunity to housing, not that they have to be housed and the landlord has to accept them but has to at least show them the place, let them apply and not outright deny or try to change the price on them because of their source of income. They are asking for equity in the marketplace for all.

**Senator Terlaje** said when they said it comes to the amounts being advertised or not offered the protection is only when it's ten years or less.

**Mr. Esteves** consumer protection laws are only applicable if the lease is for more than ten years. If you're doing year-to-year lease with house rentals, it won't apply. The protection doesn't apply in plain reading of the current statute.

**Senator Terlaje** asked if Mr. Miller was saying the one that the AG enforces, asked what cases they've seen and if this is a provision that they're not going to take care of people if the lease is below ten years.

**Mr. Miller** said the AG's office consumer protection folks do report to him and they've had zero complaints from individuals with housing issues.

**Senator Terlaje** asked Ms. Terlaje why it's discrimination as opposed to source of income.

**Ms. Terlaje** asked what was the question.

**Senator Terlaje** referenced what Ms. Terlaje said about cases where landlords have said that the source of income after her program is not enough.

**Ms. Taijeron** said she thinks it's not even about the source of income after the application but at the forefront where landlords refuse to accept. It's their right to refuse but not to refuse to accept them for their source of income.

**Senator Terlaje** asked if they cannot accept vouchers under current law.

**Mr. Miller** said yes. As long as the landlord applies the rule uniformly.

**Mr. Esteves** said the way it works is someone searching for an apartment, they first question they ask is are you Section 8. It's a 3-bedroom unit and they know how much they could potentially get from the voucher and that's what the rent will be offered at. They don't state upfront what your income needs to be. They find out what your source of income is and that's what they set the price to. Or are you military and that's the price you're going to get. No other industry they know of has that practice. You can ask them their source of income but only after they presented a price. The source of income discrimination is the loophole they use to violate housing provisions based on race, religion and every other protected class.

**Mr. Miller** said another way to restate the observation is how landlords are pricing their units, they've come to decide to price apartments the same way they price airplane seats. Tell me the day of the week and the price will go up or down.

**Senator Terlaje** asked about Fair Housing Act enforcement and who's doing that on Guam.

**Mr. Esteves** said GHURA does intake the initial investigation, they prepare a report. They advocate to help the report to FHEO with HUD. They are the central coordinating entity for HUD.

**Senator Terlaje** said if the law is passed, he's saying they would not enforce this and asked if the AG's office would enforce it.

**Mr. Miller** said the AG's office is able to enforce it.

**Senator Terlaje** referenced the 97% rental rate for vouchers and that it would decrease, asking him to clarify that what that meant, would they give less vouchers?

**Mr. Esteves** said that there a different austerity measures but there are two things when it comes to vouchers. The budget is the most they can spend and they have this many vouchers they can lease up. Historically they have been able to marry the two. As the cost goes up for all units, family units change, people come in at different family sizes. Not every voucher is the same depending on the valuation. The projection of vouchers exceeds the budget allocation which is the HAP funding.

**Senator Terlaje** asked how that changes the percentage.

**Mr. Esteves** said if they are going to lease 97% but they don't have the budget for it, it's going to go down.

**Chairman Ada** thanked Senator Terlaje.

**Mr. Esteves** said the want to do something to adjust as least the practice of it and have it a little bit regulated, track it and maybe they have to come back and say you cannot discriminate. He can't sit there and objectively say that they absolutely need that kind of extreme measure to force landlords and landlords to take them in jurisdictions where they have a 70 or 75% lease up rate.

**Chairman Ada** addressed **Senator Perez** for closing.

**Senator Perez** said nothing in the act precludes a landlord from checking the credit of a prospective tenant. It is not unlawful provided the landlords checks the credit of every prospective buyer. It's not about where they you can afford it but based on where your source of income is.

The public hearing was adjourned at **10:28 am.**

### III. FINDINGS & RECOMMENDATIONS

The Committee finds that Bill No. 29-38 (COR) is legislation aimed at **banning housing discrimination based on "source of income" (SOI)**, meaning landlords can't refuse tenants just because they use housing assistance (like Section 8) or other forms of aid, promoting fairer housing access amidst Guam's housing crisis. It adds a new section to Guam law to prevent landlords from denying rentals, changing terms, or advertising in a discriminatory way due to a person's income source, ensuring equitable housing opportunities.

The Committee further finds that advertising statements like "no Section 8," "no GHURA" or

“military renters only” are forms of discrimination based on source of income that make it difficult for low to moderate income households to find affordable housing rentals.

### Key Provisions of Bill 29-38:

- **Prohibits Refusal to Rent/Lease:** Makes it illegal to deny showing, renting, or leasing housing because of a person's income source.
- **Bans Discriminatory Terms:** Prevents landlords from setting different conditions or offering unequal services based on income source.
- **Addresses Public Assistance:** Specifically covers individuals receiving public housing assistance or participating in related programs.
- **Applies to Advertising:** Prohibits discriminatory housing ads or notices.

### Why It's Important:

- **Housing Crisis:** Guam faces significant housing disparities, and this bill aims to provide more equitable access for low-income families.
- **National Trend:** Many other states and counties have adopted similar source-of-income laws.
- **Promotes Equity:** Ensures that people aren't excluded from housing opportunities solely because they rely on assistance.

The Committee further finds that the bill did not provide a mechanism or agency to enforce the provisions enacted by the bill. As GHURA is the designated agency to investigate violations and enforce the provisions the federal *Fair Housing Act*. Unfortunately, however, as GHURA’s operations is currently 100% federally funded, it cannot use federally funded employees or resources enforce the provisions of the Act. Therefore, the provision of this Act will require annual appropriations from *I Liheslaturan Guåhan*. An amendment to the bill to designate GHURA as the enforcement agency for this Act and to require that they submit annual budgets to *I Liheslaturan Guåhan*.

The Committee further finds that retirees who receive their income from pensions, retirement plans and investment income are not included in the definition of “source of income. As such, an amendment to the bill was added to include retirement income in the definition.

The bill is further amended to extend the effective date of the bill to allow GHURA to adjudicate rules and regulations and obtain funding for enforcement.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out Bill No. 29-38 (COR) - As introduced by amended by the Committee – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.” – Sabina Flores Perez/V. Anthony Ada - with the recommendation **TO REPORT OUT ONLY.**

***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2025 (FIRST) Regular Session**

**Bill No. 29 - 38 (COR)**

Introduced by:

Sabina Flores Perez, *SFP*  
V. Anthony Ada *QA*

**AN ACT TO *ADD* A NEW ARTICLE 6 OF CHAPTER 48,  
DIVISION 1, TITLE 21, GUAM CODE ANONTATED,  
RELATIVE TO PROHIBITIONS ON DISCRIMINATION  
IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS  
TO PROMOTE EQUITABLE ACCESS TO HOUSING.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

**Section 1. Legislative Intent.** *I Liheslaturan Guåhan* finds that

1  
2 according to the January 2020 Guam Housing Study and Needs Assessment  
3 prepared for the Guam Housing and Urban Renewal Authority (GHURA), 74.7% of  
4 needed housing units are for households below the U.S. Department of Housing and  
5 Urban Development (HUD) income eligibility threshold for housing assistance (i.e.  
6 Area Median Income, or AMI). For households under 50% and between 50% and  
7 120% of AMI, respectively, housing units are largely or partially provided for by  
8 government agencies. Section 8 vouchers comprise a critical avenue of Guam's  
9 housing assistance, as demonstrated by GHURA's reported total of 2,718 authorized  
10 vouchers at a lease rate of 97% for the Fiscal Year 2023. This overwhelming need  
11 and utilization of housing assistance is markedly challenged by Guam's increasingly  
12 unaffordable housing market, wherein socioeconomic factors such as the ongoing  
13

1 military buildup and a recovering tourism industry limit the local community’s  
2 access to housing.

3 Guam’s precarious housing market has led to the island’s high shelter-to-  
4 income ratio, high incidences of crowding, and an overall exacerbated houselessness  
5 crisis. Guam’s circumstances constitute some of the most adverse housing-related  
6 rates in the U.S. and are a part of a broader nationwide housing crisis. In response to  
7 housing disparities and inequitable housing access, many states and counties have  
8 adopted source-of-income (SOI) antidiscrimination laws to protect individuals  
9 receiving housing assistance. According to the Poverty and Race Research Action  
10 Council, SOI antidiscrimination legislation has been proposed at the county, state,  
11 and federal level, with 23 states and numerous counties having adopted SOI  
12 antidiscrimination laws as of September 2024. Numerous studies indicate that the  
13 federal adoption of SOI antidiscrimination policies relative to the Fair Housing Act  
14 (FHA) would comprise an important step towards ensuring housing for low-income  
15 families, reducing racial and economic residential segregation, and mitigating the  
16 negative impacts of gentrification.

17 Thus, it is the intent of *I Liheslaturan Guåhan* to adopt prohibitions against  
18 SOI discrimination in housing in accordance with county, state, and federal efforts  
19 for the promotion of equitable housing.

20 **Section 2.** A new Article 6 is hereby *added* to Chapter 48 of Division 1,  
21 Title 21, Guam Code Annotated, to read as follows:

22 **“ARTICLE 6**

23 **PROHIBITIONS ON SOURCE-OF-INCOME DISCRIMINATION**

24 § 48601. Definitions.

25 § 48602. Prohibitions on Source-of-Income (SOI) Discrimination.

26 § 48603. Exemptions and Application.

27 § 48604. Fines and Penalties.

1        § 48605. Use of Collected Penalties.

2        **§ 48601. Definitions.**

3        As used in this Act, unless the context otherwise requires:

4            (a) “Chamorro Land Trust property” means the definition pursuant to §  
5                            75A101(c) of Article 1 of Chapter 75A, Division 2, Title 21, Guam  
6                            Code Annotated.

7            (b) “Dwelling unit” means the definition pursuant to § 48602(g) of  
8                            Article 1 of this Chapter.

9            (c) “Housing project” means the definition pursuant to § 5102(11) of  
10                           Article 1 of Chapter 5, Division 1, Title 12, Guam Code Annotated.

11           (d) “Landlord” means the definition pursuant to § 48602(j) of Article 1  
12                           of this Chapter.

13           (e) “Source-of-income (SOI)” means any lawful and verifiable source  
14                           of money paid directly, indirectly, or on behalf of a person,  
15                           including:

16                        (1) Income derived from any lawful profession or occupation;  
17                                        and

18                        (2) Income or rental payments derived from any government or  
19                                        private assistance, grant, or loan program.

20        **§ 48602. Prohibitions on Source-of-Income (SOI) Discrimination.**

21           (a) It shall be unlawful and hereby prohibited:

22                        (1) For any person to deny another person access to or  
23                                        membership or participation in any multiple-listing service,  
24                                        real estate brokers’ organization or other service,  
25                                        organization, or facility related to the business of selling or  
26                                        renting dwelling units or to discriminate against such person

1 in the terms or conditions of such access, membership, or  
2 participation on account of source-of-income (SOI);

3 (2) For any person to refuse to rent or lease, to refuse to show  
4 housing for rent or lease, to refuse to receive and transmit any  
5 bona fide offer to rent or lease, or to otherwise make  
6 unavailable or deny or withhold from another person any  
7 housing for rent or lease because of a person's source-of-  
8 income (SOI);

9 (3) For any person to discriminate in the terms, conditions, or  
10 privileges pertaining to the rental or lease of any housing, or  
11 in the furnishing of facilities or services in connection  
12 therewith, because of a person's source of income, including  
13 a person's receipt of public housing assistance or a person's  
14 participation in a third-party contract required by a public  
15 housing assistance program; except that, if the initial payment  
16 to the landlord is not made timely in accordance with  
17 applicable regulations promulgated by the U.S. Department  
18 of Housing and Urban Development (HUD) due to processing  
19 delays or a government shutdown, then a landlord may  
20 exercise any right or pursue any remedy available under law;

21 (4) For any person to make, print, or publish or cause to be made,  
22 printed, or published any notice or advertisement relating to  
23 the rental or lease of any housing that indicates any limitation,  
24 specification, or discrimination based on a person's source-  
25 of-income (SOI);

26 (5) For any person to represent to another person that any housing  
27 is not available for rent or lease when the housing is in fact

1                   available for the purpose of discriminating against the person  
2                   on the basis of the person's source-of-income (SOI); and  
3                   (6) For any person, for profit, to induce or attempt to rent any  
4                   housing by representations regarding the entry or prospective  
5                   entry into the neighborhood of a person or persons with  
6                   particular sources of income.

7                   **§ 48603. Exemptions and Application.**

8                   (a) § 48602(a)(1) to (a)(6) of this Act shall not apply to the following:

9                   (1) The rental of a housing project subsidized by public funds or  
10                   lands; and

11                   (2) The lease of Chamorro Land Trust property.

12                   (b) Nothing in § 48602 of this Act precludes a landlord from checking  
13                   the credit of a prospective tenant. Checking the credit of a  
14                   prospective tenant is not unlawful under § 48602 provided that the  
15                   landlord checks the credit of every prospective tenant.

16                   **§ 48604. Fines and Penalties.**

17                   (a) A landlord that violates any provisions of this Act may be subject to  
18                   a civil penalty in an amount not to exceed two-thousand dollars  
19                   (\$2,000) if determined by the court to have violated this Act for the  
20                   first time within one year of the occurrence of the violation.

21                   (b) The court may impose a penalty of two-thousand five hundred  
22                   dollars (\$2,500) against a landlord for any subsequent violation of  
23                   this Act by the landlord.

24                   (c) The court may also order any injunctive or other equitable relief as  
25                   it deems proper.

26                   (d) No party shall be awarded attorney's fees or costs in any action  
27                   under this Act.

1            **§ 48605. Use of Collected Penalties.**

2            All fines collected under this section shall be deposited into the Housing  
3 Trust Fund.”

4            **Section 3. Application.** This Act shall be effective upon enactment. The  
5 provisions of this Act shall not be waived or modified by the agreement of the parties  
6 under any circumstances.

7            **Section 4. Severability.** If any provision of this Act or its application to any  
8 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
9 affect other provisions or applications of this Act that can be given effect without  
10 the invalid provision or application, and to this end the provisions of this Act are  
11 severable.

***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2025 (FIRST) Regular Session**

**Bill No. 29 - 38 (COR)**

As amended by the Committee on  
Land, Environment, Housing, Agriculture,  
Parks, and Infrastructure

Introduced by:

Sabina Flores Perez  
V. Anthony Ada

**AN ACT TO *ADD* A NEW ARTICLE 6 OF CHAPTER 48,  
DIVISION 1, TITLE 21, GUAM CODE ANONTATED,  
RELATIVE TO PROHIBITIONS ON DISCRIMINATION  
IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS  
TO PROMOTE EQUITABLE ACCESS TO HOUSING.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

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according to the January 2020 Guam Housing Study and Needs Assessment prepared for the Guam Housing and Urban Renewal Authority (GHURA), 74.7% of needed housing units are for households below the U.S. Department of Housing and Urban Development (HUD) income eligibility threshold for housing assistance (i.e. Area Median Income, or AMI). For households under 50% and between 50% and 120% of AMI, respectively, housing units are largely or partially provided for by government agencies. Section 8 vouchers comprise a critical avenue of Guam's housing assistance, as demonstrated by GHURA's reported total of 2,718 authorized vouchers at a lease rate of 97% for the Fiscal Year 2023. This overwhelming need and utilization of housing assistance is markedly challenged by Guam's increasingly

1 unaffordable housing market, wherein socioeconomic factors such as the ongoing  
2 military buildup and a recovering tourism industry limit the local community’s  
3 access to housing.

4 Guam’s precarious housing market has led to the island’s high shelter-to-  
5 income ratio, high incidences of crowding, and an overall exacerbated houselessness  
6 crisis. Guam’s circumstances constitute some of the most adverse housing-related  
7 rates in the U.S. and are a part of a broader nationwide housing crisis. In response to  
8 housing disparities and inequitable housing access, many states and counties have  
9 adopted source-of-income (SOI) antidiscrimination laws to protect individuals  
10 receiving housing assistance. According to the Poverty and Race Research Action  
11 Council, SOI antidiscrimination legislation has been proposed at the county, state,  
12 and federal level, with 23 states and numerous counties having adopted SOI  
13 antidiscrimination laws as of September 2024. Numerous studies indicate that the  
14 federal adoption of SOI antidiscrimination policies relative to the Fair Housing Act  
15 (FHA) would comprise an important step towards ensuring housing for low-income  
16 families, reducing racial and economic residential segregation, and mitigating the  
17 negative impacts of gentrification.

18 Thus, it is the intent of *I Liheslaturan Guåhan* to adopt prohibitions against  
19 SOI discrimination in housing in accordance with county, state, and federal efforts  
20 for the promotion of equitable housing.

21 **Section 2.** A new Article 6 is hereby *added* to Chapter 48 of Division 1,  
22 Title 21, Guam Code Annotated, to read as follows:

23 **“ARTICLE 6**

24 **PROHIBITIONS ON SOURCE-OF-INCOME DISCRIMINATION**

25 § 48601. Definitions.

26 § 48602. Prohibitions on Source-of-Income (SOI) Discrimination.

27 § 48603. Exemptions and Application.

1        § 48604. Fines and Penalties.

2        § 48605. Use of Collected Penalties.

3        § 48606. Enforcement

4  
5        **§ 48601. Definitions.**

6        As used in this Act, unless the context otherwise requires:

7            (a) “Chamorro Land Trust property” means the definition pursuant to §  
8            75A101(c) of Article 1 of Chapter 75A, Division 2, Title 21, Guam  
9            Code Annotated.

10          (b) “Dwelling unit” means the definition pursuant to § 48602(g) of  
11          Article 1 of this Chapter.

12          (c) “Housing project” means the definition pursuant to § 5102(11) of  
13          Article 1 of Chapter 5, Division 1, Title 12, Guam Code Annotated.

14          (d) “Landlord” means the definition pursuant to § 48602(j) of Article 1  
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16          (e) “Source-of-income (SOI)” means any lawful and verifiable source  
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18          including:

19            (1) Income derived from any lawful profession or occupation;

20            (2) Income or rental payments derived from any government or  
21            private assistance, grant, or loan program; and

22            (3) Income from pensions, retirement annuities or investments.

23        **§ 48602. Prohibitions on Source-of-Income (SOI) Discrimination.**

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25            (1) For any person to deny another person access to or  
26            membership or participation in any multiple-listing service,  
27            real estate brokers’ organization or other service,

1 organization, or facility related to the business of selling or  
2 renting dwelling units or to discriminate against such person  
3 in the terms or conditions of such access, membership, or  
4 participation on account of source-of-income (SOI);

5 (2) For any person to refuse to rent or lease, to refuse to show  
6 housing for rent or lease, to refuse to receive and transmit any  
7 bona fide offer to rent or lease, or to otherwise make  
8 unavailable or deny or withhold from another person any  
9 housing for rent or lease because of a person's source-of-  
10 income (SOI);

11 (3) For any person to discriminate in the terms, conditions, or  
12 privileges pertaining to the rental or lease of any housing, or  
13 in the furnishing of facilities or services in connection  
14 therewith, because of a person's source of income, including  
15 a person's receipt of public housing assistance or a person's  
16 participation in a third-party contract required by a public  
17 housing assistance program; except that, if the initial payment  
18 to the landlord is not made timely in accordance with  
19 applicable regulations promulgated by the U.S. Department  
20 of Housing and Urban Development (HUD) due to processing  
21 delays or a government shutdown, then a landlord may  
22 exercise any right or pursue any remedy available under law;

23 (4) For any person to make, print, or publish or cause to be made,  
24 printed, or published any notice or advertisement relating to  
25 the rental or lease of any housing that indicates any limitation,  
26 specification, or discrimination based on a person's source-  
27 of-income (SOI);

- 1                   (5) For any person to represent to another person that any housing  
2                   is not available for rent or lease when the housing is in fact  
3                   available for the purpose of discriminating against the person  
4                   on the basis of the person’s source-of-income (SOI); and  
5                   (6) For any person, for profit, to induce or attempt to rent any  
6                   housing by representations regarding the entry or prospective  
7                   entry into the neighborhood of a person or persons with  
8                   particular sources of income.

9                   **§ 48603. Exemptions and Application.**

10                   (a) § 48602(a)(1) to (a)(6) of this Act shall not apply to the following:

- 11                   (1) The rental of a housing project subsidized by public funds or  
12                   lands; and  
13                   (2) The lease of Chamorro Land Trust property.

14                   (b) Nothing in § 48602 of this Act precludes a landlord from checking  
15                   the credit of a prospective tenant. Checking the credit of a  
16                   prospective tenant is not unlawful under § 48602 provided that the  
17                   landlord checks the credit of every prospective tenant.

18                   **§ 48604. Fines and Penalties.**

19                   (a) A landlord that violates any provisions of this Act may be subject to  
20                   a civil penalty in an amount not to exceed two-thousand dollars  
21                   (\$2,000) if determined by the court to have violated this Act for the  
22                   first time within one year of the occurrence of the violation.

23                   (b) The court may impose a penalty of two-thousand five hundred  
24                   dollars (\$2,500) against a landlord for any subsequent violation of  
25                   this Act by the landlord.

26                   (c) The court may also order any injunctive or other equitable relief as  
27                   it deems proper.

1           (d) No party shall be awarded attorney’s fees or costs in any action  
2           under this Act.

3           **§ 48605. Use of Collected Penalties.**

4           All fines collected under this section shall be deposited into the Housing  
5 Trust Fund.

6           **§ 48606. Enforcement.**

7           The Guam Housing and Urban Renewal Authority (GHURA) shall  
8 enforce the provisions of this Article. GHURA shall submit a budget request to I  
9 Liheslaturan Guåhan, annually, for cost related to the enforcement of this Article.  
10 GHURA shall create Rules and Regulations consistent with Chapter 9, 5 GCA.”

11           **Section 3. Application.** This Act shall be effective on October 1, 2026. The  
12 provisions of this Act shall not be waived or modified by the agreement of the parties  
13 under any circumstances.

14           **Section 4. Severability.** If any provision of this Act or its application to any  
15 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
16 affect other provisions or applications of this Act that can be given effect without  
17 the invalid provision or application, and to this end the provisions of this Act are  
18 severable.

Committee Markup

*I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN*  
2025 (FIRST) Regular Session

**Bill No. 29 - 38 (COR)**

As amended by the Committee on  
Land, Environment, Housing, Agriculture,  
Parks, and Infrastructure

Introduced by:

Sabina Flores Perez  
V. Anthony Ada

**AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48,  
DIVISION 1, TITLE 21, GUAM CODE ANONTATED,  
RELATIVE TO PROHIBITIONS ON DISCRIMINATION  
IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS  
TO PROMOTE EQUITABLE ACCESS TO HOUSING.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

**Section 1. Legislative Intent.** *I Liheslaturan Guåhan* finds that

according to the January 2020 Guam Housing Study and Needs Assessment prepared for the Guam Housing and Urban Renewal Authority (GHURA), 74.7% of needed housing units are for households below the U.S. Department of Housing and Urban Development (HUD) income eligibility threshold for housing assistance (i.e. Area Median Income, or AMI). For households under 50% and between 50% and 120% of AMI, respectively, housing units are largely or partially provided for by government agencies. Section 8 vouchers comprise a critical avenue of Guam's housing assistance, as demonstrated by GHURA's reported total of 2,718 authorized vouchers at a lease rate of 97% for the Fiscal Year 2023. This overwhelming need and utilization of housing assistance is markedly challenged by Guam's increasingly

1 unaffordable housing market, wherein socioeconomic factors such as the ongoing  
2 military buildup and a recovering tourism industry limit the local community’s  
3 access to housing.

4 Guam’s precarious housing market has led to the island’s high shelter-to-  
5 income ratio, high incidences of crowding, and an overall exacerbated houselessness  
6 crisis. Guam’s circumstances constitute some of the most adverse housing-related  
7 rates in the U.S. and are a part of a broader nationwide housing crisis. In response to  
8 housing disparities and inequitable housing access, many states and counties have  
9 adopted source-of-income (SOI) antidiscrimination laws to protect individuals  
10 receiving housing assistance. According to the Poverty and Race Research Action  
11 Council, SOI antidiscrimination legislation has been proposed at the county, state,  
12 and federal level, with 23 states and numerous counties having adopted SOI  
13 antidiscrimination laws as of September 2024. Numerous studies indicate that the  
14 federal adoption of SOI antidiscrimination policies relative to the Fair Housing Act  
15 (FHA) would comprise an important step towards ensuring housing for low-income  
16 families, reducing racial and economic residential segregation, and mitigating the  
17 negative impacts of gentrification.

18 Thus, it is the intent of *I Liheslaturan Guåhan* to adopt prohibitions against  
19 SOI discrimination in housing in accordance with county, state, and federal efforts  
20 for the promotion of equitable housing.

21 **Section 2.** A new Article 6 is hereby *added* to Chapter 48 of Division 1,  
22 Title 21, Guam Code Annotated, to read as follows:

23 **“ARTICLE 6**

24 **PROHIBITIONS ON SOURCE-OF-INCOME DISCRIMINATION**

25 § 48601. Definitions.

26 § 48602. Prohibitions on Source-of-Income (SOI) Discrimination.

27 § 48603. Exemptions and Application.

1        § 48604. Fines and Penalties.

2        § 48605. Use of Collected Penalties.

3        § 48606. Enforcement

4  
5        **§ 48601. Definitions.**

6        As used in this Act, unless the context otherwise requires:

7            (a) “Chamorro Land Trust property” means the definition pursuant to §  
8            75A101(c) of Article 1 of Chapter 75A, Division 2, Title 21, Guam  
9            Code Annotated.

10          (b) “Dwelling unit” means the definition pursuant to § 48602(g) of  
11          Article 1 of this Chapter.

12          (c) “Housing project” means the definition pursuant to § 5102(11) of  
13          Article 1 of Chapter 5, Division 1, Title 12, Guam Code Annotated.

14          (d) “Landlord” means the definition pursuant to § 48602(j) of Article 1  
15          of this Chapter.

16          (e) “Source-of-income (SOI)” means any lawful and verifiable source  
17          of money paid directly, indirectly, or on behalf of a person,  
18          including:

19            (1) Income derived from any lawful profession or occupation;

20            and

21            (2) Income or rental payments derived from any government or  
22            private assistance, grant, or loan program; and

23            ~~(2)~~(3) Income from pensions, retirement annuities or  
24            investments.

25        **§ 48602. Prohibitions on Source-of-Income (SOI) Discrimination.**

26        (a) It shall be unlawful and hereby prohibited:

1                   (1) For any person to deny another person access to or  
2                   membership or participation in any multiple-listing service,  
3                   real estate brokers' organization or other service,  
4                   organization, or facility related to the business of selling or  
5                   renting dwelling units or to discriminate against such person  
6                   in the terms or conditions of such access, membership, or  
7                   participation on account of source-of-income (SOI);

8                   (2) For any person to refuse to rent or lease, to refuse to show  
9                   housing for rent or lease, to refuse to receive and transmit any  
10                  bona fide offer to rent or lease, or to otherwise make  
11                  unavailable or deny or withhold from another person any  
12                  housing for rent or lease because of a person's source-of-  
13                  income (SOI);

14                  (3) For any person to discriminate in the terms, conditions, or  
15                  privileges pertaining to the rental or lease of any housing, or  
16                  in the furnishing of facilities or services in connection  
17                  therewith, because of a person's source of income, including  
18                  a person's receipt of public housing assistance or a person's  
19                  participation in a third-party contract required by a public  
20                  housing assistance program; except that, if the initial payment  
21                  to the landlord is not made timely in accordance with  
22                  applicable regulations promulgated by the U.S. Department  
23                  of Housing and Urban Development (HUD) due to processing  
24                  delays or a government shutdown, then a landlord may  
25                  exercise any right or pursue any remedy available under law;

26                  (4) For any person to make, print, or publish or cause to be made,  
27                  printed, or published any notice or advertisement relating to

1           the rental or lease of any housing that indicates any limitation,  
2           specification, or discrimination based on a person's source-  
3           of-income (SOI);

4           (5) For any person to represent to another person that any housing  
5           is not available for rent or lease when the housing is in fact  
6           available for the purpose of discriminating against the person  
7           on the basis of the person's source-of-income (SOI); and

8           (6) For any person, for profit, to induce or attempt to rent any  
9           housing by representations regarding the entry or prospective  
10           entry into the neighborhood of a person or persons with  
11           particular sources of income.

12           **§ 48603. Exemptions and Application.**

13           (a) § 48602(a)(1) to (a)(6) of this Act shall not apply to the following:

14           (1) The rental of a housing project subsidized by public funds or  
15           lands; and

16           (2) The lease of Chamorro Land Trust property.

17           (b) Nothing in § 48602 of this Act precludes a landlord from checking  
18           the credit of a prospective tenant. Checking the credit of a  
19           prospective tenant is not unlawful under § 48602 provided that the  
20           landlord checks the credit of every prospective tenant.

21           **§ 48604. Fines and Penalties.**

22           (a) A landlord that violates any provisions of this Act may be subject to  
23           a civil penalty in an amount not to exceed two-thousand dollars  
24           (\$2,000) if determined by the court to have violated this Act for the  
25           first time within one year of the occurrence of the violation.

1           (b) The court may impose a penalty of two-thousand five hundred  
2           dollars (\$2,500) against a landlord for any subsequent violation of  
3           this Act by the landlord.

4           (c) The court may also order any injunctive or other equitable relief as  
5           it deems proper.

6           (d) No party shall be awarded attorney's fees or costs in any action  
7           under this Act.

8           **§ 48605. Use of Collected Penalties.**

9           All fines collected under this section shall be deposited into the Housing  
10          Trust Fund.

11          **§ 48606. Enforcement.**

12          The Guam Housing and Urban Renewal Authority (GHURA) shall  
13          enforce the provisions of this Article. GHURA shall submit a budget request to I  
14          Liheslaturan Guåhan, annually, for cost related to the enforcement of this Article.  
15          GHURA shall create Rules and Regulations consistent with Chapter 9, 5 GCA.”

16          **Section 3. Application.** This Act shall be effective ~~upon enactment~~ on  
17          October 1, 2026. The provisions of this Act shall not be waived or modified by the  
18          agreement of the parties under any circumstances.

19          **Section 4. Severability.** If any provision of this Act or its application to any  
20          person or circumstance is found to be invalid or inorganic, such invalidity shall not  
21          affect other provisions or applications of this Act that can be given effect without  
22          the invalid provision or application, and to this end the provisions of this Act are  
23          severable.



## COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> Guam Legislature

March 20, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature

**From:** **Vice Speaker V. Anthony Ada**   
Chairperson, Committee on Rules

**Subject:** **Fiscal Note for Bill No. 29-38 (COR)**

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*Håfa Adai!*

Find the attached, Fiscal Note for the following bill:

**Bill No. 29-38 (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 copy the same to Management Information Services (MIS) for posting on our website.



**Bureau of Budget & Management Research**  
**Fiscal Note of Bill No. 29-38 (COR)**

**AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.**

Department/Agency Appropriation Information	
Dept./Agency Affected: Guam Housing Corporation (GHC)	Dept./Agency Head: Edith C. Pangelinan, President
Department's anticipated revenues, less interest expense to date:	\$3,922,737
Department's appropriation(s) to date: Public Law 37-135 (FY25 Supplemental Budget)	<u>\$1,000,000</u>
Total Department/Agency revenues, less interest expense to date:	\$4,922,737

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2024 Unreserved Fund Balance	\$0	\$0	\$0
FY 2025 Adopted Revenues	\$0	\$0	\$0
FY 2025 Appro. (P.L. 37-125)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2025 (if applicable)	FY 2026	FY 2027	FY 2028	FY 2029
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
Special Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$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? / / Yes      / X/ No  
 If yes, will the program duplicate existing programs/agencies? / X/ N/A      / / Yes      / / 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: 03/20/25      Director: Lester L. Carlson, Jr.      Date: MAR 20 2025

**Footnote(s):**  
 Bill No. 29-38 (COR) establishes prohibitions on discrimination in housing based on source of income as to promote equitable access to housing. The Bureau notes the imposing of fines and penalties for violators of Bill No. 29-38 (COR) may generate revenue for the Guam Housing Trust Fund. Albeit, enforcement of Bill No. 29-38 (COR) may require additional personnel be hired by the Corporation. Absent information from the Guam Housing Corporation, a fiscal impact cannot be determined at this time.