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
370-38 (LS)	Sabina Flores Perez Chris Barnett	AN ACT TO *ADD* A NEW §5101(h), TO *ADD* A NEW §5104(w)(7), AND TO *ADD* A NEW ARTICLE 5 TO ALL OF CHAPTER 5, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING A MIXED INCOME COMMUNITY HOUSING DEVELOPMENT PROGRAM AND PROMOTING SUSTAINABLE COMMUNITIES ON GUAM.	10/12/26 3:48 p.m.	10/19/26	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 10/19/26 10/26/26			

COMMITTEE ON RULES

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

October 26, 2026

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. 370-38 (LS)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 370-38 (LS).

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. 370-38 (LS)

AN ACT TO *ADD* A NEW § 5101(h), TO *ADD* A NEW § 5104(w)(7), AND TO *ADD* A NEW ARTICLE 5 TO ALL OF CHAPTER 5, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING A MIXED INCOME COMMUNITY HOUSING DEVELOPMENT PROGRAM AND PROMOTING SUSTAINABLE COMMUNITIES ON GUAM.

Department/Agency Appropriation Information	
Dept./Agency Affected: Guam Housing and Urban Renewal Authority (GHURA)	Dept./Agency Head: Elizabeth F. Napoli, Executive Director
Department's General Fund (GF) appropriation(s) to date:	-
Department's Other Fund (Specify) appropriation(s) to date:	-
	-

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2026 Unreserved Fund Balance		$0	$0
FY 2027 Adopted Revenues	$0	$0	$0
FY 2027 Appro. (P.L. 38-136)	$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 2027 (if applicable)	FY 2028	FY 2029	FY 2030	FY 2031
General Fund	$0	1/	1/	1/	1/	1/
Special Fund	$0	1/	1/	1/	1/	1/
Total	$0	1/	1/	1/	1/	1/

1. Does the bill contain "revenue generating" provisions? /X/ Yes / / No
   If Yes, see attachment 1/
2. 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
3. Does the Bill establish a new program/agency? /X/ Yes / / No
   If yes, will the program duplicate existing programs/agencies? /X/ N/A / / Yes /X/ No
   Is there a federal mandate to establish the program/agency? / / Yes /X/ No
4. Will the enactment of this Bill require new physical facilities? / / Yes /X/ No
5. Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: /X/ Yes / / No
   /X/ Requested agency comments not received by due date / / Other:

Analyst: _____ Date: 10/23/24 Director: _____ Date: OCT 26 2026
William P. Taitingfong, Acting BMA Supvr. Lester L. Carlson, Jr., Director

Footnotes:
1/ See attached comments on Bill 370-38 (LS).

BUREAU OF BUDGET AND MANAGEMENT RESEARCH
COMMENTS ON BILL NO. 370-38 (LS)

The proposed Bill No. 370-38 (LS) is an act to add a new § 5101(h), to add a new § 5104(w)(7), and to add a new Article 5 to all of Chapter 5, Title 12, Guam Code Annotated, relative to establishing a Mixed Income Community Housing Development Program and promoting sustainable communities on Guam.

The intent of *I Liheslaturan Guåhan* is to establish the Guam Mixed-Income Community Housing Development Program, to be administered by Guam Housing and Urban Renewal Authority (GHURA), that complements the federal Low-Income Housing Tax Credit (LIHTC) program and prioritizes financing for affordable housing, including "missing middle" income populations. The Program shall expand housing assistance to individuals and households that do not currently qualify for existing subsidies but remain in need of affordable housing support, facilitate upward mobility, and promote sustainable, inclusive communities through mixed-income housing development.

The Bill 370-38 (LS) will create a Mixed Income Community Housing Development Fund to be administered by GHURA. The GHURA is authorized to establish annual compliance monitoring fees applicable to all development projects during the compliance period, and to establish fines for the failure to comply. Appropriations from the General Fund, grants, and monetary donations shall be deposited in the Fund. The expenditure of these monies shall be limited to fund approved mixed-income and/or mixed-income-mixed-use community housing development projects in accordance to the approved Guam Qualified Allocation Plan. Additionally, the Bill 370-38 (LS) provides for administrative costs of 10% annually to fund personnel and supplies. Upon Board approval, the Authority is authorized to reserve up to $300,000.00 based on scale of projects and/or procure contractual services for housing needs assessment. Pursuant to the Guam Administrative Adjudication Law, GHURA shall promulgate regulations, fees, and fines for the implementation of this Article, and transmit such regulations, fees and fines to the Speaker of *I Liheslaturan Guåhan* within 1 year upon enactment.

According to comments received, the GHURA notes that structurally the Bill 370-38 (LS) is sound. The GHURA does highlight that there is no funding attached to the Bill, but understand the strategy. However, GHURA is 100% Federally-Funded through Direct Allocation. Meaning, GHURA will need a local funding source to charge staff time for the development of Program rules and regulations under the Guam Administrative Adjudication Law process. The GHURA provided a cost estimate amount of approximately $60,000.00 to cover staff time, materials, services (publications and outreaches), but it lacked a detailed cost breakdown. In regards to the potential revenue impact, the Bureau is unable to provide a revenue estimate as GHURA will have to first determine such fees and fines authorized under the Program.