

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN  
OFFICE OF THE GOVERNOR OF GUAM

**Via Hand Delivery**  
**and E-mail to: [speaker@guamlegislature.org](mailto:speaker@guamlegislature.org)**

June 28, 2024

The Hon. Therese M. Terlaje  
*Speaker, I Mina'trentai Siette Na Liheslaturan Guåhan*  
37<sup>th</sup> Guam Legislature  
Guam Congress Building  
163 Chalan Santo Papa  
Hagåtña, Guam 96910

**Re: EXECUTIVE ORDER NO. 2024-02**

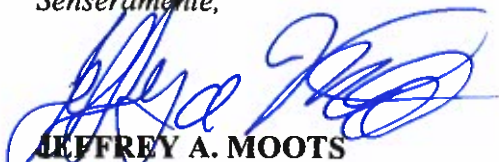
*Håfa Adai* Madam Speaker,

Pursuant to Public Law 34-16, transmitted herewith is the following Executive Order:

**EXECUTIVE ORDER NO. 2024-02**

RELATIVE TO ESTABLISHING THE ATTAINING HOUSING COMMISSION

*Senseramente,*



**JEFFREY A. MOOTS**  
*Legal Counsel*

Enclosure: Executive Order No. 2024-02

CC via email: *Maga'hågan Guåhan*  
*Sigundo Maga'låhen Guåhan*  
Hon. Robert J. Torres, Jr., Chief Justice of Guam  
Compiler of Law  
Central Files  
Cabinet Members



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**EXECUTIVE ORDER 2024-02**

**RELATIVE TO ESTABLISHING THE ATTAINING HOUSING  
COMMISSION**

**WHEREAS**, like many communities across the country, significant barriers impede homeownership in Guam, including the rising cost of construction and high mortgage interest rates. Our government must work to understand these barriers, and take substantial steps to resolve them for the benefit of our community; and

**WHEREAS**, our government's approach to addressing this challenge must include the exploration of measures to encourage the development of affordable housing on our island, including a thorough review of existing housing policies and practices, and to increase the availability of skilled laborers to support construction projects in Guam; and

**WHEREAS**, we must also conduct a thorough review of permitting procedures related to the construction and rehabilitation of housing projects to address affordable housing deficits, while maintaining standards established by Guam law and regulations, including environmental standards that keep our families safe and strong; and

**WHEREAS**, additionally, we must study new policies and models that other jurisdictions have implemented to stabilize their housing market and weather market forces that cause volatility in housing costs; and

**WHEREAS**, in furtherance of these goals, it is necessary to convene a specific commission to study these complex issues, and make recommendations to help shape the course of our island's housing systems, provide our government with information and resources to address the housing crisis in our community, and bring the goal of homeownership within the reach of more of our working families.

**NOW, THEREFORE, I, LOURDES A. LEON GUERRERO**, *Maga'hågan Guåhan*, Governor of Guam, by virtue of the authority vested in me by the Organic Act of Guam and the laws of Guam, do hereby direct as follows:

1. **ESTABLISHMENT OF THE ATTAINING HOUSING COMMISSION.** There is hereby established the **Attaining Housing Commission ("AHC")**, which shall consist of the following individuals:
  - a. The Director of the Guam Housing Corporation, or their designee.
  - b. The Director of the Guam Economic Development Authority, or their designee.
  - c. The Director of the Guam Housing and Urban Renewal Authority, or their designee.
  - d. The Director of the Department of Public Works, or their designee.



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- e. The Director of the Office of Homelessness Assistance and Poverty Prevention, or their designee.
  - f. The Administrator of the Guam Environmental Protection Agency, or their designee.
  - g. The Director of the Chamorro Land Trust Commission, or their designee.
  - h. The Director of the Guam Waterworks Authority, or their designee.
  - i. The Director of the Department of Land Management, or their designee.
2. **DUTIES OF THE AHC.** The AHC shall have the following duties and responsibilities:
- a. Make recommendations to the Governor regarding the following:
    - i. Existing statutes and administrative rules and regulations that create unwarranted impediments to housing development and recommend revisions to the same; and
    - ii. Measures to reduce and mitigate potential nitrate pollution, including but are not limited to incentives for residents to connect to Guam's sewer system, and to encourage housing development in less densely populated areas throughout Guam; and
    - iii. Measures to address high interest rates that adversely affect Guam's housing market, preventing Guam's residents from entering and maintaining home ownership;
    - iv. Measures to address the skilled labor shortage by proposing programs that encourage our residents to train in skilled positions and encourage skilled laborers to work in Guam; and
    - v. Development of potential consumer protection legislation to protect home buyers and homeowners.
  - b. Convene a roundtable discussion focused on specific housing issues each quarter to receive input from stakeholders, such as:
    - i. The Contractors Licensing Board ("CLB");
    - ii. The Professional Engineers, Architects, and Land Surveyors Board ("PEALS Board");
    - iii. Joint Region Marianas ("JRM");
    - iv. Realtors;
    - v. Laborers;



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- vi. Contractors; and
  - vii. Lending institutions.
- c. Procure the services of a consultant to assist the Commission in developing actionable recommendations focused on addressing Guam's housing needs.
3. **SEVERABILITY.** If any provision of this Executive Order or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this Order that can be given effect without the invalid provision or application, and to this end, the provisions of this order are severable.

**SIGNED AND PROMULGATED** at Hagåtña, Guam this 28<sup>th</sup> day of June, 2024.

**LOURDES A. LEON GUERRERO**  
*Maga'hågan Guåhan*  
Governor of Guam

Attested by:

**JOSHUA F. TENORIO**  
*Sigundo Maga'låhen Guåhan*  
Lieutenant Governor of Guam

