



February 18, 2025

THE HONORABLE V. ANTHONY ADA
Vice Speaker, *I Mina'trentai Ocho Na Liheslaturan Guåhan*
Chairman, Committee on Land, Environment, Housing,
Agriculture, Parks and Infrastructure
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

RE: BILL NO. 57-38 – An Act to strengthen housing options by adding a new sub-article 3 to article 1 of Chapter 61, Title 21, GCA, Relative to authorizing the construction of accessory dwelling units (ADUs) in residential zones.

Håfa Adai Vice Speaker Ada and Members of the Committee on Land, Environment, Housing Agriculture, Parks and Infrastructure,

On behalf of the Guam Chamber of Commerce, I write to express our support for the proposed legislation allowing homeowners to construct Accessory Dwelling Units (ADUs) on their properties in residential zones (R1, R2, and A). This initiative is vital for addressing the pressing housing challenges we face in Guam.

We agree with the main objectives of the legislation as follows:

Increase Affordable Housing Options

If passed, this mandate will significantly increase the availability of affordable housing within our local neighborhoods. ADUs would not require traditional new construction due to shared infrastructure and smaller footprint which could potentially lead to lower costs for renters and increased property values. With the lack of urban planning, rising cost of living, and housing shortages, ADUs present a practical solution that can help alleviate the current need for affordable housing options, potentially minimize the current problem of vehicle dependence, and contribute to more sustainable development.

Support Independent Living for Families

Allowing ADUs enables adult relatives, such as elderly parents, grandparents or adult children, to live independently while remaining close to family. This arrangement fosters family bonds and provides a supportive environment without compromising privacy.

Addressing the Aging Population's Needs

As Guam's population ages, there is an increasing demand for affordable living arrangements for seniors, our *manåmko'*. ADUs offer a cost-effective alternative to assisted living facilities, which are currently extremely limited here in Guam. This legislation will help meet the needs of our aging population by providing suitable housing options.

Regulating Land Use Standards

The proposed regulations establish clear standards for the construction and use of ADUs, ensuring that they are safe and compliant with zoning laws. This structured approach will help maintain the character of residential neighborhoods while accommodating growth without requiring new land development expenses.

Encouraging Community Development

By allowing homeowners to build ADUs, we promote economic development within our communities. Homeowners can generate additional income through rental opportunities, which can stimulate our economy and enhance community stability.



**GUAM CHAMBER
OF COMMERCE**

PROGRESS NOW AND FOREVER

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Page 2

Vice Speaker V. Anthony Ada

Chamber Testimony Bill No. 57-38

In conclusion, Bill No. 26-38 permitting Accessory Dwelling Units is a forward-thinking approach to tackling our dire housing needs on island and enhancing community living arrangements. It not only provides affordable housing solutions but also supports family dynamics and addresses the needs of our aging population. We urge all members of the Guam Legislature to support this important bill for the betterment of our community.

Thank you for the opportunity to present our views and comments on this bill. We standby to participate in any future discussions on this proposal.

Sincerely,

A blue ink handwritten signature, appearing to read 'TAE OH', with a horizontal line extending to the right.

TAE OH
Chairman of the Board