

# KUMISION INANGOKKON



# TANO' CHAMORRO

## (CHAMORRO LAND TRUST COMMISSION)

### Fiscal Year 2016 Citizen Centric Report

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The Chamorro Land Trust Commission (CLTC) was created through the passage of Public Law 12-226 with the task to administer Chamorro Homelands. CLTC offers three types of lease programs which are residential, agriculture and commercial.

CLTC has a land inventory of 11,061.78 acres that are located throughout the northern, central, and southern parts of Guam. The total land inventory administered by CLTC accounts for 33% of Government of Guam owned property. CLTC was merged with the Department of Land Management (DLM) through Advisory No. 9.

#### Board Members

***Gyongyi P. Fejeran***  
***Chairwoman***

***Joseph I. Cruz***  
***Vice-Chairman***

***Amanda L. G. Santos***  
***Commissioner***

***Pascual V.A. Sablan***  
***Commissioner***

***(Vacant)***  
***Commissioner***

#### Our Mission

To hold and protect Chamorro homelands for it's beneficiaries and exercise diligence and uphold our fiduciary responsibility in the management of Chamorro homelands.

#### Our Goal

Advance the well-being of the Chamorro people by way of equitable land distribution.



**Director**  
**Michael J.B. Borja**



**Deputy Director**  
**David V. Camacho**

# Our Progress in FY 2016

In FY2016, CLTC qualified a total of 131 applicants for its residential and agriculture programs, increasing the cumulative total of applicants to 11,394 as of September 30, 2016. In addition, CLTC issued a total of 62 residential and agriculture combined increasing the cumulative total of leased property to 2,9012 acres.



The final approval of CLTC's Commercial Rules and Regulations has stalled the process of CLTC awarding commercial leases/licenses. The revenues generated from commercial activity is greatly needed to supplement operations and infrastructure. On November 09, 2015 Public Law (PL) 33-95 was enacted and created CLTC's Commercial Rules and Regulations. Furthermore, in FY2016, CLTC issued one commercial lease increasing the total acreage leased to 691.13.

During FY2016 CLTC continued to place emphasis on the Home Loan Guarantee Program to ensure that constituents with Loan Guarantees are up to date with their mortgage payments. The working dialogue created between CLTC, the United States Small Business Administration (SBA) and the Guam Housing Corporation (GHC) from previous years has been beneficial to CLTC. In FY2016, CLTC reassigned two leases with loan guarantees to new lessees who assumed the land and lease-hold improvements and the preexisting loans with the concurrence of the respective lending institutions.



# FY 2016 Finances

**Chamorro Land Trust Commission  
Combining Balance Sheet  
Period Ending September 30, 2016**

**Chamorro Land Trust Commission  
Combining Statement of Revenues, Expenditures,  
and Changes in Fund Balance  
Period Ending September 30, 2016**

**ASSETS**

Assets:	
Cash and Cash Equivalents	\$ 1,716,450
Receivables:	
Commercial	326,688
Due from GovGuam	964,372
Restricted Assets:	
Cash and Cash Equivalents	213,511
Time Certificates of Deposit	300,000
<b>Total Assets</b>	<b><u>\$ 3,521,021</u></b>

**LIABILITIES AND FUND**

**BALANCE**

Liabilities:	
Accounts Payable	\$ 5,745
Accrued Payroll and other Liabilities	2,576
Unearned Revenues	365,981
<b>Total Liabilities</b>	<b><u>374,302</u></b>
Fund Balance:	
Restricted <sup>1</sup>	513,511
Committed <sup>2</sup>	2,370,997
Assigned <sup>3</sup>	262,211
<b>Total Fund Balance</b>	<b><u>3,146,719</u></b>
<b>Total Liabilities and Fund Balance</b>	<b><u>\$ 3,521,021</u></b>



To view the CLTC financial audit, go to the  
Office of Public Accountability website:  
[opaguam.org](http://opaguam.org)

Revenues:	
Payment In Lieu of Real Property Taxes	\$ 91,646
Lease Rentals:	
Commercial	767,604
Agricultural and Residential	3,457
Collections from Land for the Landless Program	206,369
Royalties	83,215
Land Trust Application Fees	6,250
Interest Income	1,621
<b>Total revenues</b>	<b><u>1,160,162</u></b>
Expenditures:	
Salaries and Wages - Regular	414,455
Salaries and Wages – Fringe benefits	114,531
Health Benefits	53,266
Contractual Services	168,168
Building Rent	124,390
Supplies	30,683
Capital Outlays	27,592
Miscellaneous	6,485
<b>Total expenditures</b>	<b><u>939,570</u></b>
Net change in Fund Balances	220,592
Fund Balances at beginning of year	2,926,127
Fund Balances at end of year	<b><u>\$ 3,146,719</u></b>

## Future Challenges

The Chamorro Land Trust Commission realizes that it will continue to struggle to provide basic infrastructure for the benefit of its beneficiaries. This is a result of the limited resources available. Also, the Commercial Rules and Regulations enacted by PL 33-95 has created commercial licenses or leases to be awarded through a process that has inundated the commission with obstacles that has not been attractive to potential lessees and licensees.

## Outlook

The commission will continue to work with the Administrative and Legislature to develop legislative initiatives to address the challenges that has continued to negatively affect the commission. Moreover, with the development of a master plan CLTC anticipates that the lease issuance in FY 2017 will increase and reduce the amount of applicants on the waiting list.



### **We Want to Hear from You**

Did you find this report informative? Do you think we need more information added? If yes, please contact our office at 649-5263 ext. 600 or email us at [dlmdir@land.guam.gov](mailto:dlmdir@land.guam.gov).

Complete budgetary reports may be found on our website [www.dlm.guam.gov](http://www.dlm.guam.gov)