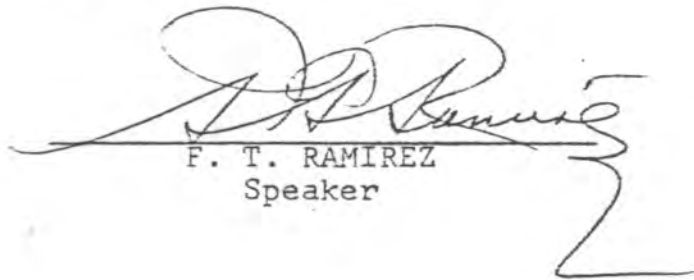


TWELFTH GUAM LEGISLATURE
1973 (FIRST) Regular Session

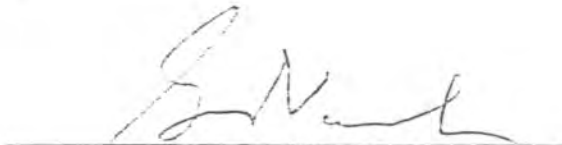
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141 San Ramon Rd.
Agana, Guam 96910

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

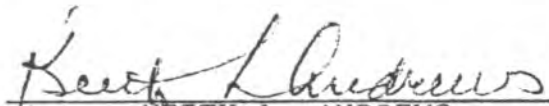
This is to certify that Bill No. 588, "An Act to repeal Sections 13956, 13956.1 and 13956.2 of the Government Code of Guam and Public Law 9-192, and to amend Section 13928 of said Government Code to authorize the transfer of certain government land at less than fair market value to the Guam Housing and Urban Renewal Authority to be used for construction of residential housing for sale to low and moderate income families, and to permit land on which such houses are constructed to be leased by the Authority for One Dollar (\$1.00) and authorizing an appropriation therefor", was on the 19th day of November, 1973, duly and regularly passed.


F. T. RAMIREZ
Speaker

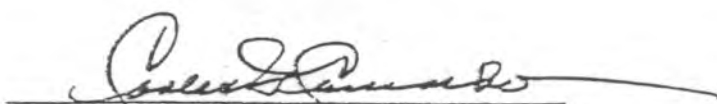
ATTESTED:


G. M. BAMBA
Legislative Secretary

This Act was received by the Governor this 23rd day
of November, 1973 at 5:50 o'clock P.M.


KEITH L. ANDREWS
Attorney General of Guam

APPROVED:


CARLOS G. SAMACHO
Governor of Guam

Public Law
12-56

DATED: 11-26-73
11:30 AM

RECEIVED

TWELFTH GUAM LEGISLATURE
1973 (FIRST) Regular Session

Bill No. 588
Substitute

Introduced by

C. T. C. Gutierrez
G. M. Bamba
J. F. Ada
P. J. Bordallo
P. M. Calvo
A. L. Cristobal
J. R. Duenas
W. D. L. Flores
F. G. Lujan
A. M. Palomo
F. T. Ramirez
J. M. Rivera
G. R. Salas
A. C. Sanchez
F. R. Santos
A. A. Sekt
R. F. Taitano
E. S. Terlaje
J. U. Torres
A. C. Ysrael

AN ACT TO REPEAL SECTIONS 13956, 13956.1
AND 13956.2 OF THE GOVERNMENT CODE OF GUAM
AND PUBLIC LAW 9-192, AND TO AMEND SECTION
13928 OF SAID GOVERNMENT CODE TO AUTHORIZE
THE TRANSFER OF CERTAIN GOVERNMENT LAND AT
LESS THAN FAIR MARKET VALUE TO THE GUAM
HOUSING AND URBAN RENEWAL AUTHORITY TO BE
USED FOR CONSTRUCTION OF RESIDENTIAL
HOUSING FOR SALE TO LOW AND MODERATE INCOME
FAMILIES, AND TO PERMIT LAND ON WHICH SUCH
HOUSES ARE CONSTRUCTED TO BE LEASED BY THE
AUTHORITY FOR ONE DOLLAR (\$1.00) AND
AUTHORIZING AN APPROPRIATION THEREFOR.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. Section 13956 of the Government Code of Guam
3 is hereby repealed.

4 Section 2. Section 13956.1 of the Government Code of Guam
5 is hereby repealed.

6 Section 3. Section 13956.2 of the Government Code of Guam
7 is hereby repealed.

8 Section 4. Section 1 of Public Law 9-192 is hereby
9 repealed and Section 13956 is hereby added to the Government
10 Code of Guam to read as follows:

1 "Section 13956. Housing Development
2 purposes. The Legislature finds that there is a substantial
3 and growing residential housing shortage in the territory of
4 Guam, more than five thousand (5,000) local residences being
5 in need of replacement either because of substandard
6 construction or substantial deterioration; that private
7 construction of residential units to replace the sub-
8 standard homes and to take care of the growing population
9 has proven to be unable to keep pace with the demand,
10 primarily because of the inherent difficulties in financing
11 substantial local construction within the limited funds
12 available to families of low and moderate income and
13 because of the difficulty of acquiring privately owned
14 lands at low cost; that there is government land highly
15 suitable for residential construction in Dededo that is
16 available and is not now being utilized; and that for the
17 foregoing reasons it becomes necessary to provide for the
18 construction of residential dwellings within the civilian
19 community making available government land at less than
20 fair market value."

21 Section 5. Section 2 of Public Law 9-192 is hereby
22 repealed.

23 Section ⁶ Section 3 of Public Law 9-192 is hereby
24 repealed and Section 13956.1 is hereby added to the Government
25 Code of Guam to read as follows:

26 "Section ^{13956.1} Transfer to the Guam Housing and
27 Urban Renewal Authority. Notwithstanding any other
28 provisions of law, the Governor of Guam is authorized to
29 convey for One Dollar (\$1.00) to the Guam Housing and
30 Urban Renewal Authority all title of interest of the
31 government of Guam in those five (5) parcels of land in

*amended
by PL 12-25/93*

1 the municipality of Dededo and Yigo as bounded by Marine-
2 Drive to the South and Southeast, Route 9 to the North and
3 Northeast, and Route 3 to Northwest and West side, and as
4 more fully described by correspondence to the Speaker of
5 the Legislature from the Chairman of the Board of
6 Commissioners of Guam Housing and Urban Renewal Authority
7 dated September 12, 1973. Such five (5) parcels of land to
8 be utilized solely for the development of five hundred (500)
9 single family homes of reinforced concrete or concrete
10 blocks construction, with an average cost per home,
11 including all on-site and off-site improvements, not to
12 exceed Twenty-Two Thousand Dollars (\$22,000). The
13 community housing development shall be on a turnkey basis,
14 i.e., including site development, all utilities, paved
15 streets, sidewalks, conforming to the standards of the
16 Subdivision Law. No more than one (1) house per family
17 which shall be sold to owner-occupants only. For the
18 purpose of this Act a family shall be considered to be a
19 husband, a wife and dependent children, or a widow or
20 widower. The homes shall be made available to U.S.
21 Citizens domiciled in the territory of Guam according to
22 the following preferences:

23 1. First preference shall be given to those families
24 who reside within the subject properties at the time of the
25 effective date of this Act and who are without fee title
26 to any developable real property of their own upon which
27 safe, sanitary and decent housing could be erected.

28 2. Second preference shall be given to those
29 families who are without fee title to any developable real
30 property of their own upon which safe, sanitary and decent
31 housing could be erected and whose direct ancestral lands

1 had been seized by the United States in Post World War II
2 Land Condemnation actions.

3 3. Third preference shall be given to other citizens
4 domiciled in the territory of Guam who are without fee
5 title to any developable real property of their own upon
6 which safe, sanitary and decent housing could be erected,
7 and who have resided within the territory of Guam not less
8 than five (5) years.

9 Any sale made in violation of the above-mentioned
10 preferences shall render such sale null and void ab initio.

11 The Authority is hereby granted the authority to lease
12 the lots subject to the following terms:

13 1. The lease shall be for One Dollar (\$1.00) and
14 shall be for a period of not less than fifty-five (55)
15 years and shall contain an option to renew for a period
16 of twenty (20) years; and

17 2. The lease shall contain a provision or provisions
18 giving the Authority the right to reacquire the original
19 dwelling at the original sale price or at a lesser price
20 if it has been damaged or destroyed. Any improvements
21 which are permanently affixed to the land or the dwelling
22 shall be purchased at their fair market value. This
23 provision is applicable to voluntary sales occurring within
24 ten (10) years from the date of the original lease.

25 No person shall be displaced from the government of
26 Guam land transferred above, without receiving compensation
27 representing the fair market value of any improvements
28 constructed, loss of crops and reasonable relocation
29 assistance by the Guam Housing and Urban Renewal Authority.
30 In addition, if the person so displaced meets all other
31 requirements his application shall be given first priority

for the purchase of such homes."

Section 7. Section 4 of Public Law 9-192 is hereby repealed and Section 13956.2 is hereby added to the Government Code of Guam to read as follows:

"Section 13956.2. The authority granted the Governor by Sections 13956 and 13956.1 of this Act shall expire June 30, 1974."

Section 8. Section 5 of Public Law 9-192 is hereby repealed.

Section 9. Section 13928 of the Government Code of Guam is hereby amended to read as follows:

"Section 13928. Reports as to areas to be considered for housing projects; approval. The Authority shall submit to the Governor and the Legislature from time to time a report listing any area or areas deemed by the Authority to be suitable for consideration for housing project purposes. The utilization of any such area or areas for such purposes shall require the approval of the Governor and the Guam Legislature."

Section 10. Severability. If any provision of this Act or the application thereof to any person or circumstances is held to be in violation of laws, rules and regulations relative to governmental subsidized financing, or held unconstitutional by any court of competent jurisdiction, such invalidity shall not affect any other provisions or applications of this Act which can be given effect without the invalid provision or application and to this end the provisions of this Act are severable.

Section 11. There is hereby authorized to be appropriated in July, 1974, the sum of One Million Dollars (\$1,000,000) to the Guam Housing and Urban Renewal Authority (GHURA) for the

1 purpose of subsidizing directly home purchasers under
2 Preferences 1, 2 and 3 who, due to insufficient income, would
3 not otherwise qualify for home mortgage financing. In no case
4 shall such amount exceed Seven Thousand Dollars (\$7,000) per
5 purchaser. A special fund shall be established to account for
6 the subsidies herein authorized under rules and regulations
7 adopted therefor by the Guam Housing and Urban Renewal Authority.
8 Such rules and regulations shall include, among other things,
9 provisions setting forth the criteria for eligibility to the
10 subsidies.

11 Section 12. No member of the Guam Legislature shall avail
12 himself of the benefits provided by this Act.

13 Section 13. This project shall be completed by November,
14 1975.