

TWELFTH GUAM LEGISLATURE
1974 (SECOND) Regular Session

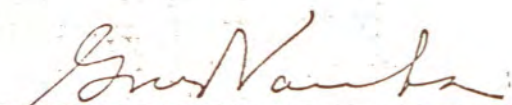
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CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill No. 851, "An Act to amend Section 13956.1 of the Government Code relative to increasing the cost estimate for the development for Five Hundred single family homes", was on the 24th day of December, 1974, duly and regularly passed by the Legislature.


F. T. RAMIREZ
Speaker

ATTESTED:


G. M. BAMBA
Legislative Secretary

This Act was received by the Governor this 27th day
of December, 1974 at 10:25 o'clock a.M.

/s/ KEITH L. ANDREWS

KEITH L. ANDREWS
Attorney General of Guam

APPROVED:

151

CARLOS G. CAMACHO
Governor of Guam

DATED: 1-2-75
11:14 a.m.

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TWELFTH GUAM LEGISLATURE
1974 (SECOND) Regular Session

Bill No. 851
Substitute Bill by
Committee on Housing
and Urban Development

Introduced by C. T. C. Gutierrez

AN ACT TO AMEND SECTION 13956.1 OF THE
GOVERNMENT CODE RELATIVE TO INCREASING
THE COST ESTIMATE FOR THE DEVELOPMENT
FOR FIVE HUNDRED SINGLE FAMILY HOMES.

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

2 Section 1. Section 6 of Public Law 12-56 is hereby amended
3 to read as follows:

4 "Section 13956.1. Transfer to the Guam Housing and
5 Urban Renewal Authority. Notwithstanding any other
6 provisions of law, the Governor of Guam is authorized
7 to convey for One Dollar (\$1.00) to the Guam Housing and
8 Urban Renewal Authority all title or interest of the
9 government of Guam in those five (5) parcels of land
10 designated as Lot No. 10122-2 Dededo (area 1,088,988+
11 square feet), Lot 10124-R2 Dededo (area 1,128,753+
12 square feet), Lot 10134-3 Dededo (area 1,148,793+
13 square feet), Lot 10199-2 Dededo (area 1,089,011+
14 square feet), and lot 7018 Yigo (area 1,479,500+
15 square feet). The five (5) parcels of land are to be
16 utilized solely for the development of five hundred (500)
17 single family homes of reinforced concrete or concrete
18 block construction, with an average cost per home including
19 all on-site and off-site improvements, not to exceed
20 Twenty-eight Thousand Dollars (\$28,000). The community
21 housing development shall be on a turnkey basis, i.e.
22 including site development, all utilities, paved streets,
23 sidewalks, conforming to the standards of the Subdivision

1 law. No more than one (1) house per family which shall be
2 sold to owner-occupants only. For the purpose of this Act
3 a family shall be considered to be a husband, a wife and
4 dependent children, or a widow or widower or the head of
5 a household. The homes shall be made available to U.S.
6 citizens domiciled in the territory of Guam according to
7 the following preferences:

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

13 2. Second preference shall be given to those
14 families who are without fee title to any developable
15 real property of their own upon which safe, sanitary
16 and decent housing could be erected and whose direct
17 ancestral lands had been seized by the United States
18 in Post World War II Land Condemnation actions.

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

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

27 The Authority is hereby granted the authority to
28 lease the lots subject to the following terms:

29 1. The lease shall be for One Dollar (\$1.00) and
30 shall be for a period of not less than fifty-five (55)
31 years and shall contain in option to renew for a period

1 of twenty (20) years; and

2 2. The lease shall contain a provision or provisions
3 giving the Authority the right to reacquire the original
4 dwelling at the original sale price or at a lesser price
5 if it has been damaged or destroyed. Any improvements
6 which are permanently affixed to the land or the dwelling
7 shall be purchased at their fair market value. This
8 provisions is applicable to voluntary sales occurring
9 within ten (10) years from the date of the original lease.

10 No person shall be displaced from the government of
11 Guam land transferred above, without receiving compensa-
12 tion representing the fair market value of any improve-
13 ments constructed, loss of crops and reasonable relocation
14 assistance by the Guam Housing and Urban Renewal Authority.
15 In addition, if the person so displaced meets all other
16 requirements, his application shall be given first priority
17 for the purchase of such homes."