

## Guam Real Estate Association Senatorial Candidate Questionnaire

Kelly Marsh-Taitano

### A. REAL ESTATE INDUSTRY RELATED ISSUES

1. Undecided. Our economy is rebuilding itself in many ways. This opens up the door for us to re-examine our economic landscape. In the past, our community was dealing with some harsh realities such as unfunded federal mandates and more while as the same time, trying to meet the needs of our community. Infusion of taxes by contractors of the military buildup, GovGuam's current record of better accessing federal grants, and other such measures can provide us ability to re-examine our tax structure
2. I strongly support continued examination of the permitting process and meeting with organizations such as GAR to work toward more fluid, reasonable, and timely permitting. We need to place as much of the process online as possible to make it more structured, easily accessible, and more user-friendly. We need roundtable discussions with gov't agencies and stakeholders to identify issues and brainstorm solutions as well as oversight updates of gov't progress.
3. Addressing our housing shortage is an important priority. I have been examining new building technology and innovative measures which can offer solutions. We need to explore numerous possibilities and approaches to build up our housing stock. I support increased gov't affordable housing and gov't programs that support homeowners by offering programs that off-set infrastructural costs and other such costs that can be insurmountable. I'm exploring family compounds as a cost-saving measure, best practices in other communities, and federal grant opportunities.
4. Undecided. I was among those senators that expanded the Dave Santos act to assist an increased number of businesses. Now, as much as 90% of our island businesses pay just 3% BPT. Given that we are a community with a high level of need with as much as perhaps 25% living at or below the poverty line, any tax changes must determined on the basis of meeting this need and fostering growbth.

### B. GENERAL GOVERNMENT

1. Oppose. Our 3-branch system is meant to be a check and balance. Oversight of the other branches is a heavy responsibility particularly with respect to the use of tax dollars. Developing responsible legislation and implementing laws appropriately takes concerted time and effort. If anything, our community is asking for more oversight and more responsible legislation not less.
2. Legislative Priorities:
  - 1) To work toward a better future by tackling our high cost of living in as many ways as possible. I've been working on a bill to develop a more comprehensive energy policy to save the gov't and us all money for the energy (electricity and fuel) that we use as one example.

- 2) One of my other first acts, would be to work toward getting my law to create an Intraregional Commerce Commission empaneled and up and running. It is meant to identify economic opportunities within our region and smooth the path for them to be realized.
3. A lot of laws have been patchworked over the years so that they contradict one another. In my previous term I worked to repeal laws like that to provide more clarity Our procurement law is one that could use being repealed and written from scratch to streamline and improve the current process.
4. Leaders on Guam have the responsibility to ensure that our local rights and resources are protected for our long-term use, and that the DoD follows local and federal laws. It is not a matter of opposing or supporting DoD or the military buildup per se. It is the responsibility of the local government to ensure that our community receives due and fair consideration and treatment. I called for our vets to have better access to the commissary during lockdowns for example, not because of any opposition to the military but because our local vets were not given due and fair consideration in that set of circumstances.
5. The US itself placed Guam on the UN's list of non-self governing entities meant to self-determine a fully governing, aka sovereign status. Placing Guam on this list means that the US recognizes that the people of Guam should be working toward sovereignty which is currently recognized as being either an incorporated US state, an independent area, or an independent area freely associated with the US by mutual agreement. I support that the completion of what the US started in whichever form of sovereignty that is chosen by our community

#### B. PUBLIC AND PERSONAL HEALTH AND SAFETY

1. Support. Continuing our emergency allows for the continuation of relief that has greatly assisted our community. While we might point to alternate ways to accomplish this assistance, I am concerned that the attempt to do so may jeopardize the relief.
2. According the Army Corps of Engineers, a new hospital rather than patching an old one is the most practical approach. A more centralized location could better assist those living in the outskirts of Guam as has been expressed to me by those living in areas like Inalahan. Funding sources have been identified by both Administration and the Legislature to support the construction
3. This issue needs to be addressed in numerous ways including ensuring more police officers and customs and quarantine staff, among others, such as social workers and parole officers. Increasing the customs and quarantine staff numbers as well as improving their inspection capacity are needed measures to keep the drugs off our streets which is one of the most important areas to tackle as a means of prevention.
4. Support. I understand the fear and concern that our community has about home invasions and other violent acts and I support their constitutional rights to defend their homes