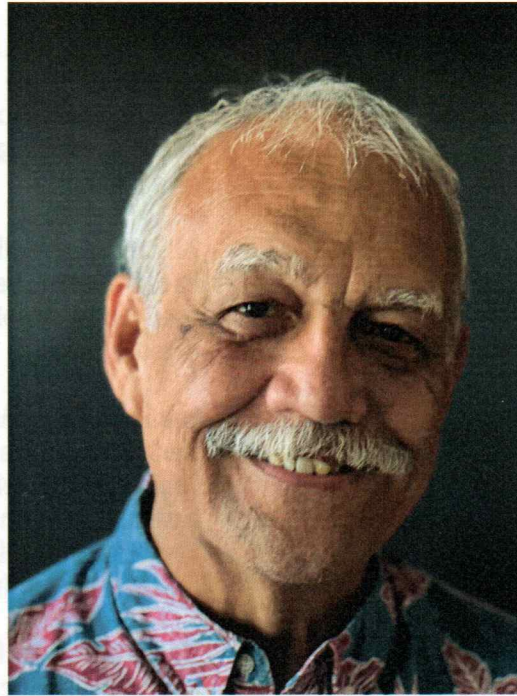


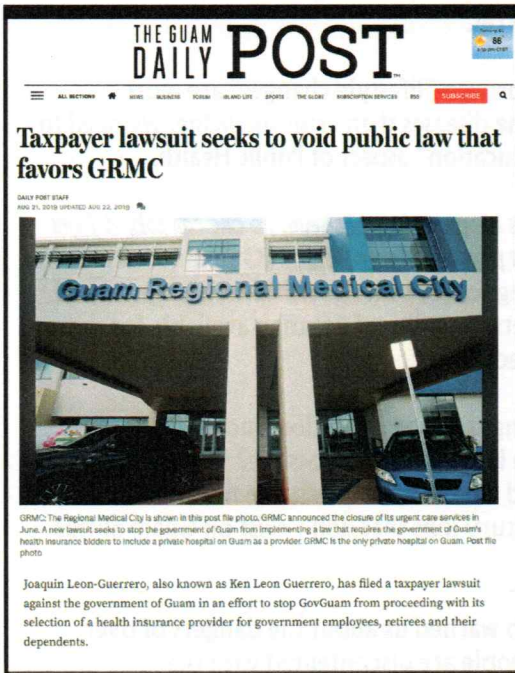
Fighting for Your Rights



Joaquin KEN LEON GUERRERO for SENATOR (R) #14

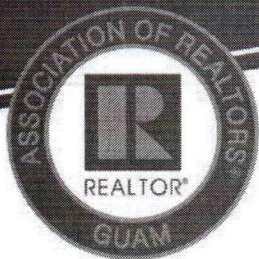
From fighting against illegal pay raises, illegal government activities, to opposing the hijacking of public assets, I have spent 15 years standing on the front lines before different Administrations, government agencies, various boards and commissions, the Legislature, and the Court System representing the best interests of the people of Guam before those in power.

As a senator in the 37th Legislature, I will continue to stand up for the best interests of all the people who call Guam home.



KLG YouTube
Channel





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SENATORIAL CANDIDATE QUESTIONNAIRE

A. REAL ESTATE INDUSTRY RELATED ISSUES

- 1. Increase in Real Estate Tax Rate for Properties with Improvement valued at \$1 million or more.** Public Law 35-1 was signed into law by the Governor on March 2, 2019 to correct an error in the previous law created by the 34th Legislature to make clear that the law imposes an additional 100% tax levy on Guam real property with property improvements valued at one million (\$1 million) or more. This additional tax levy has created a severe financial burden to a certain class of property owners and most especially to residential and commercial tenants whose rental spaces happen to be in buildings valued at \$1 million or more, being that the additional cost of the tax levy will most surely be passed on to the tenants. This tax levy places the financial burden on the backs of middle- and low-income wage earners and owners of small businesses.

Do you support the repeal of this law?



Support



Oppose



Undecided

Please Explain your choice:

The fact we have had three years of budget surpluses as result of the 1% or more & the 5% BPT despite an increase in uncollected taxes tells me we are over taxed. We need to reverse both.





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We need to look at recreating the laws that create the current mess and stream line them to a real one stop process, and move that process online. If we can file taxes on line, we should be able to submit docs needed for permits online.

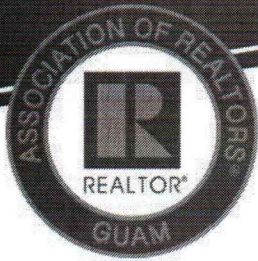
Please Explain:

What will you do to improve and expedite the building permit application and the occupancy permit issuance process?

2. **Improving the Building Permit Process.** Property owners seeking to construct improvements on their property as well as contractors engaged to construct such improvements are confronted by a building permit application and occupancy permit process that is rife with unreasonable and unresponsive review periods, potentially corrupt communication with individual agency review personnel, unreasonable, inconsistent and shifting permit requirements and standards of certain review agencies, and a frustrating linear review process.

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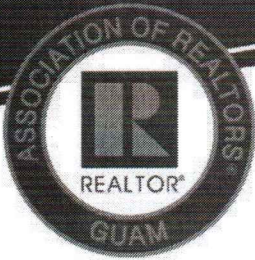
3. **Housing Shortage.** *Guam is experiencing a severe housing shortage due to a variety of reasons. These include the rising cost of construction labor and materials, rising mortgage/construction loan interest rates, unresponsive, stifling and potentially corrupt build permit application process, increasing restrictive environmental regulations, and conditions placed on local housing development by competing and more lucrative military construction contracts, and H2 visa labor restrictions.*

What legislative action will you pursue with commitment and purpose to address/resolve Guam's severe housing shortage?

Please Explain:

I want to create a public private partnership along
the lines of the one in Singapore and create a public
fund to build 1,000 high quality/high density homes
that are affordable, and residents can build equity in
over time, and allow more people to own their home.





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4. **Repeal of Business Privilege Tax (BPT) Rate Increase.** In March 2018, Public Law 34-87 increased the BPT tax rate from 4% to 5%. The law stated that the increase was “temporary” and was necessary to combat the loss of revenue caused by Federal tax cuts, but with no sunset date to the increase specified. This BPT Tax increase has resulted in significant increases in construction labor and materials and generally adversely affects the entire business environment in Guam. Despite many proposals to repeal this increase considered by subsequent legislatures, private sector businesses effectively paralyzed by Covid 19 operation restrictions, and a change in President’s political party, the rate remains at 5%.

Do you support the repeal of the BPT Rate increase and return the rate to 4%?

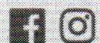
Support

Oppose

Undecided

Please Explain:

Three years of surpluses are all the justification needed
for the repeal.





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B. GENERAL GOVERNMENT

- 1. Full-time or Part-Time Legislature.** *The Guam Legislature over the past many decades has been a "full-time" legislature. Some candidates aspire to a senatorial position as a career goal that pursues and emphasizes popularity rather than effectuating a smaller and more efficient and cost-effective government.*

Will you support the creation, introduction and passage of a bill to change the operation of the Guam Legislature from full time to part time?

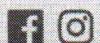
Support

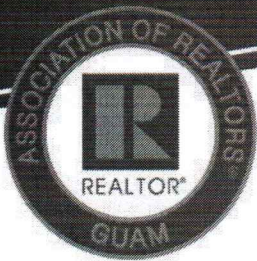
Oppose

Undecided

Please Explain your choice:

I have introduced a Voter Initiative on this, and I am
getting ready to take GEC's override to district
court to appeal.





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2. **Legislative Priorities.** *Whether you are an incumbent, a former legislator or a first-time candidate for Senator in the 37th Guam Legislature, what are the top two (2) legislative priorities you will pursue if elected? Please respond to this question under two conditions: (1) if you are in the majority or (2) if you are in the minority.*

Please Explain:

(1) Whether I am in the minority of majority, my
primary goal will be to re-instate the public's right to
hold government officials accountable for their actions.

(2) Streamline the government to live within its means.
We can't count of the Federal Gov't carpet bombing us
with billions of dollars going forward from the pandemic.





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Supporting the buildup, and operations going forward
are the best hope to create new jobs for our island
to replace those lost with tourism crashed, since it
will probably be a decade before tourism reaches 2019 headcount.

Please Explain your choice:

Support Oppose Undecided

As a Senatorial candidate, do you support the current military buildup and relocation of the U.S. Marine base from Okinawa to Guam?

4. **Military Buildup on Guam.** Given that there is currently a significant military buildup on Guam and that the U.S. Marine base in Okinawa is in process of relocating to Guam (a "fait accompli" if you will), local legislative support of or opposition to these Department of Defense actions will determine the 37th Guam Legislature's general political posture vis-a-vis our military community. The membership of the Guam Association of Realtors (GAR) is interested in your position on these current military activities.

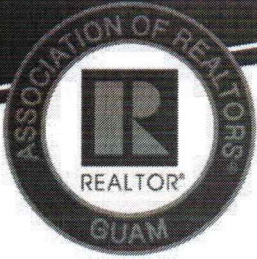
I have been too busy trying to prevent new bad laws
being passed that I haven't been able to do a deep
dive into the bad ones I am sure are on the books.

Please Explain:

3. **Repeal of Useless or Problematic Laws.** Are there current laws that you believe are not useful or problematic that should be repealed? If yes, can you list the top two (2) laws that you believe should be repealed?

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5. **Political Status.** The topic of Guam political status is in constant discussion and debate by our island community, i.e., (1) remain a U.S. Territory, (2) become a state or (3) seek independence. Holding a firm position on one of the above options would seem to influence your actions as a Senator.

What political status option draws your support?

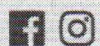
Remain a U.S. Territory

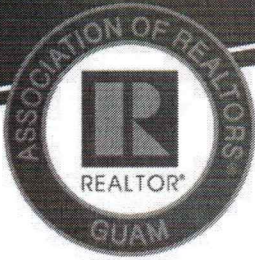
Statehood

Independence

Please Explain your choice:

We are best as a Territory because we don't have the political maturity to step out into any other political status.





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C. PUBLIC AND PERSONAL HEALTH AND SAFETY

1. **Continuation of the Governor's Covid-19 Pandemic Emergency Powers.** *The Governor declared a state of emergency to deal with the Covid-19 pandemic in the spring of 2020. It is now the fall of 2022, and the state of emergency is still in effect but scheduled to expire October 5th. By law, the Guam Legislature has the authority to terminate or to extend the Governor's extensive emergency powers.*

Discounting a year into the pandemic which most people acknowledge as the public health emergency period, are you in support of the Governor's continuing extension of emergency powers into October 2022?

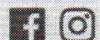
Support

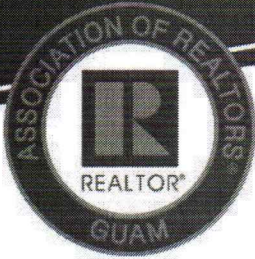
Oppose

Undecided

Please Explain your choice:

I have been very vocal for three years on the PHE especially since our mortality rates dropped, not increased.





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2. **New Public Hospital.** *The Governor has determined that we need to construct a new hospital and that the site will be at former Eagles Football Field in Mangilao along Route 15. Since the Guam Legislature must eventually be involved in the development of a new hospital, your role as a Senator will be to decide your position in determining the location and the funding of a new hospital.*

Do you believe Guam needs a new public hospital and, if yes, where do you think it should be located and how do you propose to fund the design and construction of the new facility?

Please Explain:

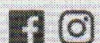
In Tamuning on the site of Hokobouten Building/GPA
base yard/Tropic Color building behind FHP and
across the street from ITC. Close to private doctor
clinics. No ownership issues. No infrastructure issues.

3. **Drug Abuse.** *Drug abuse is rampant on our island and is no doubt a cause of criminal activity, acts of violence against the public, homelessness, family violence and gradual destruction of the family unit and businesses. As a Senator, you will be in a powerful position to affect public policy changes to prevent or at a minimum mitigate drug abuse and its impact on our community.*

As a legislator, what will you do to address the problem of drug abuse on our island?

Please Explain:

Dramatically increase the funding for acquiring more
drug detection dog teams to ensure 24/7 coverage
at the three points of entry - Airport, Commercial Port,
Mail.





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4. **2nd Amendment Support.** *Home invasions and predatorial acts of violence against the community can succeed only if homeowners and individuals are defenseless. The 2nd Amendment to our U.S. Constitution gives the right to our people to keep and bear arms. Although Guam law has strict licensing requirements governing the exercise of this right, many of our citizens, having met those requirements, do own and bear firearms.*

Do you support the right of a Guam citizen to protect one's home and property with a firearm?



Support



Oppose



Undecided

Please Explain your choice:

I was formerly against broad ownership, until drug users took control of our streets and villages turning people into prisoners in our own homes, while they walk the streets without fear.



Joaquin KEN LEON GUERRERO (R)

Public Policy Issues Agenda

For the past fifteen years, as the Spokesperson for Guam Citizens for Public Accountability, I have stood up for the people of Guam before three Administrations, five legislatures, numerous boards and commission testifying the citizen's point of view.

As a GWSH/UOG Alumni I consider my public education a gift from the people of Guam. Standing up against professional politicians on a wide variety of issues of public concern is my way to repay the citizens whose taxes paid for my education.

You can find my opinion in any one of the hundreds of Letters to the Editor published in the PDN, Guam Daily Post, and the Pacific Island times. There are also hundreds of issue-oriented posts at Guam Citizens for Public Accountability on Facebook along with several hundred issue videos.



Go to Guam Citizens for
Public Accountability

Public Safety – *“A stitch in time saves nine.”* According to Ben Franklin, it is cheaper to fix the whole when it first appears, than replace the whole sock later. It is easier to detect and intercept drugs coming onto our island, the deal with the drug driven crimes that have us becoming prisoners in our own homes.

All candidates will claim they are for stronger crime prevention, but what have they done before campaign season? For more than ten years I have been lobbying politicians to provide adequate funding to purchase 20 drug detecting dogs.

Public Health – *“An ounce of prevention is worth a pound of cure.”* Once again, the wisdom of Ben Franklin provides me with inspiration. Our island was in a Public Health Emergency before the pandemic hit as most of our families have multiple family members suffering the ravages of Cardiac Disease, High Blood Pressure, Obesity, Diabetes, and Cancer. The growth of these diseases are draining our healthcare resources.

Numerous scientific studies have proven “lifestyle changes” are more effective reducing the impact of the diseases than crisis medicine. We need to enhance the “public healthcare education” aspect of Public Health.

Public Education – *“If a man empties his purse into his head, no one can take it from him. An investment in knowledge always pays the highest return.”* Our children are our future, and they are competing for jobs on the world stage, as many of them leave Guam in search of a better quality of life than available for them here in our “low wage service sector” economy.

Our student population is shrinking, and the education budget is growing; but are we giving our children the best education possible? We need to recreate our education system and facilities to address the needs of children who will be competing for 21st century jobs that don't exist on Guam at this time.

Public Finances – Ben Franklin also warned us about the dangers of over taxation saying: “The more the people are discontented with the oppression of taxes, the greater the need the prince has of money to distribute among his partisans and pay the troops that are to suppress all resistance and enable him to plunder at pleasure.” When you consider that majority of business and workers in Guam are in the “low wage service sector,” our businesses and people are overtaxed. Over taxing the businesses and workers strangles growth possibilities of both. Our economy is in shambles, and yet politicians continue to pass billion-dollar budgets that generate \$100 Million dollar surpluses, while our skilled technical people leave island, and businesses close their doors forever reducing the government's budgeting tax base.

I will work to reduce the tax rates and budgets to be more appropriate for an economy based on our existing population and tax base, because we can't base government budgets on the hope the Federal Government will continue to send Guam an endless stream of pandemic relief funds,