



The Voice for Real Estate on Guam

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:

I believe we still need time to recover from the pandemic and to observe the impact of the internet of this law.





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- 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.*

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

Please Explain:

Improving the building permit process can only be positive for our community as work expeditiously and effectively to support our

businesses to do well with reduced bureacracy without compromising

the responsibility of goverment to ensure

fairness and accountability.



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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:

Brining realtors and other stakeholders to the
table to craft policies that will promote good
business practices to sustain good quality, affordable
and safe housing for all of our people.



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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:

I will support the repeal in 2023 as ready ourselves to build back our economy and to encourage a greater presence in our private business sector. We need to all prepare to return to the pre-pandemic stage with the lessons we have learned and the commitment to do better.





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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 believe that a full time legislature is needed and that the
comitment of our legislators to policy and not to
other interests is critical as we work towards
building our socio-economic structures with the
lessons learned from the last few years.





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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) Poverty and homelessness prevention - to build those
strategies with the advice of our non profit,
business and governmental sectors.

(2) enviromental protection and promoting effiicient
and necessary means to ensure the best use
of our assets such as our weather, ocean and human capital.



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- 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?

Please Explain:

I would like to work closely with various governmental agencies
and legislative divisions that will review laws that
are obsolete and no longer useful or necessary. I feel that fewer laws that
are appropriate for our current state and vision for our future is the way forward.

- 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.

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



Support



Oppose



Undecided

Please Explain your choice:

I believe that the military buildup can be very important for the safety of our island as well
as a boost to our economy. It will also bring expertise
to our island to assist us in meeting our goals to be

more economically viable. However, there must be plans and discussions in place to ensure that there are no irreversible damage to our environment and continued safety to our residents.





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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:

I believe we Guam is ready for independence and should not continue our

current status as a territory - its a "non status"

status. However, choosing independence must include a close liaison and

commitment to partnership with the United States.



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C. PUBLIC AND PERSONAL HEALTH AND SAFETY

- 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 trust that the Governor will very soon terminate the
state of emergency - however, it will take all of us
to ensure that we have health and safety measures

in place in our homes, our worksites, educational settings and community. The Governor cannot do this alone and we must all be vested in returning to pre-Covide state.



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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:

Yes I believe Guam needs a new hospital and a

centralized location for all services as the Governor has planned. We can certainly use

a one stop place for our physical and behavioral health needs for

our veterans and all of our families while reducing the need to go around the island and preserve time and energy.

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:

I will introduce the Poverty and Homeless Prevention Act that will address those

causal factors that lead to these unfortunate state for our people.

We can provide early identification intervention and treatment

programs in our villages to reach more people with a comprehensive prevention plan in place.



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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 believe its an individual choice for those who would like to have a firearm and those who choose to use other means of protection . I w

I would urge residents to do whatever they can to protect their homes and families as best possible as well as to strengthen processes to ensure

that folks who get firearms have the training and mental capacity to

make good decisions about securing weapons and using them for protection.

