

Guam Association of Realtors Questionnaires

A. Real Estate Industry Related

1. The Governor's office has upgraded the classification of the real estate industry as an *essential service* during COVID-19 "Condition of Readiness" operating restrictions. However, Government of Guam agencies that are part and parcel of the real estate industry remain either closed or inactive. (*The real estate industry encompasses private sector real estate activities as well as Government of Guam agencies that are involved in the processing of real estate transactions including taxation, recordation, land management interaction, construction and land use permitting, building inspections, building occupancy and document recordation.*).

Will you support the preparation and passage of legislation to classify the whole of the real estate industry encompassing both the private sector and related Government of Guam agencies as **TRUE ESSENTIAL SERVICES**?

Yes, I support such legislation. Beyond that, I support the classification of real estate insurance and title services as essential as well.

2. The Guam Land Use Commission (GLUC) application processing system has been rendered inactive by GovGuam COVID restrictions since March 2020 with no apparent urgency to restore the system to full operation. The estimated value of development projects currently awaiting Department of Land Management and GLUC-related action since March is nearly \$2 billion.

Will you support the classification of the GLUC application processing system (*critical to improving Guam's economic well-being*) as an essential service during the COVID-19 Condition of Readiness operating restrictions?

Using the existing classification system, I support classifying GLUC processing as essential. I believe, however, that there is a flaw in the classification of government services as essential and non-essential. There are services that can be performed remotely by employees and officials

and there are others that can not. The GLUC and its staff can conduct meetings virtually. Land records should be available online. Recording of documents can be done in two phases: first the document can be filed digitally and second, the originals can be filed when Guam emerges from PCOR1.

B. General Government

1. 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?

With proper public education on the pros and cons of a part-time legislature, I would support a part-time legislature if that is the will of the people. I believe, however, that the legislature can elect, via its Standing Rules, to be part-time without further legislation.

2. Will you support the repeal of the 1% increase in the Business Privilege Tax/Gross Receipt Tax rate, i.e. restoring the BPT/GRT rate to 4%?

Yes, I support a permanent reduction of the BPT to 4%. Further, I support allowing retailers to subtract the cost of goods sold from

3. Are you in favor of increasing taxes and/fees to deal with Government of Guam revenue shortfall caused by COVID-19 imposed restrictions on private sector business operations?

No, I do not support raising taxes and fees.

4. Will you support a significant reduction in Government of Guam expenditures including payroll during COVID-19 lockdown and PCOR2 periods in order to keep the Government solvent?

I do not believe that solvency is currently an issue with GovGuam. The influx of federal funds and its impact on the economy is propping up the government. Should federal funds run out, then we must decrease government expenditures inclusive of payroll. I do believe, however, that a decrease in government expenditures at the onset of the pandemic would have provided funds that would have helped many of our local businesses stay in business.

5. Are you in favor of increasing the local minimum wage and *Why*?

I believe that the establishment of a minimum wage was not intended to provide a living wage but a starting wage for unskilled workers. When Guam increases the minimum wage, it adversely affects the ability of employers to pay better salaries and wages for skilled employees. Guam's current minimum wage is nearly 20% higher than the federal minimum wage. I do not support an increase in the local minimum wage.

6. Are you in favor of *reducing* taxes and fees to assist in the start of small businesses and in maintaining their viability?

I am in favor maintaining the current exemptions of the Dave Santos Small Business Act. I favor reducing fees and eliminating regulations that are an impediment to business startups

7. What functions of the Government of Guam do you believe should be privatized?

I believe that if a service can be provided by the private sector, then the government should privatize such service. An example is Guam Memorial Hospital. If the hospital can be sold, it should be. If not, then the management should be privatized.

8. Are you in support of the impending military buildup and the Marine relocation?

Absolutely! I have always supported the buildup and my position is unchanged.

SUPPLEMENTAL QUESTIONNAIRE

1. Are there current laws that you believe are not useful and should be repealed? If yes, what are they?

I want to remove the burdens of proof to use an affirmative defense for self-defense that require victims to prove that they did not have the opportunity to retreat prior to using defensive force.

2. Will you support legislation that will repeal the increase in (doubling of) property taxes levied on improvements on land property valued at \$1 Million dollars or more?

Yes

3. What new industries should Guam pursue?

I want more medical services to be offered on Guam. We send tens of millions annually on off-island medical care. I'd like to see a slaughterhouse an egg farm. The pandemic, while hurting many businesses, has also provided opportunities for new business and the expansion of existing business. There are business opportunities in the areas of remote learning, sanitation, and delivery services, to name a few.

4. Will you support an increase in the number of law enforcement (the police) personnel and attendant equipment and facilities?

Yes

5. Do you support the right to protect one's home and property with a firearm?

Yes! I am the author of Guam's home invasion, carjacking, castle doctrine and shall-issue concealed carry laws.

6. How do you plan to address drug abuse on the island?

More needs to be done to dry up the supply of illicit drugs. There are only three ways drugs can get to Guam, the port, airport or they are manufactured here. Shipments and mail into Guam must be adequately screened.

7. What political status option (remain a U.S. Territory, become a state, be independent) draws your support and *Why*?

I support the status quo with some improvements. Should that not be an option, I would prefer statehood over independence, although statehood would result a many new federal taxes that include Federal Unemployment Tax (FUTA), federal fuel, alcohol and tobacco excises, and implementation of the Unified Estate and Gift taxes on citizens born on Guam.

8. How has your background prepared you to serve in the 36th Guam Legislature?

I was the Director of the Department of Youth Affairs, a member of the 30th, 31st, 32nd and 33rd Guam Legislature and a Special Assistant to the Governor. I have also worked for many years in my family's business.

9. Do you believe Guam needs a NEW public hospital and if yes, how would you fund its design and construction?

We need either a new hospital or we need to fix the existing one. We can fund it by getting reimbursed by the federal Government for the EITC payments made to habitual residents from the freely associated states. The Compacts of Free Association expressly state that States and Territories are not required to make welfare payments to COFA citizens residing in their jurisdictions. The EITC is a "refundable credit." This means that eligible recipients can receive more than the amount of taxes he or she paid. I had introduced bills in the 31st, 32nd and 33rd Guam legislatures that require the Department of Revenue and Taxation to work

with the US Treasury Department and Social Security Administration to identify the amount of EITC paid to COFA citizens since the Compacts were first ratified. It's as simple as asking the federal government to cross reference the DRT database with the SS Administration database of COFA citizens (tax returns do not require filers to include citizenship) and aggregate the total of the EITC payments made to COFA citizens. We may end up with enough money to buy a new hospital. Whether it's a new hospital or a fully renovated existing hospital, it will require a substantial amount of money.

10. How would you improve the Government of Guam procurement law so as to avoid the frequent protests involved with the solicitations of major procurements?

We have tried a procurement appeals board to deal with appeals and the Public Auditor. I would eliminate the OPA as the procurement appeals authority and require the appeal to be adjudicated by an administrative law judge (ALJ). This will be the only and final administrative appeal before the case is ripe for the Superior Court. The cost of the ALJ can be paid by the appellants that do not prevail.

11. Which do you prefer: a smaller or bigger Government of Guam?

Generally, I favor a smaller government. Gov Guam, however, has actually downsized in terms of the number of employees over the past 20 years. There are areas in GovGuam that can be reduced. We must focus on the core functions of government and look to reduce or eliminate functions that the government has taken on beyond the core functions.

12. What are your top two (2) legislative priorities?

1. We need to get our economy back on track. Support for existing and prospective businesses is paramount.

2. Public safety through stronger criminal laws, more support for law enforcement and protection of 2nd amendment rights for law abiding

