



5th Annual Guam Affordable Housing Symposium

Wednesday, June 5th and Thursday, June 6th, 2013
Hyatt Regency Guam

Housing Opportunities Make Economic Sense
(HOMES)



REALIZING THE GUAMANIAN DREAM

Hafa Adai! Every Guamanian deserves a place to call 'home.' A home is much more than a building—it's a place where families set roots, build memories, and lay the foundation for children.

We thank you all for being here at the 5th *Annual Affordable Housing Symposium*. This is where stakeholders and experts in our community raise and address the issues facing our housing market. Through the collaborative efforts of private businesses and government agencies, we have made significant progress in building more homes for Guamanians to realize their dream of home ownership.

We began the Affordable Housing Initiative when our term began because we understood, just as you do, that every Guamanian deserves a shot at the Guamanian Dream of homeownership. We thank you all for helping with the success of this initiative thus far, and we ask for your sustained support in the years ahead. Together, we will beat poverty on this island and provide the opportunities families need to make their dreams come true.

As we move forward, it is time to start thinking about energy-efficiency and finding affordable ways for Guamanians to maximize the green-technology available on our island. Through innovative, collaborative, and insightful discussions, meaningful solutions can be reached for the people of Guam.


EDDIE BAZA CALVO

Sincerely,


RAY TENORIO

Office of the Governor of Guam



Program Agenda

Wednesday, June 5th

7:30 AM **Registration/Continental Breakfast**

8:30 AM **Welcome Address**

Moderator: **Phil Leon Guerrero**

Michael Dueñas, Executive Director, Guam Housing and Urban Renewal Authority

8:45 AM **Opening Remarks**

Honorable Eddie Baza Calvo, Governor of Guam

Senator Tina Rose Muña Barnes, 32nd Guam Legislature, Chairperson, Committee on Municipal Affairs, Tourism, Housing, and Hagatna Restoration and Redevelopment Authority

Infomercial Presentation

9:15 AM **Opening Plenary Session: Milestones**

Members of the Affordable Housing Coordinating Council (AHCC) as well as local and federal partners discuss progress against milestones on affordable housing on Guam.

10:30 AM **Break**

10:45 AM **Plenary Panel: Ongoing Challenges**

Panel discussion centers on market conditions, economic climate, and financial outlook impacting developments of affordable housing on the island.

Participants: **Joe Bradley**, Chief Economist and Senior Vice President, Bank of Guam

Siska Hutapea, President, Cornerstone Valuation Guam, Inc.

Ed Untalan, Vice President, Guam Bankers Association

Chris Kanazawa, State Director for Hawaii, Western Pacific, American Samoa Region, U.S. Department of Agriculture, Rural Development

12:00 PM **Luncheon and Keynote Address**

Kevin McCumber, Chief Financial Officer, Rural Community Assistance Corporation



Wednesday, June 5th (continued)

Program Agenda

Wednesday Afternoon Panels

1:30 PM Concurrent Sessions

A. Case Study—Overcoming Barriers

Market experts and developers share challenges as well as experiences on what it takes to get affordable housing developments off the ground in Guam.

Participants: **Carlos Camacho**, Executive Director, Micronesia Community Development Corporation
Rich Jortberg, Project Manager, Sigua Highlands
Felix Benavente, Principal, FCBenavente, Planners
Bruce Newman, Regional Manager Housing, RCAC

B. Leveraging Federal Funds

Federal funders and local officials discuss ways to leverage federal funds to favor affordable housing projects.

Participants: **Joe Diego**, Area Director I Western Pacific, U.S. Department of Agriculture, Rural Development
Dionne Roberts, Vice President & NSP-TA Manager, Training and Development Associates, Inc.
Michael Dueñas, Executive Director, GHURA
Jesse Wu, Director, Office of Public and Indian Housing, Honolulu Field Office, U.S. Department of Housing and Urban Development

3:00 PM Break

3:15 PM Concurrent Sessions

A. Employer-Assisted Housing Program (EAHP)

Explore the potential use of EAHP on Guam. EAHP assists employees finance their home—rental or homeownership—close to their workplace.

Participants: **Clare Delgado**, 2013 President, Guam Association of Realtors
Craig Nolte, Regional Manager, Federal Reserve Bank of San Francisco

B. Making It Work for You: Mortgage Certificates, Bonds, and Housing Credits

Industry representatives engage participants in the nuts and bolts of mortgage credit certificates, private activity bonds, and low-income housing tax credits and how these resources combine to benefit affordable housing development.

Participants: **Carlos Camacho**, Executive Director, Micronesia Community Development Corporation—Sagan Bonita and Marketing of GHURA's Renewal Homes
Jesse Wu, Director, Office of Public and Indian Housing, Honolulu Field Office, U.S. Department of Housing and Urban Development
Marie Benito, Deputy Director, Guam Department of Revenue and Taxation
Lester Carlson, Business Development & Marketing Manager, Guam Economic Development Authority

4:45 PM Networking Reception

Program Agenda

Thursday, June 6th

7:30 AM **Registration/Continental Breakfast**

8:30 AM **Welcome Address**

Moderator: **Phil Leon Guerrero**

Martin Benavente, President, Guam Housing Corporation

Honorable Ray Tenorio, Lt. Governor of Guam

9:00 AM **Concurrent Sessions**

A. Challenges to Alternative Building Systems

Join a lively discussion on alternative building systems from the point-of-view of architects, developers, financial institutions, and insurance companies.

Participants: **Mary Guerrero**, Loan Administrator, Guam Housing Corporation

Michael Makio, AIA, Principal, Taniguchi Ruth Makio

West Cassidy, General Manager, EVP at Pacific Indemnity Insurance Company

David Herring, Guam HNC, Inc.

B. "Building Green"/Energy Efficiency

Whether building your dream home or improving the efficiency of your existing home, energy experts discuss environmentally friendly solutions for living "green".

Participants: **Brent Wiese**, Principal, RIM Architects

Bill Hagen, Owner, Pacific Solar and Photovoltaic

Pete Calvo, Director, Guam Energy Office

10:15 AM **Closing Plenary Session: Housing Policies and Legislation**

Policymakers, industry experts, and housing leaders collaborate to continue building on past successes and enhance dialogue among key stakeholders for collective solutions to Guam's affordable housing initiatives.

Participants: **Martin Benavente**, Executive Officer, Affordable Housing Coordinating Council

Senator Tina Rose Muña Barnes, 32nd Guam Legislature, Chairperson, Committee on Municipal Affairs, Tourism, Housing, and Hagatna Restoration and Redevelopment Authority

11:30 PM **Luncheon and Keynote Speaker**

Chris Kanazawa, State Director for Hawaii, Western Pacific, and American Samoa Region, U.S. Department of Agriculture, Rural Development

1:00 PM **Wrap-up and Closing Remarks**

Craig Nolte, Regional Manager (Alaska, Idaho, Hawaii, Oregon, and Washington), Federal Reserve Bank of San Francisco

Key Note Presenters



Kevin McCumber, Chief Financial Officer
Rural Community Assistance Corporation (RCAC)

Kevin McCumber has more than 30 years of nonprofit financial management and government reporting experience. He has been RCAC's chief financial officer since 2000. Prior to RCAC, he worked in international development for 17 years, including financial management positions with the Peace Corps, CARE, and Save the Children. With the agency CARE, he lived and worked in the Philippines for four years. His volunteer service with the US Peace Corps was with the Tonga Water Board, in the Kingdom of Tonga. He has travelled extensively in Africa, Asia, and the Pacific region. At RCAC he has been involved in financing of

housing, environmental infrastructure, community facilities, and small businesses programs. Kevin is a Certified Public Accountant with a business management degree from the State University of New York at Buffalo.



Chris J. Kanazawa, State Director
Hawaii, Western Pacific and American Samoa
USDA Rural Development

In February 2010, Chris J. Kanazawa received the Presidential appointment as USDA Rural Development State Director for the Hawaii, Western Pacific and American Samoa region. Nationwide, USDA Rural Development administers and manages more than 48 housing, business and community infrastructure and facility programs through a network of 5,200 employees located in 460 national, state and local offices. These programs are designed to improve the economic stability of rural communities, businesses, residents, farmers and ranchers and improve the quality of life in

rural America. USDA Rural Development has an existing portfolio of more than \$125 billion in loans and loan guarantees.

Prior to his appointment as State Director, Mr. Kanazawa spent his entire business career in the private sector with over 23 years in the real estate development industry directing the development of residential, commercial, industrial, resort and golf course development projects, generating over \$300 million in real estate transactions. During this period, he held positions as President of the Land Division for AMFAC/JMB Hawaii and President & CEO of Coldwell Banker Commercial Pacific Properties. In addition, Kanazawa spent nearly five years as President & CEO of Parker Ranch, Inc. on the Island of Hawaii, the fifth largest cattle ranch in the United States.

Kanazawa holds a Bachelor of Arts degree in Economics from the University of Hawaii and a Master of Business Administration degree in Accounting and Finance from the University of Southern California, Marshall School of Business. Raised in Hawaii, Kanazawa is a member of a number of national and local business and community organizations.



I Mina'Trentai Dos Na Liheslaturan Guåhan
Office of The Legislative Secretary
Tina Rose Muña Barnes



Hafa adai! On July 1, 2011, Governor Calvo, through Executive Order 2011-12, created the Affordable Housing Coordinating Council. As oversight Chairperson on Housing, it is an honor to serve as the Vice-Chairperson of the Council. The Council was charged with a very important task – to work collaboratively with the related agencies and various stakeholders to develop and enhance Affordable Housing programs to meet the affordable housing needs of our community and to aid in improving the quality of life for the citizens of Guam.

I am very proud of the work that continues to move this vision forward. Through innovation and determination, the Council has quickly become a model of local, federal and regional cooperation to achieve its goal of building 3000 new affordable homes in five years. This Coordinating Council is leveraging resources, opportunities, programs, private sector investment, and the power of imagination to help make the dream of home ownership a reality for our People.

By working together we have been able to lay the foundation for much of what we set out to do when this council was created two years ago. Today we enjoy an environment that encourages the investment in and construction of affordable housing developments. We are working to ensure that the availability of critical infrastructure is not an impediment to home ownership. There is so much more that needs to be done. I look forward to continuing this important work, together we will fulfill our mandate and provide more affordable housing opportunities for our working families.

Tina Rose Muña Barnes
Senator
32nd Guam Legislature



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