



GHC 2024 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, December 20, 2024</p> <p>Commenced: 10:30 a.m. Roll call / quorum present: Quorum exists Adjourned: 11:23 a.m.</p> <p>Note: Notice of Meeting and the topics to be discussed on the Agenda were published in the Guam Daily Post; the Government of Guam Public Notice Meeting Portal; GHC’s Facebook Page and GHC’s website to allow members of the public to attend the meeting via Zoom, Facebook.</p>	ATTENDANCE
<p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Lillian Guerrero, Director (via Zoom) Romeo “Romy” Angel, Director (in person) Gustavo A. Morales, Director (in person)</p> <p><u>Legal Counsel:</u> Jacques G. Bronze, Esq. (via Zoom)</p> <p><u>Members of the Public:</u></p> <p>None</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (via Zoom) Patricia M.Q. Kier, Special Assist. (in person) Alysia Leon Guerrero, Controller (via Zoom) Cassandra Santos, Asst. Supply Mgmt. Supv. (in person) Athena Tenorio, Admin. Asst. (in person) John Potter, Senior Tenant Relations Adv. (via Zoom) Randy Barcinas, Maintenance Supervisor (via Zoom) Yong Pak, IT Consultant (in person)</p>

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I. Call to Order	10:30 a.m.				
II. Roll Call	Quorum established				
III. Approval of Minutes:	Minutes of the November 8, 2024, Board Meeting reviewed and discussed by the Board.	Motion to dispense reading of minutes to next Board meeting made by Director Morales and seconded by Director Angel, and without any further objections it was approved.	GHC AA	GHC AA	APPROVED

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<p>IV. President's Report / Remarks:</p>	<p>After a thorough review by the Bureau of Budget Management and Research (BBMR) and Governor's Legal Counsel, GHC's request to be granted status as a subrecipient of American Rescue Plan Act of 2021 (ARPA) funds has been found allowable by the Government of Guam (Recipient). The Sub Award Terms and Conditions has been forwarded to the office of the Governor for signature by BBMR Director Lester Carlson and Governor Lou Leon Guerrero at which time the ARPA funds will be obligated with a deadline for completion of December 31, 2026 for Phase II of the Lada Gardens Renovation Project.</p> <p>Additionally, the final draft Memorandum of Agreement (MOA) between GHC and GHURA relative to Phase II of the Lada Gardens Renovation Project has been approved by Legal Counsel and Management of both agencies. Subsequent to GHC Chairman Florig affixing his signature to the MOA it will be forwarded to GHURA Executive Director Liz Napoli for her signature effectuating the MOA.</p> <p>On November 21, 2024, GHC President Edith Pangelinan and Manager Angela Camacho met with representatives of Guam Community College (GCC) regarding the Youth Build Project which is a joint project agreed to between GCC and GHC through a Memorandum of Agreement executed on July 14th of this year. The project aims to provide GCC students the opportunity to gain hands-on experience in their respective trades utilizing two (2) Lada Gardens units as living labs. Students will be under the direct supervision of GCC instructors at all times and will maintain compliance with required safety standards. A site visit with GCC representatives, Manager Camacho, and Maintenance Supervisor Randy Barcinas was</p>		<p>Admin / Maintenance / Rental</p>	<p>Admin / Maintenance / Rental</p>	<p>On-Going</p>

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	<p>conducted on December 5, 2024 to tour the identified units. February 2025 is the projected start date for the Youth Build project.</p> <p>No Emergency Rental Assistance funds were received for October 2024. As of October 31, 2024, the total payments received beginning May 2021 is \$517,1723. While the program is accepting new applicants and continues to process continuances for current recipients, the program is expected to wind down and we will see fewer future payments.</p> <p>Thirteen (13) pre-qualification inquiries were received by the Loan Department in October with an average loan amount of \$223,000.</p> <p>The Loan Division had 20 prospective loan applications for October with an average loan amount of \$208,000.00. The total required funding is \$4,155,180. The number of loans was seven (7) for the Direct Loan Program, ten (10) for the 6% Loan Program, and three (3) for CAHAT. One (1) loan in the amount of \$158,580 was pre-approved with no loans approved or closed in October.</p> <p>In the spirit of Thanksgiving, Governor Lou Leon Guerrero and Lt. Governor Joshua Tenorio paid a visit to the GHC ITC Office on November 25, 2024. They took a short tour of the office, speaking with individual employees. Before leaving, they took some time to speak with GHC management and staff as a group to thank them for their service in assisting our people with their housing needs and wished all a Happy Holiday Season.</p>				
V.	<p>Legal Report</p> <p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p>		Legal Counsel	Legal Counsel	On-Going/ Pending

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VI.	Old Business:	<p>A. <u>GHURA and GHC MOA</u></p> <p>Legal counsel reviewed and approved. Funded by AARP funds. GHURA will handle housing renovation for 16 homes</p>	<p>Upon motion to approve MOA between GHURA and GHC made by Director Morales and seconded by Director Angel , and approved without any objections.</p>			
VII.	New Business:	<p>A. <u>DPHSS / OHAPP/ GHC MOU</u></p> <p>MOU between DPHSS for DPHSS to rent one unit from GHC (Pilot program). Temporary stay for at least 90 days. Unit can be rented for 1 year, but must pay GHC rent rate. Should have visitation guidelines. MOU should state that caregivers are not family.</p>	<p>Upon motion to approve with conditions made by Director Angel and seconded by Director Morales, and approved without any objections.</p>			
VIII.	Public Participation	NONE				
IX.	Adjournment		<p>The Board scheduled their next Board meeting for January 30, 2025, at 12:00 p.m. Upon motion duly made by Director Angel, and seconded by Director Morales, and without any objections, the meeting was adjourned at 11:23 a.m.</p>			

**APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:**

GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIG, Chairman

Date: 1/30/25

**APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:**

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 1/30/25