



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING

Notice of Publication

The Guam Housing Corporation Board of Directors will hold its Regular Meeting on Friday, October 31, 2025, at 12:00 p.m. in the GEDA Conference Room, 5th Floor, ITC Building. This meeting is open to the public via Zoom and can be viewed live on GHC's Facebook page (see link below).

Guam Housing Corporation is inviting you to a scheduled Zoom meeting.

Time: October 31, 2025, 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us02web.zoom.us/j/86798197951?pwd=bNV9NbdhGAD8I4ybIOcXFgYUubRT3xd.1>

Meeting ID: 867 9819 7951 Passcode: 390103

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes:
 - A. September 11, 2025, Special Board Meeting
 - B. September 30, 2025, Regular Board Meeting
- IV. President's Report for September 2025
- V. Legal Report for September 2025
- VI. Old Business
- VII. New Business
 - A. Rental Division Write Offs
- VIII. Public Participation
- IX. Adjournment

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at 647-4143.

Guam Housing Corporation Government Funds pay for this Notice of Publication.

590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96913
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144



GHC 2025 BOARD MINUTES

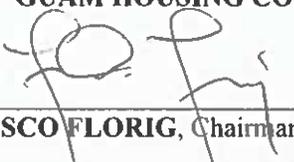
<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS SPECIAL MEETING Guam Economic Development Authority Conference Room Thursday, September 11, 2025</p> <p>Commenced: 12:09 p.m. Roll call/quorum present: Quorum exists Adjourned: 12:41 p.m.</p> <p>Note: Notice of Meeting and the topics to be discussed on the 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 and Facebook.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left; padding: 5px;">ATTENDANCE</th> </tr> <tr> <td style="padding: 5px;"> <p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Gustavo A. Morales, Director (in person) Romeo “Romy” Angel, Director (in person) Lilian O. Guerrero, Director (via Zoom) Mark Anthony Duarte (via Zoom)</p> <p><u>Members of the Public:</u> David Castro</p> </td> <td style="padding: 5px;"> <p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (via Zoom) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assist. to the President (in person) Alysia Leon Guererro, Controller (in person) Cassandra Santos, ASMA (in person) Randy Barcinas, Acting Maintenance Spvr. (via zoom) Athena Tenorio, Admin Assistant (in person) Yong Pak, IT Consultant (in person)</p> </td> </tr> </table>	ATTENDANCE	<p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Gustavo A. Morales, Director (in person) Romeo “Romy” Angel, Director (in person) Lilian O. Guerrero, Director (via Zoom) Mark Anthony Duarte (via Zoom)</p> <p><u>Members of the Public:</u> David Castro</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (via Zoom) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assist. to the President (in person) Alysia Leon Guererro, Controller (in person) Cassandra Santos, ASMA (in person) Randy Barcinas, Acting Maintenance Spvr. (via zoom) Athena Tenorio, Admin Assistant (in person) Yong Pak, IT Consultant (in person)</p>
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AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I. Call to Order	12:09 p.m.				
II. Roll Call	Quorum established				
III. Approval of Minutes:	Discussion to limit the agenda to review and approval of the FY2026 Budget, table all others.	Director Morales made a motion to table all items on the agenda and proceed directly to New Business: FY 2026 budget, seconded by Director Angel, and the motion was approved without any objections.	GHC Administrative Assistant	GHC Administrative Assistant	APPROVED

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	President's Report / Remarks:	None	None	Tabled	President	On-Going
V.	Legal Report	None	None	Tabled		
VI.	Old Business:	None	None			
VII.	New Business:	FY 2026 Budget Proposal: The President presented to the board the FY 2026 proposed budget with highlights.	After no further discussions, a motion was made by Director Guerrero and seconded by Director Angel to approve Fiscal Year 2026 Budget, and approved without any objections.			Approved
VIII.	Public Participation	None	None			
IX.	Adjournment		The Board scheduled their next Board meeting for September 30, 2025, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Director Morales, and without any objections, the meeting was adjourned at 12:41 p.m.			

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

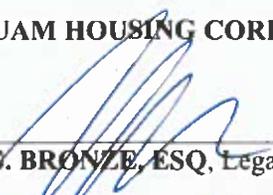
GUAM HOUSING CORPORATION

By: 
 FRANCISCO FLORIG, Chairman

Date: 10.31.2025

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

GUAM HOUSING CORPORATION

By: 
 JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 10.31.2025



GHC 2025 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Tuesday, September 30, 2025</p> <p>Commenced: 12:10 p.m. Roll call / quorum present: Quorum exists Adjourned: 12:20 p.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 O. Guerrero, Director (via Zoom) Romeo "Romy" Angel, Director (in person) Gustavo A. Morales, Director (in person)</p> <p><u>Legal Counsel:</u> Edward C. Han, Esq. (in person)</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) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assistant (in person) Alysia Leon Guerrero, Controller (in person) Cassandra Santos, Asst. Supply Mgmt. Admin. (in person) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)</p>

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS	
I.	Call to Order	12:10 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the July 31, 2025, Board Meeting reviewed and discussed by the Board.	Motion to approve minutes made by Director Angel and seconded by Director Morales, and without any further objections it was approved.	GHC AA	GHC AA	APPROVED
IV.	President's Report / Remarks:	An evaluation of the bid submissions for Phase II of the Lada Gardens Renovation Project was conducted by GHURA on July 9, 2025 with the committee		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>determining the recommendation for award. The recommendation was presented and approved at the GHURA Board of Director's meeting on July 22, 2025. Fortunately, no protests were received and contract awarding can begin. The contract between GHC and Genesis Corporation has been drafted by GHURA and is currently undergoing review by their legal counsel. Once the review is completed it will be forwarded to GHC for review and final approval.</p> <p>Discussions regarding the use of the Guma As-Atdas property in Yigo for a temporary Simon Sanchez High School are ongoing. The MOA between GHC and GDOE has been completed after input and edits from both GDOE and GHC legal counsel. The proposed usage continues to be the utilization of the ten (10) acres of already developed GHC property which encompasses the two (2) apartment buildings, the parking lot, and the land adjacent to F.B. Leon Guerrero Middle School. The apartment buildings are projected to be renovated for use as potential classrooms, administrative offices, counseling and nursing offices, and storage with an additional twenty (20) temporary classrooms being constructed. A retracement survey has been requested by GHC to confirm the boundaries of the designated parcel. Land Management Director Joe Borja has approved the retracement survey and has forwarded a cost estimate. An amendment to the MOA is being prepared by GDOE confirming that the retracement survey will be at no cost to GHC and any associated costs will be borne by GDOE.</p> <p>GHC Summer Intern Glenn Eay made a donation on behalf of GHC as part of the Governor's Summer</p>				

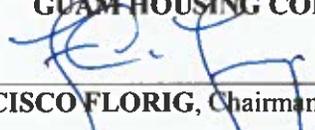
AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>Youth Intern Donation Drive on July 16, 2025. The donations collected from GHC management and staff consisted of a variety of school supplies, including composition notebooks, filler paper, pencils, crayons, glue, and folders as well as a number of hygiene products. We wish Glenn best wishes as he begins his junior year of high school.</p> <p>GHC Management and Staff participated in the flag raising ceremony recognizing the 75th Anniversary of the signing of the Organic Act of Guam with President Pangelinan and Manager Camacho raising a flag on behalf of GHC. Also in attendance were representatives from the various Government of Guam agencies, the Legislature, and the Leon Guerrero-Tenorio administration.</p> <p>In recognition of the 60th Anniversary of the Guam Housing Corporation, a proclamation signing was held at the Adelup Large Conference Room on August 15, 2025 with Lieutenant Governor Joshua Tenorio. Representing GHC at the proclamation were Chairman Florig, Directors Guerrero and Morales, along with GHC Leadership, Management, and Staff. Additionally, the milestone year for the corporation was celebrated on August 27, 2025 with a rebranding of the official GHC Logo, an unveiling of the new signage, the adoption of the 60th Anniversary Letterhead, and a celebration luncheon.</p> <p>GHC Oversight Chair Vice-Speaker Tony Ada requested a meeting with GHC, the Guam Economic Development Authority (GEDA), the Guam Association of Realtors, the Department of Revenue and Taxation, and Mr. Carlos Camacho to discuss the</p>				

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>Mortgage Credit Certificate (MCC) program as it might be applicable to Guam. Present for GHC were President Pangelinan, Manager Camacho, and Special Assistant Kier. Previously in 2022, GHC and GEDA had met to discuss the program where it was decided that GEDA would consult with bond counsel to determine the feasibility of launching an MCC program on Guam. Unfortunately, it was concluded that the Recapture Tax provision and the cap on bank/administrative fees, would be challenging for Guam given our small population size compared to larger US states. Attendees were amenable to revisiting the program. However, the consensus was that representation from mortgage lending institutions, including Credit Unions and non-FDIC Financial Institutions, was needed as they will play a key role in the program. Vice-Speaker Ada's office will schedule a future meeting to further discuss the program.</p> <p>For the months of July and August, a total of nine (9) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from \$177,000 to \$433,000. Eight (8) inquiries for the FTHAP grant were also received with each applicant eligible for \$10,000.</p> <p>As of August 30, 2025 the Loan Division had twenty-five (25) prospective loan applications with an average loan amount of \$221,000. Ten (10) applications are for the Direct Loan Program, eleven (11) for the 6% Loan Program, three (3) for CAHAT, and one (1) home improvement. The total required funding is \$5,519,000.</p>				

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	For July and August, one (1) loan was pre-approved for \$141,000, two (2) loans were approved totaling \$449,285, and one (1) loan was closed for \$141,285.				
V.	Legal Report <u>Status of Foreclosure Cases:</u> See, separate Foreclosure Report.		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	Old Business: NONE				
VII.	New Business: NONE				
VIII.	Public Participation NONE				
IX.	Adjournment Director Guerrero was not feeling well and had just been released from the ER, a motion made to adjourn the meeting.	Upon motion to adjourn duly made by Director Guerrero, and seconded by Director Morales, and without any objections, the meeting was adjourned at 12:20 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

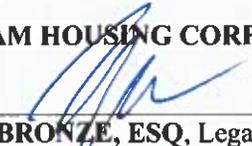
GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIG, Chairman

Date: 10.31.2025

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 10.31.2025



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



PRESIDENT'S BOARD REPORT September 2025
Board of Directors Regular Meeting
October 31, 2025 – GEDA Conference Room

OVERVIEW

The draft contract for Phase II of the Lada Gardens Renovation Project was received from GHURA on October 8, 2025. The GHC team and Legal Counsel Jacques Bronze were asked to review and provide any concerns or feedback. Some technical concerns regarding the liquidated damages rate, the general liability combined single limit, and the usage of a HUD form for the general conditions were brought forth by both legal counsel and GHC. They were forwarded to GHURA who are in the process of making those corrections before finalizing the contract for signature.

On September 16, 2025, President Pangelinan, Loan Administrator Guerrero, and Special Assistant Kier met with Senator Sabina Perez to speak about funding needs for GHC. Items discussed included identifying a funding source for the Housing Trust Fund in order to create programs to assist with housing challenges facing First Time Homeowners, lending capital for the CAHAT program, funding of the First Time Homeowners Assistance Program (FTHAP) for FY 2026, as well as reimbursement of the \$500,000 seed money for the FTHAP that GHC was mandated to front at the beginning of the program in 2012.

The Completion Ceremony for the inaugural cohort of the Youthbuild Program was held at the GCC campus on October 13, 2025. Students in the program gained hands-on experience through the renovation of a "living lab" located at Lada Gardens under the guidance and supervision of the Rental and Maintenance Team while simultaneously earning their high school GED. With the success of the partnership between GHC and GCC, we look forward to working with future cohorts in supporting workforce development on Guam. Representing GHC at the ceremony were Chairman Florig, Manager Camacho, Maintenance Supervisor Barcinas, Maintenance Leader Asuncion, Maintenance Worker Tudela, and Acting Housing Specialist Cruz.

On September 29, 2025, Special Assistant Kier attended the GHURA CDBG-DR presentation at the Guam Museum. The presentation focused on the four (4) pillars for funding which were Mitigation, Public Facilities and Infrastructure, Housing, and Economic Development. At that presentation, Ms. Kier spoke with DCBG-DR Chief Alicia Aguon and GHURA Deputy Director Fernando Esteves reiterating our interest in funding for installation of typhoon shutters and renovation of our rental units. A meeting was scheduled and held on October 9, 2025 with Ms. Aguon and program coordinators of the Housing and Mitigation pillars. At that meeting, Ms. Kier again shared the GHC funding needs and repeated our concerns regarding the 30% of household income rental rate cap tied to the use of CDBG-DR funds under the Low to Moderate Income (LMI) umbrella which would be effective in perpetuity. The GHURA team committed to looking into our needs and concerns. A further meeting will be scheduled to confirm the details and requirements attached to the use of CDBG-DR funds prior to the opening of the application period in January 2026.

The Rental Division provided emergency housing for one (1) family in September.

*590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96913
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144*

Five (5) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from \$33,000 to \$320,000. Eight (8) inquiries for the FTHAP grant were also received with each applicant eligible for \$10,000.

As of September 30, 2025 the Loan Division had thirteen (13) prospective loan applications with an average loan amount of \$237,000. Seven (7) applications are for the Direct Loan Program, five (5) for the 6% Loan Program, and one (1) home improvement. The total required funding is \$3,077,500.

Two (2) loans were approved totaling \$385,000 in September with no pre-approvals or closings.

ACCOUNTING DIVISION MONTHLY REPORT

SEPTEMBER 2025

Month	FY 2025	FY 2024	Difference	Variance
Revenue	\$ 289,636.19	\$ 605,728.81	\$(316,092.62)	-52.18%
Expenses	\$ 304,441.77	\$ 466,930.44	\$ (162,488.67)	-34.80%
Change in net position	\$ (14,805.58)	\$ 138,798.37	\$ (153,603.95)	-110.67%

Year to date	FY 2025	FY 2024	Difference	Variance
Revenue	\$3,805,285.96	\$2,991,452.91	\$ 813,833.05	27.21%
Expenses	\$3,805,294.32	\$3,426,372.97	\$ 378,921.35	11.06%
Change in net position	\$ (8.36)	\$ (434,920.06)	\$ 434,911.70	100.00%

For the month of September, revenues experienced a 52% decrease compared to the previous fiscal year. This is primarily attributed to a \$412K adjustment in September 2024 to recognize fiscal year 2024's FTHAP ARPA disbursements. However, year-to-date revenues have increased by 27% compared to the prior year. This increase is largely due to the receipt of \$1 million in funds for the FTHAP, in accordance with the FY 2025 supplemental budget (P.L. 37-135), and an increased interest on investments held by bond trustees, following a March 2024 adjustment to increase rebate liability from \$10K to \$93K. Additionally, an increase in net interest on loans receivable primarily due to a \$36K adjustment to decrease the reserve for loan losses and the allowance for legal uncollectibles, and a \$63K gain from the sale of the Santa Rita OREO property in January 2025 also contributed to this increase.

For the month of September, expenses decreased by 35% compared to the last fiscal year. This decrease is primarily due to a \$412K adjustment in September 2024 to recognize fiscal year 2024's FTHAP ARPA disbursements and a decrease in retirement and Medicare contributions due to fiscal year 2024 pension adjustments, which had previously increased expenses by \$118K. Please note that the pension report for FY 2025 has not yet been released. Conversely, year-to-date expenses have increased by 11%. This rise is primarily due to higher salary costs resulting from increments, and increased retiree supplemental, COLA, and health benefits due to the addition of one retiree in FY 2025. Furthermore, professional services costs increased due to an adjustment made in FY 2024 to reverse estimated legal fees from FY 2023. Employee benefits (excluding retirement), specifically medical insurance, rose by 19% to 41% in FY 2025, depending on the plan. Lastly, an increase in bad debts is primarily due to a \$24K adjustment to increase the allowance for tenant receivables.

	FY 2025	FY 2024
Delinquency – Housing	5.94%	7.83%
Delinquency – Rental	3.87%	2.91%
Vacancy rate based on rent not charged	29.42%	29.45%

- ❖ Guam Housing Corporation's Financial Statements and Financial Highlights as of September 30, 2025 are included in the packet.

RENTAL DIVISION MONTHLY REPORTS

SEPTEMBER 2025

VACANT UNITS

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2025 Renovations by Contractor(s)	Future Renovations by Contractor(s)
Lada Gardens				
2 Bedroom	0	0	6	1
3 Bedroom	0	2	7	1
4 Bedroom	1	0	3	4
Guma As- Atdas				
2 Bedroom	0	0	0	5
3 Bedroom	0	0	0	13
Sagan Linahyan				
2 Bedroom	0	0	0	0
3 Bedroom	0	0	0	1
4 Bedroom	0	0	0	0

EMERGENCY HOUSING

Emergency Housing	1
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PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized)	Wait List (Unsubsidized)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
2 Bedrooms	1	7	1	6
3 Bedrooms	0	8	0	12
4 Bedrooms	0	1	0	0

LOAN DIVISION MONTHLY REPORTS

SEPTEMBER 2025

PREQUALIFICATION INTERVIEWS

Number of Interviews	5
Average Loan Amount	\$207,500

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	13
Direct Loan Program	7
6% Loan Program	5
CAHAT	0
Home Improvement	1
Total Required Funding	\$3,077,500

LOAN PRE-APPROVALS

Number of Loans	0
Total Pre-Approved	\$0

LOAN APPROVALS

Number of Loans	2
Total Approved	\$385,000

LOANS CLOSED

Number of Loans	0
Total Amount Closed	\$0

AVAILABLE FUNDING

Direct Loan Program	\$3,497,829
6% Loan Program	\$2,116,946
CAHAT	\$73,994
FTHAP (Escheated & ARPA)	\$11,730
FTHAP FY2025 Supplemental Budget	\$378,542
Hazard Mitigation	\$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	9
Total Amount	\$86,609.90
Awaiting Funding	1
Amount Required	\$10,000

A total of \$6,998,532.84 has been disbursed under the program as of September 30, 2025. The total amount of activities associated with the grant proceeds is \$212,593,056.02

LOAN PORTFOLIO

Number of Loans	290
Principal	\$23,694,319.45
Paid In Full Loans	3

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	4
Principal Balance	\$636,184.85
Ninety Days Category	2
Principal Balance	\$141,447.10
120 Days and over	0
Principal Balance	\$0.00
Referred to Legal	0
Principal Balance	\$0.00

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	6
Letters/Emails Sent	4
Office Visits	2
Field Visits	0
Ninety Days:	
Telephone Calls	3
Letters/Emails Sent	2
Office Visits	1
Field Visits	0

120 Days and Over:	
Telephone Calls	2
Letters/Emails Sent	2
Office Visits	2
Field Visits	0

OREOS

GHC foreclosed on the Munoz property in Dededo on February 28, 2025 in the amount of \$40,227.68. The Deed Upon Power of Sale was filed on March 17, 2025. GHC awaits payment from CLTC upon approval from commissioners.

GHC foreclosed on the Alokoa property in Yona on June 9, 2025 in the amount of \$203,100.00. The Deed Upon Power of Sale was filed on June 17, 2025. Letter dated July 31, 2025 was given to Co-Borrower to vacate within 15 days. Inspection on the Yona property was made on October 9, 2025 to secure property. However, the former borrower was still occupying the house. She was advised that GHC now owns the property and they should vacate the property. She confirmed that she was in receipt of the letter to vacate and will be moving out. The estate was also served GHC's complaint for ejectment.

APPENDIX

GUAM HOUSING ACCOUNTING

September 2025

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	FY 2025	FY 2024
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Delinquency – Rental	3.87%	2.91%
Vacancy rate based on rent not charged	29.42%	29.45%

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Guam Housing Corporation

Statement of Net Position

As of 9/30/2025

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,717,794.60	5,671,618.38
Self-insurance fund	1,067,910.98	1,012,482.63
Loans receivable	21,657,582.54	23,134,237.94
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	6,318.09	16,943.20
Other receivables	0.00	0.00
Accrued interest receivable	81,257.40	97,835.98
Prepaid expenses and other	76,763.36	60,025.94
Foreclosed assets held for resale	241,320.94	102,081.61
Total Unrestricted Assets	28,375,061.52	29,594,523.23
Restricted Assets		
Cash and cash equivalents	3,769,581.03	4,385,351.06
Investments with trustee	161,915.60	168,167.63
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,036,736.91	1,900,884.52
Receivable from GHURA	1,495,587.92	0.00
Total Restricted Assets	7,463,821.46	6,454,403.21
Capital assets, net		
Depreciable property, plant and equipment	3,499,580.04	3,773,649.06
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,433,807.51	6,707,876.53
Deferred outflows of resources		
	2,657,741.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	44,930,431.49	45,414,543.97
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	167,436.97	316,383.36
Security deposits	63,744.08	61,072.58
Deposit by borrowers	22,681.79	49,214.19
Accrued compensated absences	291,813.59	298,094.80
Unearned revenue	66,542.95	60,036.54
Due to fiduciary fund	27,321.71	26,276.53
Total Payable from unrestricted assets	639,541.09	811,078.00
Payable from restricted assets		
Accounts payable	1,525,693.69	1,566,850.10
Bonds payable	2,015,000.00	2,290,000.00
Accrued interest payable	9,655.21	10,972.92
Loans held in trust	0.00	0.00
Rebate liability	97,573.16	92,666.25
Total Payable from restricted assets	3,647,922.06	3,960,489.27
Net pension & OPEB liability		
	11,265,853.00	11,265,853.00
Total Liabilities	15,553,316.15	16,037,420.27
Deferred inflows of resources - pension		
	2,424,464.00	2,424,464.00
Net position		
Net Position		
Invested in capital assets, net of related debt	6,433,807.51	6,707,876.53
Restricted	5,776,212.17	4,719,385.48
Unrestricted	14,742,631.66	15,525,397.69
Total Net Position	26,952,651.34	26,952,659.70
Total Net position	26,952,651.34	26,952,659.70
Total liabilities, deferred inflows and net position		
	44,930,431.49	45,414,543.97

Guam Housing Corporation

Statement of Net Position

As of 9/30/2025

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,908,007.99	809,786.61	5,717,794.60
Self-insurance fund	0.00	1,067,910.98	1,067,910.98
Loans receivable	21,657,582.54	0.00	21,657,582.54
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,121,353.13	(1,115,035.04)	6,318.09
Other receivables	0.00	0.00	0.00
Accrued interest receivable	63,324.29	17,933.11	81,257.40
Prepaid expenses and other	1,293.06	75,470.30	76,763.36
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
Total Unrestricted Assets	27,518,995.56	856,065.96	28,375,061.52
Restricted Assets			
Cash and cash equivalents	3,739,475.26	30,105.77	3,769,581.03
Investments with trustee	161,915.60	0.00	161,915.60
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,036,736.91	0.00	2,036,736.91
Receivable from GHURA	0.00	1,495,587.92	1,495,587.92
Total Restricted Assets	5,938,127.77	1,525,693.69	7,463,821.46
Capital assets, net			
Depreciable property, plant and equipment	41,387.10	3,458,192.94	3,499,580.04
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	41,387.10	6,392,420.41	6,433,807.51
Deferred outflows of resources			
	<u>1,477,133.00</u>	<u>1,180,608.00</u>	<u>2,657,741.00</u>
Total Assets and Deferred Outflows of Resources	34,975,643.43	9,954,788.06	44,930,431.49
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	102,681.16	64,755.81	167,436.97
Security deposits	0.00	63,744.08	63,744.08
Deposit by borrowers	22,681.79	0.00	22,681.79
Accrued compensated absences	161,344.05	130,469.54	291,813.59
Unearned revenue	52,694.05	13,848.90	66,542.95
Due to fiduciary fund	27,321.71	0.00	27,321.71
Total Payable from unrestricted assets	366,722.76	272,818.33	639,541.09
Payable from restricted assets			
Accounts payable	0.00	1,525,693.69	1,525,693.69
Bonds payable	2,015,000.00	0.00	2,015,000.00
Accrued interest payable	9,655.21	0.00	9,655.21
Loans held in trust	0.00	0.00	0.00
Rebate liability	97,573.16	0.00	97,573.16
Total Payable from restricted assets	2,122,228.37	1,525,693.69	3,647,922.06
Net pension & OPEB liability			
	<u>6,231,315.00</u>	<u>5,034,538.00</u>	<u>11,265,853.00</u>
Total Liabilities	8,720,266.13	6,833,050.02	15,553,316.15
Deferred inflows of resources - pension			
	<u>1,312,281.00</u>	<u>1,112,183.00</u>	<u>2,424,464.00</u>
Net position			
Net Position			
Invested in capital assets, net of related debt	41,387.10	6,392,420.41	6,433,807.51
Restricted	5,776,212.17	0.00	5,776,212.17
Unrestricted	19,125,497.03	(4,382,865.37)	14,742,631.66
Total Net Position	24,943,096.30	2,009,555.04	26,952,651.34
Total Net position	24,943,096.30	2,009,555.04	26,952,651.34
Total liabilities, deferred inflows and net position	34,975,643.43	9,954,788.06	44,930,431.49

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 9/1/2025 Through 9/30/2025

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	137,132.91	74,427.84
Loan origination fees/cost, net	4,164.70	0.00
Rental Income	95,557.00	98,264.06
Interest on investments held by bond trustees	1,394.17	1,257.91
Late fees, service fees & return check fees	3,154.05	1,900.62
Interest income on bank deposits	13,925.96	17,138.34
Administrative Fee	2,000.00	0.00
Other Income	32,307.40	412,740.04
Total Operating Revenues:	289,636.19	605,728.81
Operating Expenses:		
Interest expense MRB	9,655.22	10,972.94
Salaries	106,940.82	100,710.79
Bad debts and provision for loan losses	23,564.32	(11,201.50)
Retirement & medicare contributions	39,410.93	154,623.00
Retiree supplemental, cola & health benefits	22,214.07	(281,065.40)
Fiduciary Expense	29,509.61	412,305.10
Depreciation	19,671.83	20,004.59
Contractual services	7,759.30	8,229.39
Professional services	7,382.25	6,273.50
Rent	10,057.52	10,588.52
Other	5,404.18	15,127.87
Employee benefits, other than retirement	19,053.61	15,009.81
Maintenance	2,192.11	4,281.83
Bond trustee fees	1,226.00	1,120.00
Directors' fees	400.00	(50.00)
Total Operating Expenses:	304,441.77	466,930.44
Change in net position	(14,805.58)	138,798.37
Total net position at beginning of month	26,967,456.92	26,813,861.33
Net position at end of year	26,952,651.34	26,952,659.70

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 9/1/2025 Through 9/30/2025

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	137,132.91	0.00	137,132.91
Loan origination fees/cost, net	4,164.70	0.00	4,164.70
Rental Income	0.00	95,557.00	95,557.00
Interest on investments held by bond trustees	1,394.17	0.00	1,394.17
Late fees, service fees & return check fees	2,684.05	470.00	3,154.05
Interest income on bank deposits	10,365.85	3,560.11	13,925.96
Administrative Fee	2,000.00	0.00	2,000.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	0.00	32,307.40	32,307.40
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	157,741.68	131,894.51	289,636.19
Operating Expenses:			
Interest expense MRB	9,655.22	0.00	9,655.22
Salaries	69,090.37	37,850.45	106,940.82
Bad debts and provision for loan losses	0.00	23,564.32	23,564.32
Retirement & Medicare Contributions	23,866.62	15,544.31	39,410.93
Retiree supplemental, cola & health benefits	10,767.39	11,446.68	22,214.07
Fiduciary Expense	22,000.00	7,509.61	29,509.61
Depreciation	811.12	18,860.71	19,671.83
Contractual services	3,232.30	4,527.00	7,759.30
Professional services	5,378.25	2,004.00	7,382.25
Rent	10,057.52	0.00	10,057.52
Other	3,310.32	2,093.86	5,404.18
Employee benefits, other than retirement	10,248.56	8,805.05	19,053.61
Maintenance	0.00	2,192.11	2,192.11
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	400.00	0.00	400.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	170,043.67	134,398.10	304,441.77
Change in net position	(12,301.99)	(2,503.59)	(14,805.58)
Total net position at beginning of year	24,955,398.29	2,012,058.63	26,967,456.92
Total net position of end of year	24,943,096.30	2,009,555.04	26,952,651.34

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2024 Through 9/30/2025

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	1,190,101.40	1,121,869.69
Loan origination fees/cost, net	(1,894.43)	29,142.76
Rental Income	1,187,217.73	1,177,156.06
Interest on investments held by bond trustees	4,295.25	(73,702.91)
Late fees, service fees & return check fees	31,593.94	24,167.80
Interest income on bank deposits	183,487.70	204,388.26
Administrative Fee	50,479.95	56,624.21
Funds received for fiduciary accounts	1,004,984.58	554.00
Other income	92,101.45	451,253.04
Gain/(loss) on sale of assets	62,918.39	0.00
Total Operating Revenues:	3,805,285.96	2,991,452.91
Operating Expenses:		
Interest expense MRB	126,476.04	141,641.67
Salaries	1,488,242.18	1,442,295.72
Bad debts and provision for loan losses	23,564.32	(11,201.50)
Retirement & Medicare Contributions	466,602.12	550,437.67
Retiree supplemental, cola & health benefits	266,014.43	(70,974.32)
Fiduciary Expense	571,366.21	582,969.08
Depreciation	224,931.75	238,280.39
Contractual services	70,290.80	83,073.78
Professional services	72,540.08	54,571.35
Rent	130,386.24	127,062.24
Other	64,347.15	69,594.07
Employee benefits, other than retirement	229,991.82	164,164.51
Maintenance	51,835.18	37,879.31
Bond trustee fees	16,206.00	16,029.00
Directors' fees	2,500.00	550.00
Total Operating Expenses:	3,805,294.32	3,426,372.97
Change in net position	(8.36)	(434,920.06)
Total net position at beginning of year	26,952,659.70	27,387,579.76
Total net position of end of year	26,952,651.34	26,952,659.70

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2024 Through 9/30/2025

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	1,190,101.40	0.00	1,190,101.40
Loan origination fees/cost, net	(1,894.43)	0.00	(1,894.43)
Rental Income	0.00	1,187,217.73	1,187,217.73
Interest on investments held by bond trustees	4,295.25	0.00	4,295.25
Late fees, service fees & return check fees	25,423.94	6,170.00	31,593.94
Interest income on bank deposits	135,907.85	47,579.85	183,487.70
Administrative Fee	50,479.95	0.00	50,479.95
Funds received for fiduciary accounts	1,004,984.58	0.00	1,004,984.58
Other income	46,470.35	45,631.10	92,101.45
Gain/(loss) on sale of assets	62,918.39	0.00	62,918.39
Total Operating Revenues:	2,518,687.28	1,286,598.68	3,805,285.96
Operating Expenses:			
Interest expense MRB	126,476.04	0.00	126,476.04
Salaries	877,218.03	611,024.15	1,488,242.18
Bad debts and provision for loan losses	0.00	23,564.32	23,564.32
Retirement & Medicare Contributions	277,609.75	188,992.37	466,602.12
Retiree supplemental, cola & health benefits	128,654.27	137,360.16	266,014.43
Fiduciary Expense	551,471.98	19,894.23	571,366.21
Depreciation	8,019.93	216,911.82	224,931.75
Contractual services	44,698.26	25,592.54	70,290.80
Professional services	48,968.68	23,571.40	72,540.08
Rent	130,386.24	0.00	130,386.24
Other	26,599.80	37,747.35	64,347.15
Employee benefits, other than retirement	123,975.11	106,016.71	229,991.82
Maintenance	0.00	51,835.18	51,835.18
Bond trustee fees	16,206.00	0.00	16,206.00
Directors' fees	2,500.00	0.00	2,500.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	2,362,784.09	1,442,510.23	3,805,294.32
Change in net position	155,903.19	(155,911.55)	(8.36)
Total net position at beginning of year	24,787,193.11	2,165,466.59	26,952,659.70
Total net position of end of year	24,943,096.30	2,009,555.04	26,952,651.34

Guam Housing Corporation
Budget vs Actual
From 10/1/2024 Through 9/30/2025

	Total Budget \$ - Original	YTD Budget \$ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,155,555.00	1,155,555.00	1,153,869.37	(1,685.63)	(0.1400%)	1,685.63
Rental Income	1,127,138.00	1,127,138.00	1,187,217.73	60,079.73	5.3300%	(60,079.73)
Interest on investments held by bond trustees	0.00	0.00	4,295.25	4,295.25	0.0000%	(4,295.25)
Loan origination fees	87,706.00	87,706.00	11,564.99	(76,141.01)	(86.8100%)	76,141.01
Funds received for Fiduciary Accounts & Administrative Fee	110,000.00	110,000.00	1,055,464.53	945,464.53	859.5100%	(945,464.53)
Late fees, service fees & return check fees	19,150.00	19,150.00	31,593.94	12,443.94	64.9800%	(12,443.94)
Total Operating Revenues:	2,499,549.00	2,499,549.00	3,444,005.81	944,456.81	37.7851%	(944,456.81)
Operating Expenses:						
Interest expense MRB	127,000.00	127,000.00	126,476.04	523.96	(0.4100%)	523.96
Salaries	1,594,342.00	1,594,342.00	1,488,242.18	106,099.82	(6.6500%)	106,099.82
Bad debts and provision for loan losses	65,000.00	65,000.00	23,564.32	41,435.68	(63.7400%)	41,435.68
Retirement contributions	538,811.00	538,811.00	470,793.82	68,017.18	(12.6200%)	68,017.18
Retiree supplemental, cola & health benefits	308,675.00	308,675.00	266,014.43	42,660.57	(13.8200%)	42,660.57
First Time Homeowner's Assistance Program	101,300.00	101,300.00	571,366.21	(470,066.21)	464.0300%	(470,066.21)
Depreciation	302,792.00	302,792.00	224,931.75	77,860.25	(25.7100%)	77,860.25
Contractual services	212,264.00	212,264.00	70,290.80	141,973.20	(66.8800%)	141,973.20
Professional services	129,400.00	129,400.00	72,540.08	56,859.92	(43.9400%)	56,859.92
Rent	161,024.00	161,024.00	130,386.24	30,637.76	(19.0200%)	30,637.76
Other	133,570.00	133,570.00	64,347.15	69,222.85	(51.8200%)	69,222.85
Loan origination costs	18,000.00	18,000.00	13,459.42	4,540.58	(25.2200%)	4,540.58
Employee benefits, other than retirement	204,280.00	204,280.00	225,800.12	(21,520.12)	10.5300%	(21,520.12)
Maintenance	130,300.00	130,300.00	51,835.18	78,464.82	(60.2100%)	78,464.82
Bond trustee fees	18,100.00	18,100.00	16,206.00	1,894.00	(10.4600%)	1,894.00
Directors' fees	4,200.00	4,200.00	2,500.00	1,700.00	(40.4700%)	1,700.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	4,049,058.00	4,049,058.00	3,818,753.74	230,304.26	(5.6879%)	230,304.26
Non-operating Revenue (Expenses)						
Interest income on bank deposits	117,988.00	117,988.00	183,487.70	65,499.70	55.5100%	(65,499.70)
Gain/(loss) on sale of assets	0.00	0.00	62,918.39	62,918.39	0.0000%	(62,918.39)
Other income	1,432,200.00	1,432,200.00	128,333.48	(1,303,866.52)	(91.0300%)	1,303,866.52
Total Non-operating Revenue (Expenses)	1,550,188.00	1,550,188.00	374,739.57	(1,175,448.43)	(75.8262%)	1,175,448.43
Change in net position	679.00	679.00	(8.36)	(687.36)	(101.2300%)	687.36

Guam Housing Corporation**Statement of Cash Flows**

As of 9/30/2025

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Cash Flows from Operating Activities			
Net Gain (Loss)	155,903.19	(155,911.55)	(8.36)
Depreciation less disposal of assets	5,627.93	216,911.82	222,539.75
(Increase) decrease in accrued interest and others	6,757.02	9,821.56	16,578.58
(Increase) decrease in prepaid expenses and others	179.62	(16,917.04)	(16,737.42)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(50,435.48)	(126,148.76)	(176,584.24)
Increase (decrease) in deposits by borrowers	(26,532.40)	1,691.00	(24,841.40)
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	<u>91,499.88</u>	<u>(70,552.97)</u>	<u>20,946.91</u>
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	1,321,473.86	0.00	1,321,473.86
Net (increase) decrease in other receivables	(12,318.19)	(1,485,914.85)	(1,498,233.04)
(Cost) sale of foreclosed houses	(139,239.33)	0.00	(139,239.33)
(Purchase) disposal of property and equipment	(9,031.10)	55,076.01	46,044.91
(Purchase) sale of investment securities	6,252.03	0.00	6,252.03
Total Cash Flows from Investing Activities	<u>1,167,137.27</u>	<u>(1,430,838.84)</u>	<u>(263,701.57)</u>
Cash Flows from Financing Activities			
Repayment of bonds payable	(275,000.00)	0.00	(275,000.00)
Accrued interest on bonds payable	(1,317.71)	0.00	(1,317.71)
Accrued rebate liability	4,906.91	0.00	4,906.91
Total Cash Flows from Financing Activities	<u>(271,410.80)</u>	<u>0.00</u>	<u>(271,410.80)</u>
Net increase (decrease) in cash	987,226.35	(1,501,391.81)	(514,165.46)
Cash at beginning of year	7,660,256.90	3,409,195.17	11,069,452.07
Cash at end of year	<u>8,647,483.25</u>	<u>1,907,803.36</u>	<u>10,555,286.61</u>

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 9/30/2025

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	93,362.66	166,291.88
Loan receivable	0.00	0.00
Investments	322,000.00	304,000.00
AR due from fiduciary	27,321.71	26,276.53
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	442,684.37	496,568.41
Total Assets	442,684.37	496,568.41
Liabilities		
Payable		
Accounts payable	0.00	0.00
Trust fund	0.00	0.00
Due to fiduciary fund	0.00	0.00
Total Payable	0.00	0.00
Total Liabilities	0.00	0.00
Net position		
Restricted for lending activities	442,684.37	496,568.41
Total Net position	442,684.37	496,568.41
Total liabilities and net position	442,684.37	496,568.41

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 9/1/2025 Through 9/30/2025

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
Additions		
Deposit by borrowers	30,909.35	26,283.98
Total Additions	<u>30,909.35</u>	<u>26,283.98</u>
Deductions		
Tax & insurance premiums paid	28,042.84	16,222.00
Total Deductions	<u>28,042.84</u>	<u>16,222.00</u>
Change in net position	2,866.51	10,061.98
Beginning balance of fiduciary net position	439,817.86	486,506.43
Ending balance of fiduciary net position	<u><u>442,684.37</u></u>	<u><u>496,568.41</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2024 Through 9/30/2025

	Current Year Actual	Prior Year Actual
Additions		
Deposit by borrowers	315,232.17	350,829.51
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	315,232.17	350,829.51
Deductions		
Tax & insurance premiums paid	369,116.21	324,488.97
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	369,116.21	324,488.97
Change in net position	(53,884.04)	26,340.54
Beginning balance of fiduciary net position	496,568.41	470,227.87
Ending balance of fiduciary net position	442,684.37	496,568.41

Guam Housing Corporation
Other Real Estate Owned Summary Report
as of September 30, 2025

Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectible	Bad Debt/ Loss on Impaired Assets	Net OREO Assets	OREO Expenses	Appraised Value	As of	Appraiser	Over/ (Under) Book Value	10% Estimated Selling Cost	Estimated Gain/ (Loss) (if sold at current appraised value)
a S.	10102691	28-Feb-25	Lot No. 2-1 Block No. 5 Tract No. 1021, Muni	39,841.29		-	39,841.29	1,075.00	64,977.00	9/24/2025	Chief Appr.	25,135.71	6,497.70	18,638.01
arfeen S.	11702989	9-Jun-25	Lot No. 36 Tract 2913, Increment II, Yona	201,479.65			201,479.65	114.18	463,300.00	5/1/2025	Chief Appr.	261,820.35	46,330.00	215,490.35
				241,320.94			241,320.94	1,189.18	528,277.00					

OREO Disposals FY'2025

GHC Co-Borrower	Cash Receipt Number	Date Sold	Property Location	Sales Price	Selling / Other Cost	Net Proceeds	OREO Asset	(Loss)/Gain on Sale
	27352	1/6/2025	Lot No. 241-5-1, Municipality of Santa Rita	165,000.00	-	165,000.00	102,081.61	62,918.39
				165,000.00		165,000.00	102,081.61	62,918.39

	Sep-24	Sep-25
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of units (inventory)

Lada + FEMA in Sagan Linahyan	114	114
As-Atdas	24	24
Sagan Linahyan	10	10
Total units on hand	148	148

of vacant units at EOM

Lada	27	32
As-Atdas	19	18
Sagan Linahyan	3	1
Total vacant units	49	51

of Homeless/Emergency Housing

Lada	0	1
As-Atdas	0	0
Sagan Linahyan	0	0
Total Homeless	0	1

Vacancy rate based on EOM

33%	34%
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Delinquency rate

2.91%	4.36%
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of units for major repairs

Lada/Sagan (STAFF) (minor repairs)	2	2
Lada (CONTRACTOR)	19	24
As-Atdas (CONTRACTOR)	19	19
As-Atdas (STAFF)	0	0
Sagan Linahyan (CONTRACTOR)	3	1
Subtotal Staff (minor)	2	5

Subtotal Contractor (major)
Total units for major/minor repair

	Sep-24	Sep-25
	41	45
	43	50

Waiting list

	Sep-24	Sep-25
1 Bedroom	0	0
2 Bedroom	1	9
3 Bedroom	2	8
4 Bedroom	4	1
Total waiting list	7	18

Work Orders

carryover not resolved

Lada	550	603
As-Atdas	0	0
Sagan Linayan	7	0
# of work orders not resolved	557	603

of work orders requests

Lada	25	38
As-Atdas	0	1
Sagan Linayan	0	2

Total work order requests

	25	41
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Work Orders

	Sep-24	Sep-25
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	Sep-24	Sep-25
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duplicate/canceled

Lada	1	0
As-Atdas	0	0
Sagan Linayan	0	0
# of work orders not resolved	0	0

of work orders closed

	Sep-24	Sep-25
Lada	15	15
As-Atdas	0	1
Sagan Linayan	0	0
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	2

of renovated units completed

Lada	0	0
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	15	18
% work orders completed	3%	44%

GUAM HOUSING

Loan Portfolio

	Sep-24	Sep-25
Direct loan	107	102
6% loan	104	101
CAHAT	75	77
DownPayment	10	10
Total loans	296	290

Delinquency rate

Delinquency rate	7.83%	5.94%
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Sep-24 Sep-25

Loans Approved

	Sep-24	Sep-25
Direct loan	0	2
6% loan	0	0
CAHAT	0	0
Total loans		

FTHAP certificate issued
 FTHAP committed
 FTHAP disbursed

Sep-24 Sep-25

	Sep-24	Sep-25
	0	9
	0	9
	0	2

Loans Closed

	Sep-24	Sep-25
Direct loan	0	0
6% loan	0	0
CAHAT	0	0
Total loans	0	0

of payoff

	Sep-24	Sep-25
Direct loan	0	2
6% loan	0	1
CAHAT	0	0
Down Payment Program	0	0
Total loan payoff	0	3

Availability of funds

	Sep-24	Sep-25
Direct loan	3,037,939	3,497,829
6% Loan	561,501	2,116,946
CAHAT	210,263	73,994

	Sep-24	Sep-25
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,020	11,730
FTHAP (ARPA)	6,240	0
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)		\$378,542
Total funds available	\$3,980,188	\$6,242,265

LEGAL COUNSEL REPORT

Legal counsel referred Beg. Bal.

	Sep-24	Sep-25
Direct loan	2	
6% loan		
CAHAT		
DPCCA		
Total accounts referred	2	0

Loans resolved

	Sep-24	Sep-25
Carryover referrals		
Direct loan		
6% loan		
CAHAT		
DPCCA		
Total loans resolved		

Pending loans w/legal

	Sep-24	Sep-25
Carryover referrals		
Direct loan	3	0

Sep-24 **Sep-25**

0

6% loan

CAHAT

DPCCA

Total pending loans

3

0

Loans foreclosed

Direct loan

6% loan

CAHAT

Total loans foreclosed

Sep-24 **Sep-25**

0

0

GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS/COMMENTS
GHC-077		11002829	Barrigada, Guam	An Order Appointing Administrator and was submitted to Court on Feb. 14, 2023. A continued hearing on the Petition for Letters was held on Feb. 21, 2023. Judge ordered that the daughter can be the Administratrix and Attorney Han remains counsel. Order Granting Letters of Administration and Letters of Administration issued to Cherina Tedpahogo, daughter of debtor, on April 19, 2023. Attorney recorded Notice of Default and Election to Sell Under Mortgage on April 28, 2023. Amended Notice of Default recorded at the Dept. of Land Management on December 5, 2023. Notice of Sale Under Mortgage recorded at the Dept. of Land Management on March 15, 2024. Notice of Postponement of Notice of Sale recorded at the Department of Land Management on April 25, 2024. Second Notice of Postponement of Notice of Sale recorded at Department of Land Management on May 23, 2024. Third Notice of Postponement of Notice of Sale recorded at Department of Land Management on July 3, 2024. Fourth Notice of Postponement of Notice of Sale recorded at Department of Land Management on August 2, 2024. Daughter has been making month and half payments per month. Pre-approval letters issued to Borrower's daughter; qualified for \$135,000.00. Loan has been paid in full as of August 28, 2025. Account is now closed.	Principal amount due: \$139,199.62 (As of 9/1/22 – 7 months in arrears) (**Need updated balance)
GHC-093		11702989	Yona	Matter referred to law office on August 7, 2024, for process of foreclosure. Betwin Alokoa is deceased and an Involuntary Petition for Letters of Administration filed on September 13, 2024. Deed Upon Power of Sale and Certificate of Sale was	Principal amount due: \$178,588.48

				<p>prepared and GHC to record at the Department of Land Management. 15-Day Notice to Vacate the Property was served on Merleen Alokoa on August 1, 2025. GHC did a site visit on August 19, 2025, and advised counsel that tenants are still on premises. Complaint for Ejectment filed on August 21, 2025, and served on Merleen Alokoa and Administrator to the Estate of Betwin Alokoa. An Answer from Defendant Merleen Alokoa was filed on September 9, 2025. A Scheduling Notice was issued from Superior Court and a Scheduling Conf. was heard on October 15, 2025. A Pre-Trial Conference is set for August 5, 2026 and the Bench Trial is set for August 21, 2026 at 9:00 a.m. Counsel will file a Rule 12(c) motion on the pleadings for a judgment in favor of GHC.</p>	
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