



## GHC 2026 BOARD MINUTES

<p><b>GUAM HOUSING CORPORATION</b>  <b>BOARD OF DIRECTORS REGULAR MEETING</b>          Guam Economic Development Authority          Conference Room  <b>Tuesday, December 30, 2025</b></p> <p>Commenced: 10:33 a.m.          Roll call/quorum present: Quorum exists          Adjourned: 10:55 a.m.</p> <p><b>Note:</b> 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 and YouTube.</p>	<b>ATTENDANCE</b>	
<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)          Lillian O. Guerrero, Director (via Zoom)          Mark A. Duarte, Director (via Zoom)</p> <p><u>Members of the Public:</u>          David Castro, Guam Daily Post – (in person)</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person)          Angela Camacho, Manager (in person)          Mary Guerrero, Loan Administrator (in person)          Patricia M.Q. Kier, Special Assist to the President (in person)          Alysia Leon Guererro, Controller (in person)          Randy Barcinas, Maintenance Spvr. (via Zoom)          Cassandra Santos, ASMA (in person)          Athena Tenorio, Admin Assistant (in person)          Yong Park, IT Consultant (in person)</p>	

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I. Call to Order	10:33 a.m.				
II. Roll Call	Quorum established				
III. Approval of Minutes:	Minutes of the October 31, 2025, Board Meeting were reviewed and discussed by the Board.	<b>Upon motion made by Director Morales and seconded by Director Guerrero, and without any further objections, it was approved.</b>	GHC Administrative Assistant	GHC Administrative Assistant	<b>APPROVED</b>

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	President's Report / Remarks:	<p>The Notice to Proceed (NTP) building permit processing was issued to Genesis-Tech Corporation by GHURA on December 12, 2025. With the NTP, Genesis-Tech may begin demolition work and the submission of permit documents to the Department of Public Works. A groundbreaking ceremony for Phase II was scheduled for Monday, December 29, 2025 at 11:30 am at Lada Gardens.</p> <p>The entrance conference for the FY2025 audit was held on October 23, 2025 with the Office of Public Accountability and the Ernst &amp; Young Audit Team. Present for GHC were President Pangelinan, Manager Camacho, Controller Leon Guerrero, Loan Administrator Guerrero, and Special Assistant Kier.</p> <p>The Guam Homeless Coalition held their annual Housing and Homelessness Summit on November 14, 2025. Information regarding the S.A.F.E. House program and GHC's membership in the coalition was presented.</p> <p>A meeting with agencies involved in the temporary campus for Simon Sanchez High School Temporary Campus was held on November 21, 2025. Present for GHC were President Pangelinan and Special Assistant Kier. GHC noted that the Retracement Survey was still pending receipt of the MOA amendment from GDOE which would confirm that any related costs would be borne by GDOE. The amendment was received and signed by President Pangelinan on December 11, 2025 and was consequently forwarded to DLM Director Joe Borja and GDOE</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

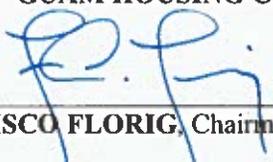
AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>Superintendent Swanson for their action. Incoming superintendent, former Speaker Judith Won Pat, was also copied in the email.</p> <p>The Rental Division provided emergency housing for three (3) families for the months of October and November.</p> <p>In total, eight (8) loan inquiries were received by the Loan Department with loan amounts ranging from \$40,000 to \$495,000. Six (6) inquiries were for the Direct Loan Program, and two (2) were for CAHAT. Twelve (12) inquiries were for the FTHAP grant with each applicant eligible for \$10,000.</p> <p>As of November 30, 2025 the Loan Division had ten (10) prospective loan applications with an average loan amount of \$228,450. Three (3) applications are for the Direct Loan Program, five (5) for the 6% Loan Program, one (1) home improvement, and one (1) CAHAT. The total required funding is \$2,284,500.</p> <p>One (1) loan was closed in the amount of \$308,000 in October with no pre-approvals or approvals for either month.</p>				
V.	Legal Report	None			<p>Upon motion by Director Morales, seconded by Director Guerrero, the Legal report for October and November will be presented at the next board meeting without any further objections, it was approved.</p> <p>On-Going/ Pending</p>

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
VI.	Old Business:	None				
VII.	New Business:	None				
VIII.	Public Participation	NONE				
IX.	Adjournment		The Board scheduled their next Board meeting for January 30, 2026 at 12:00 p.m. Upon motion duly made by Director Moarales, and seconded by Director Guerrero, and without any objections, the meeting was adjourned at 10:55 a.m.			

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: \_\_\_\_\_

  
FRANCISCO FLORIG, Chairman

Date: \_\_\_\_\_

1.30.2026

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: \_\_\_\_\_

  
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: \_\_\_\_\_

1.30.2026