



# GHC 2026 BOARD MINUTES

<p><b>GUAM HOUSING CORPORATION</b>  <b>BOARD OF DIRECTORS REGULAR MEETING</b>          Guam Economic Development Authority          Conference Room  <b>Friday, February 27, 2026</b></p> <p>Commenced: 11:01 a.m.          Roll call/quorum present: Quorum exists          Adjourned: 11:52 a.m.</p> <p><b>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 YouTube Page and GHC's website to allow members of the public to attend the meeting via Zoom, and YouTube.</b></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)          Sandra F. Bordallo, Vice Chair (in person)          Gustavo A. Morales, Board Secretary (in person)          Lillian O. Guerrero, Director (in person)          Romeo "Romy" Angel, Director (via Zoom)          Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u>          Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u>          Frank San Nicolas – Guam Daily Post</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Angela Camacho, Acting President (in person)          Mary Guerrero, Loan Administrator (in person)          Patricia M.Q. Kier, Housing Services Administrator (in person)          Alysia Leon Guerrero, Controller (in person)          Cassandra Santos, Asst. Supply Mgmt. Admin. (in person)          Randy Barcinas, Maintenance Supervisor (via Zoom)          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	11:01 a.m.			
II.	Roll Call	Quorum established			
III.	Approval of Minutes:	Minutes of January 30, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve January 30, 2026, Board Meeting minutes made by Director Guerrero and seconded by Board Secretary Morales, and without any further objections, they were approved.	GHC AA	GHC AA <b>APPROVED</b>

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IV.	<p><b>President's Report / Remarks:</b></p>	<p>With the issuance of the building permit by the Department of Public Works on February 2, 2026, the Notice to Proceed with work on Phase II of the Lada Gardens Renovation Project was issued to Genesis Tech by the Guam Housing and Urban Renewal Authority (GHURA). The model unit was inspected by GHURA and GHC and revisions have been requested with regard to window, door, and electrical works. The change order was approved for window and door works with further review required for the electrical works.</p> <p>On January 27, 2026 President Pangelinan, Manager Camacho, Maintenance Supervisor Randy Barcinas, and Maintenance Leader Brian Asuncion met with GCC Program Specialist, Adrian Davis to discuss Cohort 2 of the YouthBuild Program. As with Cohort 1, GCC has requested the use of a Lada Gardens Rental Unit for use as a Living Lab which will allow the students to gain hands-on trades experience. President Pangelinan and Manager Camacho agreed to continue the partnership between GHC and GCC. Since then, the YouthBuild Cohort 2 of ten (10) students has begun working on the Living Lab.</p> <p>On a related note, on February 17, 2026, Special Assistant Kier appeared on the GCC Talk Hour on Wave 105.1 FM with Program Specialist Davis and Trina San Agustin, Program Coordinator with the GCC Office of Communication to speak about the YouthBuild Program. The segment focused on the opportunities provided to students, including obtaining their GED and gaining construction experience upon completion of the program.</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

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	<p>Additionally, she was extended and accepted an invitation to present at the Jose Rios Middle School Career Day on February 24, 2026. She shared the establishment and history of GHC, the variety of careers available and the education and experience needed. She further shared the soft skills learned as students that are applicable to real world employment, i.e., punctuality and attendance; strong work ethic; respect and the ability to work with a variety of people/personalities, etc.</p> <p>A meeting with Chamorro Land Trust (CLTC) Commissioner Fabienne Respicio, CLTC Acting Chairman Earl Garrido, and Acting CLTC Administrator Joseph Cruz was held on February 6, 2026 to discuss the status of CLTC Leases and the pending payment to GHC on a foreclosed property. GHC Chairman Francisco Florig, Board Secretary Gustavo Morales, President Pangelinan, Loan Administrator Guerrero, and Special Assistant Kier were present for GHC. Acting Administrator Cruz advised that with the enactment of current law, mechanisms have been put in place to move along without pausing if they are unable to contact the next applicant in line. GHC requested that lessees be referred to GHC to assist lessees with the requirement to build a typhoon proof home within established time limits. CLTC will look into making it a requirement with proof of referral/visit from the lessee. The prospect of conducting informational sessions regarding GHC loan programs was broached with Administrator Guerrero confirming her availability to conduct those sessions for CLTC lessees. CLTC also advised that they are still actively pursuing the development of CLTC property</p>				

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	<p>in Yigo with homes for purchase and possible financing through GHC.</p> <p>Further, GHC also requested that we be allowed to utilize the foreclosed unit as a rental property until such time as CLTC provides the payment or identifies another lessee to assume the lease and mortgage on said property. Acting Administrator Cruz will take the matter to CLTC Legal Counsel for guidance on our request.</p> <p>The Rental Division has a total of fifty-four (54) vacancies. Sixteen (16) of which are undergoing renovation under Phase II with an additional Eight (8) at Lada Gardens/Sagan Linahyan awaiting funding. The twenty-four (24) vacant units at Guma As-Atdas are slated for renovation as part of the Temporary Simon Sanchez High School Project.</p> <p>The Rental Division provided emergency housing for two (2) families in January.</p> <p>In total, eleven (11) loan and grant inquiries were received by the Loan Department. Two (2) inquiries were for the Direct Loan Program, three (3) for the 6% Loan Program, two (2) for CAHAT, and four (4) for FTHAP. The average pre-qualified loan amount was \$188,500.</p> <p>As of January 31, 2026, the Loan Division had nine (9) prospective loan applications with an average loan amount of \$218,800. Three (3) applications are for the Direct Loan Program, four (4) for the 6% Loan Program, one (1) home improvement, and one (1) CAHAT. The total required funding is \$1,969,500.</p>				

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	One (1) loan for \$230,000 was pre-approved with no loans approved or closed for the month of January.				
V.	<b>Legal Report</b> <u>Status of Foreclosure Cases:</u>  See, separate Foreclosure Report.		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	<b>Old Business:</b> NONE				
VII.	<b>New Business:</b> NONE				
VIII.	<b>Public Participation</b> NONE				
IX.	<b>Adjournment</b>	The Board scheduled their next Board meeting for <b>March 27, 2026, at 12:00 p.m.</b> Upon motion duly made by <b>Director Guerrero</b> and seconded by <b>Board Secretary Morales</b> and <b>Director Angel</b> and without any objections, the meeting was adjourned at <b>11:52 a.m.</b>			

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:   
FRANCISCO FLORIG, Chairman

Date: 3/27/2026

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:   
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 3/27/2026