



GHC 2026 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, January 30, 2026</p> <p>Commenced: 12:15 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:30 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 YouTube Page and GHC's website to allow members of the public to attend the meeting via Zoom, Facebook and YouTube.</p>	ATTENDANCE	
<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) Lillian O. Guerrero, Director (in person) 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> George Castro – Depo Resources Frank San Nicolas – Guam Daily Post</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) 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	12:15 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the December 30, 2025, Board Meeting reviewed and discussed by the Board.	Motion to approve December 30, 2025, Board Meeting minutes made by Vice Chair Bordallo and seconded by Director Guerrero, and without any further objections, they were approved.	GHC Administrative Assistant	GHC Administrative Assistant	APPROVED

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	Executive Session	President Pangelinan, Legal Counsel, and Board of Directors went into Executive Session with Court Reporter George Castro in attendance				On-Going
V.	President's Report / Remarks:	<p>The groundbreaking ceremony for Phase II was held on Monday, December 29, 2025 at 11:30 am at Lada Gardens. Demolition work is currently being performed by contractor, Genesis-Tech Corporation. They are also working on a model unit for approval by GHC prior to commencing renovation work on the remaining fifteen (15) units.</p> <p>GHC participated in the 4th Annual Governor's Holiday Light Parade on Wednesday, December 17, 2025 with a float and employees walking along the parade path. We wish to thank the maintenance division for their hard work and dedication towards preparing the float, most especially Maintenance Leader Brian Asuncion and Maintenance Worker Albert Molo who spearheaded the effort.</p> <p>A meeting with the Guam Department of Education, the Guam Recovery Office, the Department of Public Works, the Office of the Governor of Guam, and GHC was held on January 22, 2026. President Pangelinan and Special Assistant Kier were present for GHC. Updates on the status of the temporary campus for Simon Sanchez High School Temporary Campus were provided. At the meeting, it was reiterated that the renovation of the 24 units at Guma As-Atdas will proceed as planned. The final determination of the</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>number of temporary classrooms to be built on the GHC property will be decided by February 2026. Currently, the anticipated number of classrooms to be built stands at twenty (20) with an additional sixteen (16) under consideration.</p> <p>The Rental Division provided emergency housing for three (3) families in December.</p> <p>In total, five (5) loan and grant inquiries were received by the Loan Department. One (1) inquiry was for the Direct Loan Program in the amount of \$294,000 and four (4) FTHAP grant applications were received at \$10,000 each.</p> <p>As of December 31, 2025 the Loan Division had ten (10) prospective loan applications with an average loan amount of \$196,950. 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 \$1,969,500.</p> <p>One (1) loan was closed in the amount of \$315,000 in December with no pre-approvals or approvals.</p>				
VI.	<p>Legal Report</p>	<p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p>		Legal Counsel	<p>Legal Counsel</p> <p>On-Going/ Pending</p>
VII.	<p>Old Business:</p>	<p>NONE</p>			

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
VIII.	New Business:	<p>A. <u>Election of Board Secretary:</u></p> <p>Director Morales was nominated by Director Guerrero</p> <p>B. President Pangelinan requested approval for above-step recruitment for Housing Services Administrator position.</p>	<p>Motion to approve by Director Morales as Board Secretary made by Vice Chair Bordallo, and seconded by Director Guerrero, and without any objections, it was approved.</p> <p>Motion made to approve above step recruitment of Housing Services Administrator made by Director Guerrero and seconded by Director Angel, and without any objections, it was approved.</p> <p>Motion made to move funding for Special Assistant position to Housing Services Administrator position made by Vice Chair Bordallo and seconded by Director Guerrero, and without any objections, it was approved.</p>			
IX.	Public Participation	NONE				
X.	Adjournment		<p>The Board scheduled their next Board meeting for February 27, 2026, at 11:00 a.m. Upon motion duly made by Director Guerrero, and seconded by Director Angel, and without any objections, the meeting was adjourned at 1:30 p.m.</p>			

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

GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIG, Chairman

Date: 2/27/2026

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

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 2/27/26