



GHC 2026 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, March 27, 2026</p> <p>Commenced: 12:02 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:03 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 and YouTube.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; background-color: #e0e0e0;">ATTENDANCE</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Directors present:</u></p> <p>Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Gustavo A. Morales, Secretary (in person) Romeo "Romy" Angel, Director (in person) 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> NONE</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, 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 (in person) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)</p> </td> </tr> </tbody> </table>	ATTENDANCE		<p><u>Directors present:</u></p> <p>Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Gustavo A. Morales, Secretary (in person) Romeo "Romy" Angel, Director (in person) 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> NONE</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, 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 (in person) Athena Tenorio, Admin. Asst. (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	12:02 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the February 27, 2026, Board Meeting were reviewed and discussed by the Board.	Motion to approve February 27, 2026, Board Meeting minutes made by Director Angel and seconded by Secretary Morales, 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.	President's Report / Remarks:	<p>Change Order 1 for window and door works was presented to the GHURA Board of Commissioners on March 17, 2026 and received their approval. Contractor, Genesis Tech will proceed with the needed changes. Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac, discovered during the renovation, has been reviewed and approved by GHC and will be presented to the GHURA Board at their next meeting on April 7, 2026.</p> <p>The Request for Interest for the development of Guma As-Atdas was advertised on March 23, 2026. Thus far, one (1) developer has obtained a packet. The deadline for submission is on April 27, 2026.</p> <p>Cohort 2 of the GCC YouthBuild Program completed their "Living Lab" practicum on March 19, 2026. Cohort 3 is currently completing the classroom instruction phase and are expected to begin work on the "Living Lab" shortly.</p> <p>The Rental Division had a total of fifty-nine (59) vacancies as follows:</p> <p>Lada Gardens Phase II Renovations 16</p> <p>Lada Gardens/Sagan Linahyan Pending Renovation Funding 7</p> <p>Guma As-Atdas Temporary SSHS Campus 24</p> <p>Completed Repairs by GHC Maintenance 3</p> <p>Pending Repairs by GHC Maintenance 9</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		<p>The Rental Division provided emergency/homeless housing for two (2) families in February.</p> <p>Nine (9) loan and grant inquiries were received by the Loan Department. Five (5) inquiries were for the Direct Loan Program, two (2) for CAHAT, and four (4) for FTHAP. The average pre-qualified loan amount was \$275,320.</p> <p>As of February 28, 2026, the Loan Division had ten (10) prospective loan applications. Three (3) applications are for the Direct Loan Program, four (4) for the 6% Loan Program, two (2) for CAHAT, and one (1) home improvement. The total required funding is \$2,009,500.</p> <p>No loans were pre-approved, approved or closed for the month of February.</p> <p>Four (4) First Time Homeowners Assistance grants were approved with another seven (7) in process for the month.</p>				
V.	Legal Report	<p>Status of Foreclosure Cases:</p> <p>NONE</p>		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	Old Business:	NONE				
VII.	New Business:	NONE				
IX.	Public Participation	NONE				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IIX.	Adjournment		The Board scheduled their next Board meeting for April 24, 2026, at 12:00 p.m. Upon motion duly made by Secretary Morales, and seconded by Vice Chair Bordallo, and without any objections, the meeting was adjourned at 1:03 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: _____

FRANCISCO FLORIG, Chairman

Date: _____

7/24/2024

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: _____

JACQUES G. BRONZE, ESQ, Legal Counsel

Date: _____

4/24/26