



GHC 2026 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, May 29, 2026</p> <p>Commenced: 12:12 p.m. Roll call / quorum present: Quorum exists Adjourned: 12:23 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>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (via Zoom) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Jacques G. Bronze, Esq. (via Zoom)</p> <p><u>Members of the Public:</u> Frank San Nicolas – Guam Daily Post</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <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) 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> </td> </tr> </tbody> </table>	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 (via Zoom) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (via Zoom) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Jacques G. Bronze, Esq. (via Zoom)</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) 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>
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AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:12 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the April 24, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve April 24, 2026, 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

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IV.	President's Report / Remarks:	<p>Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac was presented and approved by the GHURA Board on May 12, 2026.</p> <p>Due to Super typhoon Sinlaku, the deadline to submit responses to the Guma As-Atdas Development Request for Information (RFI) was extended to May 4, 2026. Two developers (2) submitted responses by the deadline. The proposals are currently under review.</p> <p>The Invitation for Bid (IFB) for the renovation of the Guma As-Atdas apartment buildings was withdrawn by the Department of Public Works to revise the Scope of Work. Advertisement for the new IFB is anticipated for June.</p> <p>The Rental Division had a total of 34 vacancies as follows:</p> <p>Lada Gardens Phase II Renovations - 16</p> <p>Lada Gardens/Sagan Linahyan Pending Renovation Funding - 6</p> <p>Completed Repairs by GHC Maintenance - 0</p> <p>Pending Repairs by GHC Maintenance - 12</p> <p>The Rental Division provided emergency/homeless housing for four (4) families in April.</p> <p>Ten (10) loan and grant pre-qualification inquiries were received by the Loan</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

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	<p>Department. Three (3) inquiries were for the Six Percent (6%) loan program, two (2) for CAHAT, one (1) home improvement, and four (4) for FTHAP. The average pre-qualified loan amount was \$156,000.</p> <p>As of April 30, 2026, the Loan Division had eleven (11) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program, six (6) for the 6% Loan Program, two (2) for CAHAT, and one (1) home improvement. The total required funding is \$2,383,500.</p> <p>One (1) loan was approved and one (1) loan was closed at \$40,000 each. Three (3) First Time Homeowners Assistance grants totaling \$29,200 were approved with another four (4) in process for the month.</p>				
<p>V.</p>	<p>Legal Report</p> <p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p> <p>A. <u>Merleen S. Alokoa</u></p> <p>Been nearly a year since foreclosure. Instructed by President Pangelinan to provide legal counsel for Alokoa the payoff amount to include interest calculation for giving them the right to redeem the property. Emailed legal counsel for Alokoa and the time has expired sometime in June and that would also be the expiration of the one year right of redemption, but not heard back from Alokoa legal counsel. Ball is in their court now.</p>		<p>Legal Counsel</p>	<p>Legal Counsel</p>	<p>On-Going/ Pending</p>

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
VI.	Old Business:	NONE				
VII.	New Business:	NONE				
IX.	Public Participation	NONE				
IIX.	Adjournment		The Board scheduled their next Board meeting for June 26, 2026, at 12:00 p.m. Upon motion duly made by Director Guerrero , and seconded by Vice Chair Bordallo and without any objections, the meeting was adjourned at 12:23 p.m.			

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

GUAM HOUSING CORPORATION

By: 
 FRANCISCO FLORIG, Chairman

Date: 6.26.26

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

GUAM HOUSING CORPORATION

By: 
 JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 6/26/26