



GHC 2026 BOARD MINUTES

GUAM HOUSING CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
 Guam Economic Development Authority
 Conference Room
Friday, July 24, 2026

Commenced: 10:15 a.m.
 Roll call / quorum present: Quorum exists
 Adjourned: 11:00 a.m.

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.

ATTENDANCE

Directors present:

All Present at the time Quorum established;

Francisco A. Florig, Chairman (in person)
 Gustavo A. Morales, Secretary (in person)
 Lillian O. Guerrero, Director (in person)
 Romeo "Romy" Angel, Director (in person)
 Mark Duarte, Director (via Zoom)

Legal Counsel:

Edward C. Han, Esq. (in person)

Members of the Public:

NONE

Management present in person and via Zoom:

Edith C. Pangelinan, President (in person)
 Angela Camacho, Manager (in person)
 Mary Guerrero, Loan Administrator (in person)
 Patricia M.Q. Kier, Housing Services Administrator (via Zoom)
 Alysia Leon Guerrero, Controller (in person)
 Athena Tenorio, Admin. Asst. (in person)
 Yong Pak, IT Consultant (in person)
 Flora Mae Cruz, Housing Specialist (via Zoom)

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	10:15 a.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the June 26, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve June 26, 2026, Board Meeting minutes made by Director Angel 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.	President's Report / Remarks:	Phase II of the Lada Gardens Renovation Project continues to progress as expected and is still on track for the November 2026 completion date. The Guma As-Atdas renovation is still working through the bid process with DPW and GDOE. Once the process is completed, the bid will be awarded and a contract entered into. President Pangelinan, Manager Camacho, and HSA Kier attended the Language Access Plan (LAP) Information Session at the University of Guam on June 10, 2026. The LAP focuses on providing equitable access to public programs, services, and communications for residents, including persons with limited English proficiency and persons with disabilities. A draft of Guam's LAP was introduced and feedback provided from the agency stakeholders. Future meetings will be scheduled to finalize the plan and provide implementation timelines government wide. A completion ceremony for Cohort II of the Youth Build program was held on June 24, 2026 at the Guam Community College. President Pangelinan, Manager Camacho, HSA Kier, Maintenance Supervisor Barcinas along with the Rental and Maintenance Division staff were present to congratulate the completers. The starting date for Cohort III to begin working with the rental and maintenance divisions will be scheduled soon.		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	On June 30, 2026, President Pangelinan and Accountant II Sheena Miranda accepted the Silver Award for FY 2024 Excellence in Citizen-Centric Reporting (CCR) from the Guam Chapter of the Association of Government Accountants. The CCR is an annual report mandated for all Government of Guam agencies to transparently share their demographics, financial performance, and key missions with the public and are required to be submitted to the Public Auditor and Guam Legislature within sixty (60) days of the annual independent audit. Congratulations to Controller Leon Guerrero and her staff on this well-deserved recognition. An FTHAP Certificate presentation was held at the Ricardo J. Bordallo Governor's Complex with Lt. Governor Joshua Tenorio on July 1, 2026. Families received certificates for grants of up to \$10,000 towards closing costs on their first home. We thank Board Secretary Morales, Director Guerrero, Senators Tina Rose Muna-Barnes, Joe San Agustin, and Sabina Perez for their attendance and support of our families. In attendance for GHC were President Pangelinan, Manager Camacho, Loan Administrator Guerrero, HSA Kier, and the Loan Division staff. The FTHAP program continues to be well received by the public and provides vital assistance towards the final step in becoming homeowners. As of the inception of the program in 2012, over \$7 million in grants has been disbursed with a total loan amount associated with grant proceeds of nearly \$190 million.				

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		The Rental Division had a total of 34 vacancies as follows: Lada Gardens Phase II Renovations: 16 Lada Gardens/Sagan Linahyan Pending Renovation Funding: 6 Completed Repairs by GHC Maintenance: 6 Pending Repairs by GHC Maintenance: 6 The Rental Division provided emergency/homeless housing for five (5) families in June. Eighteen (18) loan and grant pre-qualification inquiries were received by the Loan Department. Eight (8) were for the Six Percent (6%) loan program, seven (7) were for FTHAP, and three (3) for CAHAT. The average pre-qualified loan amount was \$189,000. As of June 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, seven (7) for the 6% Loan Program, and one (1) for CAHAT. The total required funding is \$2,753,500. Two (2) loans totaling \$608,000 were pre-approved; two (2) loans totaling \$650,000 were approved; one (1) loan for \$40,000 was closed; and nine (9) First Time Homeowners Assistance grants of \$10,000 each were approved for the month.				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
V.	Legal Report	<u>Status of Foreclosure Cases:</u> See, separate Foreclosure Report.		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	Old Business:	NONE				
VII.	New Business:	<u>Signatory Resolution:</u> Resolution to add Housing Service Administrator as a signatory to sign checks and other banking instruments.	Motion to approve Resolution made by Director Guerrero and seconded by Secretary Morales, and without any further objections, motion was approved.			
IX.	Public Participation	NONE				
IIX.	Adjournment		The Board scheduled their next Board meeting for August 28, 2026, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Secretary Morales, and without any objections, the meeting was adjourned at 11:00 a.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIG, Chairman

Date: 9/11/2026

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 9/11/26