Outlook

Re: Messages & Communications Doc. No. 38GL-25-0805 through 0812.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
Date Wed 8/20/2025 12:36 PM
To 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,
Received, and thank you.

Elijah Untalan
Clerks Office
I Mina'trentai Ocho na Liheslaturan Guåhan
Guam Congress Building, 163 Chalan Santo Papa, *Hagåtña,* Guam 96910
Voice: (671) 472-3465/3460 Fax: (671) 472-3524
guamlegislature.gov

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Wednesday, August 20, 2025 12:26 PM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-25-0805 through 0812.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-25-0805 through 0812** for processing:

✓	**38GL-25-0805**	Guam Housing and Urban Renewal Authority	Revenue and Expense Report for May 2025*
✓	**38GL-25-0806**	Guam Commission for Educator Certification	FY2025 3rd Quarter Staffing Pattern*
✓	**38GL-25-0807**	Guam Commission for Educator Certification	FY2025 3rd Quarter Small Purchases Report*
✓	**38GL-25-0808**	Guam Housing Corporation	Board Meeting Packet for June 27, 2025*
✓	**38GL-25-0809**	Guam Department of Education	FY 2025 3rd Quarter Attendance Report*
✓	**38GL-25-0810**	Port Authority of Guam	FY 2025 3rd Quarter Staffing Pattern as of June 30, 2025.
✓	**38GL-25-0811**	Guam Police Department	Prior Years Obligation to pay Construction and Power Sources, Inc. in the total amount of $1,471.50.
✓	**38GL-25-0812**	Guam Preservation Trust	Financial Statement for May 2025*

Kindly reply to this email

Si Yu'os ma'åse',
Marie Crisostomo
Committee on Rules Assistant
COMMITTEE ON RULES
Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

Messages and Communications for 38GL-25-0808*

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Tue, Jul 1, 2025 at 3:36 PM
To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Hafa Adåi,

Please see attached M&C Doc. No. 38GL-25-0808

38GL-25-0808	Guam Housing Corporation	Board Meeting Packet for June 27, 2025*

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant

Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

---------- Forwarded message ---------
From: **Athena Tenorio** <athena.tenorio@ghc.guam.gov>
Date: Tue, Jul 1, 2025 at 1:32 PM
Subject: Guam Housing Corporation – June 27, 2025: Full Packet Documents
To: Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

Hafa Adai,

I have attached the complete packets from the GHC Board of Directors meeting held on January 30, 2025:

- Agenda
- Approved Minutes
- President's Report
- Foreclosure-Legal report

Kindly confirm once received. Thank you.

Best Regards,

Athena A. Tenorio
Administrative Assistant
Guam Housing Corporation
Kotporasion Ginima' Guahan
Tel No: (671)647-4143 ext.127
Fax No: (671) 649-4144
Email: athena.tenorio@ghc.guam.gov

Website: *www.guamhousing.org*

****

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5 attachments

BOD MTG AGENDA.pdf
131K

BOD Approval Minutes.pdf
133K

President's Report June 27, 2025.pdf
637K

Foreclosure-Legal Report (Board mtg 6-27-25).pdf
126K

38GL-25-0808.pdf
1202K

38th Committee On Rules <committeeonrules@guamlegislature.gov> Wed, Jul 2, 2025 at 8:41 AM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Håfa Adai!

Received and thank you.

Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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[Quoted text hidden]

THE GUAM LEGISLATURE

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Guam Housing Corporation – June 27, 2025: Full Packet Documents

3 messages

Athena Tenorio <athena.tenorio@ghc.guam.gov> Tue, Jul 1, 2025 at 1:32 PM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

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Doc Type: 38GL-25-0808
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
July 01, 2025
Time: 2:02 PM
Received:

Kindly confirm once received. Thank you.

Best Regards,

Athena A. Tenorio
Administrative Assistant
Guam Housing Corporation
Kotporasion Ginima' Guahan
Tel No: (671)647-4143 ext.127
Fax No: (671) 649-4144
Email: athena.tenorio@ghc.guam.gov
Website: www.guamhousing.org

GHC
GUAM HOUSING CORPORATION

4 attachments

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Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

Hafa Adai,

My apologies.

GHC Board of Directors meeting held on June 27, 2025.

Thank you.

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Sent: Tuesday, July 1, 2025 1:32 PM
To: Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>
Subject: Guam Housing Corporation – June 27, 2025: Full Packet Documents

[Quoted text hidden]

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Tue, Jul 1, 2025 at 2:49 PM
To: Athena Tenorio <athena.tenorio@ghc.guam.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

Hafa Adåi,

Confirming receipt.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant

Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

[Quoted text hidden]

GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING

Notice of Publication

The Guam Housing Corporation Board of Directors will hold its Regular Meeting on Friday, June 27, 2025, at 1:00 P.M. in the GEDA Conference Room, 5th Floor, ITC Building. This meeting is open to the public via Zoom and can be viewed live on GHC's Facebook page (see link below).
Guam Housing Corporation is inviting you to a scheduled Zoom meeting.
Time: June 27, 2025, 1:00 P.M., Guam, Port Moresby
Join Zoom Meeting
https://us02web.zoom.us/j/87670963340?pwd=n62sOhX44Sfkfs27QQY5tv33K4b2KU.1
Meeting ID: 876 7096 3340
Passcode: 549205

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes:

A. May 28, 2025, Regular Board Meeting

IV. President's Report for May 2025

V. Legal Report for May 2025

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

38GL-25-0808
Messages and Communications
RECEIVED
COMMITTEE ON RULES
July 1, 2025
3:36 p.m.
Mario Crisostomo

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at 647-4143.

This Notice of Publication is paid for by Guam Housing Corporation Government Funds.

GHC 2024 BOARD MINUTES

GUAM HOUSING CORPORATION	ATTENDANCE	
GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room **Wednesday, May 28, 2025** Commenced: 12:09 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:29 p.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 Facebook Page and GHC's website to allow members of the public to attend the meeting via Zoom, Facebook.**	Directors present: All Present at the time Quorum established; Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chairwoman (via Zoom) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (via Zoom) Gustavo A. Morales, Director (in person) Legal Counsel: Edward C. Han, Esq. (in person) Members of the Public: Frank Guerrero – (in person) David Castro (Post) – (in person)	Management present in person and via Zoom: Edith Pangelinan, President (in person) Angel Camacho, Manager (via Zoom) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assistant (in person) Alysia Leon Guerrero, Controller (in person) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	**Call to Order**	12:09 p.m.				
II.	**Roll Call**	Quorum established				
III.	**Approval of Minutes:**	Minutes of the April 25, 2025, Board Meeting reviewed and discussed by the Board.	**Motion to approve minutes made by Vice Chairwoman Bordallo and seconded by Director Morales, and without any further objections it was approved.**	GHC AA	GHC AA	**APPROVED**

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	**President's Report / Remarks:**	Guam Housing and Urban Renewal Authority submitted the Lada Gardens Renovation Project Phase II Invitation for Bid (IFB) Documents to the Office of the Attorney General of Guam for review and approval. The review has been completed and approval received. Advertisement of the IFB is scheduled for May 30, 2025. GHC accepted an invitation to participate in Agueda I. Johnston Middle School's Health, College and Career Readiness Day on April 3, 2025. Special Assistant Patty Kier spoke with several groups of students about the various careers at GHC and the experience and educational levels required for each. She further shared how important punctuality, collegiality, respect, reliability, and good work ethics are as an employee and provided examples of each. The Empower team from the Government of Guam Retirement Fund conducted a Retirement Plan Overview Education Seminar for all GHC employees on April 8, 2025. Information regarding the Defined Benefit 1.75 Plan, the Defined Contribution Retirement System 401 (a) Plan, and the 457b Deferred Compensation Plan was shared. Employees were also given the opportunity to ask any questions they might have had. A total of seven (7) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from $73,100 to $361,000. The Loan Division had twenty-five (25) prospective loan applications with an average loan amount of $206,900. Nine (9) applications are for the Direct Loan Program, eleven (11) for the 6% Loan Program,		Admin / Maintenance / Rental	Admin / Maintenance / Rental	**On-Going**

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		four (4) for CAHAT, and one (1) for home improvement. The total required funding is $4,428,181. No loans were pre-approved, approved, or closed for the month. Emergency Housing was provided to 1 family by the Rental Division in April.				
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:**	**A. <u>Adopt Housing Specialist Position & Abolishment of Senior Tenant Relation Advisor</u>** President Pangelinan proposed that the Board adopt a new position of Housing Specialist and abolishment of the old position of Senior Tenant Relation Advisor (John Potter retired). Announced the position in house but no one was qualified. Announced the position outside but no response and no qualified. The qualification for Senior Tenant Relation Advisor is hard to meet and antiquated. Housing Specialist position has equivalency qualification that can be substituted with experience. Vice Chairman Bordallo inquired if the position is needed and there were discussions amongst the Board members. Chairman Florig and Director Guerrero agreed that the position is crucial for continuity.	**Upon motion to adopt position of Housing Specialist and abolish Senior Tenant Relations made by Director Guerrero and seconded by Director Morales, and approved without any objections.**			

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
VIII.	**Public Participation**	**NONE**				
IX.	**Adjournment**		The Board scheduled their next Board meeting for **June 27, 2025, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Director Morales, and without any objections, the meeting was adjourned at 1:29 p.m.**			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:____________________________
FRANCISCO FLORIG, Chairman

Date: 6/27/2025

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:____________________________
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 6/27/24

GHC
Kotporasion Ginima' Guåhan
GUAM HOUSING CORPORATION
P.O. Box 3457, Hagåtña, Guam 96932

PRESIDENT'S BOARD REPORT May 2025
Board of Directors Regular Meeting
June 27, 2025 – GEDA Conference Room

OVERVIEW

The Invitation for Bid (IFB) for Phase II of the Lada Gardens Renovation Project was advertised on May 30, 2025 with registration for interested bidders opening on the same day. The pre-bid conference was held on Wednesday, June 4, 2025 followed by a site visit on Thursday, June 5, 2025. Attendance at the pre-bid conference and the site visit was not mandatory. But, was highly encouraged. Five (5) interested parties attended the pre-bid conference and eight (8) attended the site visit. Questions regarding the IFB were accepted in writing via email beginning May 30, 2025 and closed on June 16, 2025.

The IFB closing date and time is Friday, June 27, 2025 at 2:00 p.m. with all bid submittals being opened publicly at GHURA's main office conference room in Sinajana.

There was an increase in vacant renovated units in May for various reasons, including termination of participation in the Section 8 program by tenants or GHURA and/or tenants choosing to relocate at the time of their recertification. The Rental Division has embarked on the following marketing strategies to fill the vacancies as follows:

- Posting unit availability on the GHURA website
- Installing promotional banners along high traffic areas in Dededo
- Outreach through social media platforms

Emergency Housing was provided to two (2) families by the Rental Division in May.

A total of six (6) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from $109,000 to 488,750.

The Loan Division had twenty-seven (27) prospective loan applications with an average loan amount of $212,000. Eleven (11) applications are for the Direct Loan Program, eleven (11) for the 6% Loan Program, four (4) for CAHAT, and one (1) for home improvement. The total required funding is $5,735,234.

One (1) loan was pre-approved for $75,000. Four (4) loans were approved totaling $160,000, and three (3) loans were closed totaling $120,000.

ACCOUNTING DIVISION MONTHLY REPORT MAY 2025

Month	FY 2025	FY 2024	Difference	Variance
Revenue	$ 454,170.40	$ 264,759.61	$ 189,410.79	71.54%
Expenses	$ 322,729.63	$ 424,204.45	$ (101,474.82)	-23.92%
Change in net position	$ 131,440.77	$ (159,444.84)	$ 290,885.61	182.44%

Year to date	FY 2025	FY 2024	Difference	Variance
Revenue	$2,592,280.89	$1,713,868.16	$ 878,412.73	51.25%
Expenses	$2,536,875.51	$2,164,806.20	$ 372,069.31	17.19%
Change in net position	$ 55,405.38	$ (450,938.04)	$ 506,343.42	112.29%

Revenue for the month and YTD increased by 72% and 51% respectively, compared to the previous fiscal year. This is primarily attributed to the increase in: 1) interest on investment held by bond trustees, following an adjustment made in Mar-2024 to increase the rebate liability from $10K to $93K; 2) receipt of funds for the FTHAP, in accordance with the FY 2025 supplemental budget (P.L. 37-135), GHC received $750K as of May-2025; 3) a gain of $63K from the sale of the Santa Rita OREO property, in Jan-2025; and 4) other income resulting from the disbursements of FTHAP ARPA funds totaling $42K in FY 2025.

Expenses for the month decreased by 24% compared to last FY, which can be attributed to a reduction in Fiduciary Expense. An adjustment of $169K was made in May 2024 to record programs, that were previously recorded under the fiduciary reports within the primary reports. Disbursements for these programs are currently being expensed.

Expenses YTD increased by 17% compared to the previous FY. These increases are primarily due to: 1) higher salary cost due to increments; 2) increased retirement and Medicare contributions stemming from both higher salaries and an increased government contribution rate; 3) rising retiree supplemental, COLA and health benefits due to the addition of one retiree in FY 2025; 4) higher professional services costs due to an adjustment made in FY 2024 to reverse estimated legal fees in FY 2023; 5) increased employee benefits (excluding retirement), specifically medical insurance, which rose by 19% to 41% in FY 2025 depending on the plan; 6) elevated maintenance expense due to a greater number of supplies issued in FY 2025 and 7) increased fiduciary expense due to the disbursement of 31 grants along with the administrative expense associated with those disbursements under the funds from the FY 2025 supplemental budget.

	FY 2025	FY 2024
Delinquency – Housing	13.02%	7.46%
Delinquency – Rental	5.43%	6.07%
Vacancy rate based on rent not charged	27.82%	29.71%

- Guam Housing Corporation's Financial Statements and Financial Highlights as of May 31, 2025 are included in the packet.

RENTAL DIVISION MONTHLY REPORT MAY 2025

VACANT UNITS

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2025 Renovations by Contractor(s)	Future Renovations by Contractor(s)
Lada Gardens				
2 Bedroom	0	0	6	1
3 Bedroom	0	0	7	1
4 Bedroom	0	2	4	4
Guma As-Atdas				
2 Bedroom	0	0	0	5
3 Bedroom	0	0	0	13
Sagan Linahyan				
2 Bedroom	0	0	0	0
3 Bedroom	0	0	0	1
4 Bedroom	0	0	0	0

EMERGENCY HOUSING

Emergency Housing	2

PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized)	Wait List (Unsubsidized)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
2 Bedrooms	0	5	1	11
3 Bedrooms	0	5	0	1
4 Bedrooms	0	4	0	4

LOAN DIVISION MONTHLY REPORT MAY 2025

PREQUALIFICATION INTERVIEWS

Number of Interviews	6
Average Loan Amount	$342,422

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	27
Direct Loan Program	11
6% Loan Program	11
CAHAT	4
Home Improvement	1
Total Required Funding	$5,735,234

LOAN PRE-APPROVALS

Number of Loans	1
Total Pre-Approved	$75,000

LOAN APPROVALS

Number of Loans	4
Total Approved	$160,000

LOANS CLOSED

Number of Loans	3
Total Amount Closed	$120,000

AVAILABLE FUNDING

Direct Loan Program	$2,784,863
6% Loan Program	$308,082
CAHAT	$40,579
FTHAP (Escheated & ARPA)	$1,360
FTHAP FY2025 Supplemental Budget	$281,795
Hazard Mitigation	$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	10
Total Amount	$108,320
Awaiting Funding	0
Amount Required	$0

A total of $6,841,865.92 has been disbursed under the program as of May 31, 2025. The total amount of activities associated with the grant proceeds is $206,977,818.02.

LOAN PORTFOLIO

Number of Loans	296
Principal	$24,608,831.27
Paid In Full Loans	0

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	7
Principal Balance	$684,560.47
Ninety Days Category	2
Principal Balance	$176,102.28
120 Days and over	2
Principal Balance	$134,520.68
Referred to Legal	3
Principal Balance	$496,187.03

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	11
Letters/Emails Sent	30
Office Visits	3
Field Visits	0
Ninety Days:	
Telephone Calls	7
Letters/Emails Sent	17
Office Visits	3
Field Visits	0

120 Days and Over:	
Telephone Calls	0
Letters/Emails Sent	0
Office Visits	1
Field Visits	1

OREOS

We foreclosed on the Munoz property in Dededo on February 28, 2025 in the amount of $40,227.68. The Deed Upon Power of Sale was filed on March 17, 2025. GHC has submitted a request for payoff to the CLTC which requires approval from CLTC commissioners.

APPENDIX

GUAM HOUSING ACCOUNTING

May 2025

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Guam Housing Corporation
Statement of Net Position
As of 5/31/2025

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,562,297.33	6,298,212.95
Self-insurance fund	1,053,379.44	1,001,442.37
Loans receivable	22,578,679.46	22,738,631.11
Allowance for loan losses	(500,702.45)	(485,131.82)
Tenant & inter receivable, net	27,734.96	19,921.62
Other receivables	(3,538.57)	3,460.92
Accrued interest receivable	86,192.77	96,876.34
Prepaid expenses and other	153,055.16	132,682.72
Foreclosed assets held for resale	39,841.29	102,081.61
Total Unrestricted Assets	28,996,939.39	29,908,177.82
Restricted Assets		
Cash and cash equivalents	3,345,685.42	4,543,166.38
Investments with trustee	165,280.60	183,367.59
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,030,151.81	1,788,775.98
Receivable from GHURA	1,520,385.71	0.00
Total Restricted Assets	7,061,503.54	6,515,309.95
Capital assets, net		
Depreciable property, plant and equipment	3,529,390.70	3,823,545.25
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,463,618.17	6,757,772.72
Deferred outflows of resources	2,657,741.00	2,672,391.00
Total Assets and Deferred Outflows of Resources	45,179,802.10	45,853,651.49
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	169,040.39	307,227.58
Security deposits	62,909.08	62,367.66
Deposit by borrowers	47,594.79	25,014.19
Accrued compensated absences	277,212.26	285,308.20
Unearned revenue	66,760.18	61,593.40
Due to fiduciary fund	25,532.53	46,118.44
Total Payable from unrestricted assets	649,049.23	787,629.47
Payable from restricted assets		
Accounts payable	1,520,385.71	1,670,917.19
Bonds payable	2,155,000.00	2,420,000.00
Accrued interest payable	30,978.12	34,787.49
Loans held in trust	0.00	0.00
Rebate liability	97,573.16	92,666.25
Total Payable from restricted assets	3,803,936.99	4,218,370.93
Net pension & OPEB liability	11,265,853.00	10,445,642.00
Total Liabilities	15,718,839.22	15,451,642.40
Deferred inflows of resources - pension	2,424,464.00	3,442,120.00
Net position		
Net Position		
Invested in capital assets, net of related debt	6,707,876.53	6,887,221.99
Restricted	4,719,385.48	5,419,254.91
Unrestricted	15,609,236.87	14,653,412.19
Total Net Position	27,036,498.88	26,959,889.09
Total Net position	27,036,498.88	26,959,889.09
Total liabilities, deferred inflows and net position	45,179,802.10	45,853,651.49

Guam Housing Corporation
Statement of Net Position
As of 5/31/2025

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,791,442.57	770,854.76	5,562,297.33
Self-insurance fund	0.00	1,053,379.44	1,053,379.44
Loans receivable	22,578,679.46	0.00	22,578,679.46
Allowance for loan losses	(500,702.45)	0.00	(500,702.45)
Tenant & inter receivable, net	1,134,491.34	(1,106,756.38)	27,734.96
Other receivables	(3,538.57)	0.00	(3,538.57)
Accrued interest receivable	67,627.24	18,565.53	86,192.77
Prepaid expenses and other	42,144.99	110,910.17	153,055.16
Foreclosed assets held for resale	39,841.29	0.00	39,841.29
Total Unrestricted Assets	28,149,985.87	846,953.52	28,996,939.39
Restricted Assets			
Cash and cash equivalents	3,345,685.42	0.00	3,345,685.42
Investments with trustee	165,280.60	0.00	165,280.60
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,030,151.81	0.00	2,030,151.81
Receivable from GHURA	0.00	1,520,385.71	1,520,385.71
Total Restricted Assets	5,541,117.83	1,520,385.71	7,061,503.54
Capital assets, net			
Depreciable property, plant and equipment	34,643.29	3,494,747.41	3,529,390.70
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	34,643.29	6,428,974.88	6,463,618.17
Deferred outflows of resources	1,477,133.00	1,180,608.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	35,202,879.99	9,976,922.11	45,179,802.10
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	141,979.56	27,060.83	169,040.39
Security deposits	0.00	62,909.08	62,909.08
Deposit by borrowers	47,594.79	0.00	47,594.79
Accrued compensated absences	148,784.81	128,427.45	277,212.26
Unearned revenue	48,435.78	18,324.40	66,760.18
Due to fiduciary fund	25,532.53	0.00	25,532.53
Total Payable from unrestricted assets	412,327.47	236,721.76	649,049.23
Payable from restricted assets			
Accounts payable	0.00	1,520,385.71	1,520,385.71
Bonds payable	2,155,000.00	0.00	2,155,000.00
Accrued interest payable	30,978.12	0.00	30,978.12
Loans held in trust	0.00	0.00	0.00
Rebate liability	97,573.16	0.00	97,573.16
Total Payable from restricted assets	2,283,551.28	1,520,385.71	3,803,936.99
Net pension & OPEB liability	6,231,315.00	5,034,538.00	11,265,853.00
Total Liabilities	8,927,193.75	6,791,645.47	15,718,839.22
Deferred inflows of resources - pension	1,312,281.00	1,112,183.00	2,424,464.00
Net position			
Net Position			
Invested in capital assets, net of related debt	42,859.53	6,665,017.00	6,707,876.53
Restricted	4,719,385.48	0.00	4,719,385.48
Unrestricted	20,201,160.23	(4,591,923.36)	15,609,236.87
Total Net Position	24,963,405.24	2,073,093.64	27,036,498.88
Total Net position	24,963,405.24	2,073,093.64	27,036,498.88
Total liabilities, deferred inflows and net position	35,202,879.99	9,976,922.11	45,179,802.10

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 5/1/2025 Through 5/31/2025

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	87,245.86	117,297.61
Loan origination fees/cost, net	(3,105.18)	(798.33)
Rental Income	97,665.79	96,513.75
Interest on investments held by bond trustees	491.02	776.41
Late fees, service fees & return check fees	2,106.52	2,548.99
Interest income on bank deposits	14,766.39	35,222.41
Administrative Fee	5,000.00	8,783.52
Funds received for Fiduciary accounts	250,000.00	554.00
Other Income	0.00	3,861.25
Total Operating Revenues:	454,170.40	264,759.61
Operating Expenses:		
Interest expense MRB	10,326.04	11,595.83
Salaries	130,273.30	132,009.30
Retirement & medicare contributions	37,790.86	38,995.08
Retiree supplemental, cola & health benefits	22,214.07	20,044.60
Fiduciary Expense	55,000.00	159,663.98
Depreciation	19,481.44	20,004.59
Contractual services	3,780.89	4,055.64
Professional services	2,394.00	4,273.55
Rent	10,865.52	10,588.52
Other	3,937.10	4,068.60
Employee benefits, other than retirement	18,238.94	14,690.77
Maintenance	6,951.47	2,837.99
Bond trustee fees	1,226.00	1,226.00
Directors' fees	250.00	150.00
Total Operating Expenses:	322,729.63	424,204.45
Change in net position	131,440.77	(159,444.84)
Total net position at beginning of month	26,905,058.11	27,119,333.93
Net position at end of year	27,036,498.88	26,959,889.09

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 5/1/2025 Through 5/31/2025

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	87,245.86	0.00	87,245.86
Loan origination fees/cost, net	(3,105.18)	0.00	(3,105.18)
Rental Income	0.00	97,665.79	97,665.79
Interest on investments held by bond trustees	491.02	0.00	491.02
Late fees, service fees & return check fees	1,506.52	600.00	2,106.52
Interest income on bank deposits	11,259.68	3,506.71	14,766.39
Administrative Fee	5,000.00	0.00	5,000.00
Funds received for fiduciary accounts	250,000.00	0.00	250,000.00
Other income	0.00	0.00	0.00
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	352,397.90	101,772.50	454,170.40
Operating Expenses:			
Interest expense MRB	10,326.04	0.00	10,326.04
Salaries	71,220.01	59,053.29	130,273.30
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	22,380.65	15,410.21	37,790.86
Retiree supplemental, cola & health benefits	10,767.39	11,446.68	22,214.07
Fiduciary Expense	55,000.00	0.00	55,000.00
Depreciation	620.73	18,860.71	19,481.44
Contractual services	2,240.30	1,540.59	3,780.89
Professional services	2,451.50	(57.50)	2,394.00
Rent	10,865.52	0.00	10,865.52
Other	1,418.94	2,518.16	3,937.10
Employee benefits, other than retirement	9,794.44	8,444.50	18,238.94
Maintenance	0.00	6,951.47	6,951.47
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	250.00	0.00	250.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	198,561.52	124,168.11	322,729.63
Change in net position	153,836.38	(22,395.61)	131,440.77
Total net position at beginning of year	24,809,568.86	2,095,489.25	26,905,058.11
Total net position of end of year	24,963,405.24	2,073,093.64	27,036,498.88

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2024 Through 5/31/2025

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	753,009.17	770,343.77
Loan origination fees/cost, net	(5,468.10)	18,896.50
Rental Income	805,666.31	783,160.00
Interest on investments held by bond trustees	438.93	(77,969.81)
Late fees, service fees & return check fees	19,232.22	15,513.99
Interest income on bank deposits	126,261.28	137,039.50
Administrative Fee	34,813.26	47,759.41
Funds received for fiduciary accounts	750,000.00	554.00
Other income	45,409.43	18,570.80
Gain/(loss) on sale of assets	62,918.39	0.00
Total Operating Revenues:	2,592,280.89	1,713,868.16
Operating Expenses:		
Interest expense MRB	85,842.70	95,881.24
Salaries	1,015,616.01	961,878.01
Retirement & Medicare Contributions	311,207.02	285,856.84
Retiree supplemental, cola & health benefits	177,158.15	149,957.28
Fiduciary Expense	379,138.37	159,663.98
Depreciation	146,434.82	158,262.03
Contractual services	40,458.05	52,295.61
Professional services	51,962.40	34,762.65
Rent	86,924.16	84,708.16
Other	40,080.36	37,577.98
Employee benefits, other than retirement	154,425.52	108,593.46
Maintenance	34,569.95	23,687.96
Bond trustee fees	11,408.00	11,231.00
Directors' fees	1,650.00	450.00
Total Operating Expenses:	2,536,875.51	2,164,806.20
Change in net position	55,405.38	(450,938.04)
Total net position at beginning of year	26,981,093.50	27,410,827.13
Total net position of end of year	27,036,498.88	26,959,889.09

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2024 Through 5/31/2025

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	753,009.17	0.00	753,009.17
Loan origination fees/cost, net	(5,468.10)	0.00	(5,468.10)
Rental Income	0.00	805,666.31	805,666.31
Interest on investments held by bond trustees	438.93	0.00	438.93
Late fees, service fees & return check fees	14,772.22	4,460.00	19,232.22
Interest income on bank deposits	93,065.28	33,196.00	126,261.28
Administrative Fee	34,813.26	0.00	34,813.26
Funds received for fiduciary accounts	750,000.00	0.00	750,000.00
Other income	44,470.35	939.08	45,409.43
Gain/(loss) on sale of assets	62,918.39	0.00	62,918.39
Total Operating Revenues:	1,748,019.50	844,261.39	2,592,280.89
Operating Expenses:			
Interest expense MRB	85,842.70	0.00	85,842.70
Salaries	589,402.76	426,213.25	1,015,616.01
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	184,379.32	126,827.70	311,207.02
Retiree supplemental, cola & health benefits	85,584.71	91,573.44	177,158.15
Fiduciary Expense	379,138.37	0.00	379,138.37
Depreciation	4,965.84	141,468.98	146,434.82
Contractual services	26,875.16	13,582.89	40,458.05
Professional services	32,967.00	18,995.40	51,962.40
Rent	86,924.16	0.00	86,924.16
Other	13,493.93	26,586.43	40,080.36
Employee benefits, other than retirement	83,070.52	71,355.00	154,425.52
Maintenance	0.00	34,569.95	34,569.95
Bond trustee fees	11,408.00	0.00	11,408.00
Directors' fees	1,650.00	0.00	1,650.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	1,585,702.47	951,173.04	2,536,875.51
Change in net position	162,317.03	(106,911.65)	55,405.38
Total net position at beginning of year	24,801,088.21	2,180,005.29	26,981,093.50
Total net position of end of year	24,963,405.24	2,073,093.64	27,036,498.88

Guam Housing Corporation
Budget vs Actual
From 10/1/2024 Through 5/31/2025

	Total Budget $ - Original	YTD Budget $ - Original	Current Year Actual	Favorable/ (Unfavorable)	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,155,555.00	770,370.00	753,009.17	(17,360.83)	(2.2500%)	402,545.83
Rental Income	1,127,138.00	751,425.28	805,666.31	54,241.03	7.2100%	321,471.69
Interest on investments held by bond trustees	0.00	0.00	438.93	438.93	0.0000%	(438.93)
Loan origination fees	87,706.00	58,470.64	3,830.00	(54,640.64)	(93.4400%)	83,876.00
Funds received for Fiduciary Accounts & Administrative Fee	110,000.00	73,333.28	784,813.26	711,479.98	970.2000%	(674,813.26)
Late fees, service fees & return check fees	19,150.00	12,766.64	19,232.22	6,465.58	50.6400%	(82.22)
Total Operating Revenues:	2,499,549.00	1,666,365.84	2,366,989.89	700,624.05	42.0450%	132,559.11
Operating Expenses:						
Interest expense MRB	127,000.00	84,666.64	85,842.70	(1,176.06)	1.3800%	41,157.30
Salaries	1,594,342.00	1,062,894.72	1,015,616.01	47,278.71	(4.4400%)	578,725.99
Bad debts and provision for loan losses	65,000.00	43,333.28	0.00	43,333.28	(100.0000%)	65,000.00
Retirement contributions	538,811.00	359,207.44	313,910.21	45,297.23	(12.6100%)	224,900.79
Retiree supplemental, cola & health benefits	308,675.00	205,783.36	177,158.15	28,625.21	(13.9100%)	131,516.85
First Time Homeowner's Assistance Program	101,300.00	67,533.28	379,138.37	(311,605.09)	461.4000%	(277,838.37)
Depreciation	302,792.00	201,861.28	146,434.82	55,426.46	(27.4500%)	156,357.18
Contractual services	212,264.00	141,509.28	40,458.05	101,051.23	(71.4000%)	171,805.95
Professional services	129,400.00	86,266.72	51,962.40	34,304.32	(39.7600%)	77,437.60
Rent	161,024.00	107,349.36	86,924.16	20,425.20	(19.0200%)	74,099.84
Other	133,570.00	89,046.64	40,080.36	48,966.28	(54.9800%)	93,489.64
Loan origination costs	18,000.00	12,000.00	9,298.10	2,701.90	(22.5100%)	8,701.90
Employee benefits, other than retirement	204,280.00	136,186.80	151,722.33	(15,535.53)	11.4000%	52,557.67
Maintenance	130,300.00	86,866.56	34,569.95	52,296.61	(60.2000%)	95,730.05
Bond trustee fees	18,100.00	12,066.64	11,408.00	658.64	(5.4500%)	6,692.00
Directors' fees	4,200.00	2,800.00	1,650.00	1,150.00	(41.0700%)	2,550.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	4,049,058.00	2,699,372.00	2,546,173.61	153,198.39	(5.6753%)	1,502,884.39
Non-operating Revenue (Expenses)						
Interest income on bank deposits	117,988.00	78,658.64	126,261.28	47,602.64	60.5100%	(8,273.28)
Gain/(loss) on sale of assets	0.00	0.00	62,918.39	62,918.39	0.0000%	(62,918.39)
Other income	1,432,200.00	954,800.00	45,409.43	(909,390.57)	(95.2400%)	1,386,790.57
Total Non-operating Revenue (Expenses)	1,550,188.00	1,033,458.64	234,589.10	(798,869.54)	(77.3006%)	1,315,598.90
Change in net position	679.00	452.48	55,405.38	54,952.90	12144.8196%	(54,726.38)

Guam Housing Corporation

Statement of Cash Flows

As of 5/31/2025

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	162,317.03	(106,911.65)	55,405.38
Depreciation less disposal of assets	4,965.84	141,468.98	146,434.82
(Increase) decrease in accrued interest and others	2,454.07	9,189.14	11,643.21
(Increase) decrease in prepaid expenses and others	(40,672.31)	(52,356.91)	(93,029.22)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	13,096.77	(144,204.14)	(131,107.37)
Increase (decrease) in deposits by borrowers	(1,619.40)	5,331.50	3,712.10
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	140,542.00	(147,483.08)	(6,941.08)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	429,519.83	0.00	429,519.83
Net (increase) decrease in other receivables	(48,230.20)	(1,531,645.19)	(1,579,875.39)
(Cost) sale of foreclosed houses	62,240.32	0.00	62,240.32
(Purchase) disposal of property and equipment	0.00	94,167.30	94,167.30
(Purchase) sale of investment securities	2,887.03	0.00	2,887.03
Total Cash Flows from Investing Activities	446,416.98	(1,437,477.89)	(991,060.91)
Cash Flows from Financing Activities			
Repayment of bonds payable	(135,000.00)	0.00	(135,000.00)
Accrued interest on bonds payable	20,005.20	0.00	20,005.20
Accrued rebate liability	4,906.91	0.00	4,906.91
Total Cash Flows from Financing Activities	(110,087.89)	0.00	(110,087.89)
Net increase (decrease) in cash	476,871.09	(1,584,960.97)	(1,108,089.88)
Cash at beginning of year	7,660,256.90	3,409,195.17	11,069,452.07
Cash at end of year	8,137,127.99	1,824,234.20	9,961,362.19

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 5/31/2025

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	108,770.39	134,087.62
Loan receivable	0.00	0.00
Investments	322,000.00	304,000.00
AR due from fiduciary	25,532.53	37,334.92
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	456,302.92	475,422.54
Total Assets	456,302.92	475,422.54
Liabilities		
Payable		
Accounts payable	0.00	0.00
Trust fund	0.00	0.00
Due to fiduciary fund	0.00	0.00
Total Payable	0.00	0.00
Total Liabilities	0.00	0.00
Net position		
Restricted for lending activities		
	456,302.92	475,422.54
Total Net position	456,302.92	475,422.54
Total liabilities and net position	456,302.92	475,422.54

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 5/1/2025 Through 5/31/2025

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	25,536.15	(6,854.72)
Interest Income	0.00	(17,228.91)
Miscellaneous	0.00	(554.00)
Total Additions	25,536.15	(24,637.63)
Deductions		
Tax & insurance premiums paid	23,295.56	(157,319.67)
Administrative expense	0.00	(38,975.89)
Miscellaneous	0.00	(726.84)
Total Deductions	23,295.56	(197,022.40)
Change in net position	2,240.59	172,384.77
Beginning balance of fiduciary net position	454,062.33	303,037.77
Ending balance of fiduciary net position	456,302.92	475,422.54

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 10/1/2024 Through 5/31/2025

	Current Year Actual	Prior Year Actual
Additions		
Deposit by borrowers	209,095.20	238,967.18
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	209,095.20	238,967.18
Deductions		
Tax & insurance premiums paid	249,360.69	233,772.51
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	249,360.69	233,772.51
Change in net position	(40,265.49)	5,194.67
Beginning balance of fiduciary net position	496,568.41	470,227.87
Ending balance of fiduciary net position	456,302.92	475,422.54

31-May-25

	GUAM HOUSING CORPOPRATION									LADA			GUMA AS-ATDAS		SAGAN LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	Oper TCD	FPF TCD	HMRLF	Operations	Self-Ins	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$2,513,765	$2,062,392	$240,492	$428,585.56	$47,825	$185,010	$2,214,216	$580,371	$163,233	$1,864,768	$1,053,191	$68,370	$7,075	$4,080	$355,755	$6,224
Deposits	563,775	35,650	250,063	25,480	1	8,008	2,130	1	4	88,795	189	484	5,210	0	9,526	0
Disbursements																
Loans	(28,530)	0	(59,540)													
Interfund	(319,080)								0							
All others	(202,429)		0	(23,296)	(230)	(120,000)	0	0	0	(1,629,613)	0	0	(2,617)	0	(7,203)	0
Balance	2,527,501	2,098,042	431,015	430,770	47,596	73,019	2,216,346	580,372	163,238	323,950	1,053,379	68,853.93	9,669	4,080	358,078	6,224
RESERVES																
Deposits held																
Trust fund				(456,303)												
Loan service					(47,595)											
Tenant												(54,816)		(2,920)		(5,173)
Self-insurance											(853,379)					
Loans commitment	(1,181,281)	(1,825,047)	(104,131)			(40,000)										
Replacement										0						
Emergency housing										(103,870)						
Reserve for renovation										(149,532)	(200,000)					
Reserve for renovation Phase II										0						
Foreclosure Protection								(500,000)								
Interfunds due	(63,166)	35,087	(5,000)	25,533	(1)	7,560			(12)							
10% adminstrative fee	38,729		(38,729)													
Est. monthly disbursement	(204,830)															
Unapplied & Ins. Claims	(48,436)															
DPCCA Collections	0															
Reserve (Bond pmts)	(500,000)												(2,500)			
Total reserves	(1,958,984)	(1,789,960)	(147,860)	(430,770)	(47,596)	(32,440)	0	(500,000)	(12)	(253,402)	(1,053,379)	(54,816)	(2,500)	(2,920)	0	(5,173)
Avail. for grant (Escheated/ARP)			283,155.19													
Avail. for loans	568,517.34	308,082.12				40,578.81	2,216,345.73		163,225.26							
Avail. for rental										70,548	0	14,038	7,169	1,160	358,078	1,051
Funds Available under operations									$2,865,235			$84,586		$8,329		359,129
Cash report			-						2,865,235			84,586		8,329		359,129
Diff.									-			$0		-		0

	Trust fund	Oper TCD	FPF TCD	Total GHC	Self-Ins	Total Lada	Total As Atdas	Total SL	
TCDs	322,555	2,216,346	580,372	3,119,273	1,053,379	1,053,379	0	0	Total TCDs 4,172,652

Total Cash available for loan & grant 3,579,904.45

Guam Housing Corporation
Other Real EstateOwned Summary Report
as of May 31, 2025

	Borrower	Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectible	Bad Debt/ Loss on Impaired Assets	Net OREO Assets	OREO Expenses	Appraised Value	As of	Appraiser	Over/ (Under) Book Value
1	Munoz, Jose C. & Diana S.		10102691	28-Feb-25	Lot No. 2-1 Block No. 5 Tract No. 1021, Mun	39,841.29		-	39,841.29	-	Building only 80,162.00	4/30/2024	Chief Appr.	40,320.71
1	Total					39,841.29	-	-	39,841.29	-	80,162.00			

OREO Disposals FY'2025

	GHC Borrower	GHC Co-Borrower	Cash Receipt Number	Date Sold	Property Location	Sales Price	Selling / Other Cost	Net Proceeds	OREO Asset	(Loss)/Gain on Sale
1	Babauta, Joseph A.		27352	1/6/2025	Lot No. 241-5-1, Municipality of Santa Rita	165,000.00	-	165,000.00	102,081.61	62,918.39

	May-24	May-25
# of units (inventory)		
Lada	114	115
As-Atdas	24	24
Sagan Linahyan	10	10
Total units on hand	148	149

# of vacant units at EOM	**May-24**	**May-25**
Lada	27	32
As-Atdas	19	18
Sagan Linahyan	2	1
Total vacant units	48	51

# of Homeless/Emergency Housing	**May-24**	**May-25**
Lada	0	2
As-Atdas	0	0
Sagan Linayan	0	0
Total Homeless	0	2

Vacancy rate based on EOM	**32%**	**34%**
Delinquency rate	6.07%	5.43%

# of units for major repairs	**May-24**	**May-25**
Lada/Sagan (STAFF) **(minor repairs)**	4	5
Lada (CONTRACTOR)	19	24
As-Atdas (CONTRACTOR)	19	19
As-Atdas (STAFF)	0	0
Sagan Linayan (CONTRACTOR)	3	2
Subtotal Staff (minor)	4	5

	May-24	May-25
Subtotal Contractor (major)	41	45
Total units for major/minor repair	45	50

Waiting list	**May-24**	**May-25**
1 Bedroom	0	0
2 Bedroom	3	5
3 Bedroom	3	5
4 Bedroom	4	4
Total waiting list	10	14

Work Orders	**May-24**	**May-25**
# carryover not resolved		
Lada	503	578
As-Atdas	0	0
Sagan Linayan	0	4
# of work orders not resolved	503	582

# of work orders requests	**May-24**	**May-25**
Lada	27	22
As-Atdas	0	1
Sagan Linayan	2	6
Total work order requests	29	29

Work Orders	**May-24**	**May-25**

	May-24	May-25
# duplicate/canceled		
Lada	0	13
As-Atdas	0	2
Sagan Linayan	0	1
# of work orders not resolved	0	0

# of work orders closed	**May-24**	**May-25**
Lada	20	20
As-Atdas	0	1
Sagan Linayan	1	1
GHC Foreclosure(s)	1	0
GHC ITC office/Maint/Admin	0	0
# of renovated units completed		
Lada	1	0
As-Atdas	0	0
Sagan Linayan		0
Total work order closed	23	22
% work orders completed	**4%**	**4%**

GUAM HOUSING

Loan Portfolio	**May-24**	**May-25**
Direct loan	105	106
6% loan	104	103
CAHAT	72	77
DownPayment	10	10
Total loans	291	296
Deliquency rate	7.46%	13.02%

Loans Approved	May-24	May-25
Direct loan	0	0
6% loan	0	0
CAHAT	3	2
Total loans		

	May-24	May-25
FTHAP certificate issued	3	10
FTHAP committed	3	10
FTHAP disbursed	9	5

Loans Closed	May-24	May-25
Direct loan	0	0
6% loan	0	0
CAHAT	0	3
Total loans	0	3

# of payoff	May-24	May-25
Direct loan	0	0
6% loan	0	0
CAHAT	0	0
Down Payment Program	0	0
Total loan payoff	0	0

Availability of funds	May-24	May-25
Direct loan	3,832,676	2,784,863
6% Loan	420,955	308,082
CAHAT	322,371	40,579

	May-24	May-25
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	979	1,360
FTHAP (ARPA)	43,053	0
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)		$281,795
Total funds available	**$4,783,260**	**$3,579,904**

LEGAL COUNSEL REPORT

	May-24	May-25
Legal counsel referred Beg. Bal.		
Direct loan	2	2
6% loan	2	1
CAHAT		
DPCCA		
Total accounts referred	4	3

Loans resolved	May-24	May-25
Carryover referrals		
Direct loan		
6% loan		
CAHAT		
DPCCA		
Total loans resolved		

Pending loans w/legal	May-24	May-25
Carryover referrals		
Direct loan	2	2

	May-24	May-25
6% loan	2	1
CAHAT		
DPCCA		
Total pending loans	4	3

Loans foreclosed	**May-24**	**May-25**
Direct loan		
6% loan		
CAHAT		
Total loans foreclosed	0	0

GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS/COMMENTS
GHC-077		11002829	Barrigada, Guam	An Order Appointing Administrator and was submitted to Court on Feb. 14, 2023. A continued hearing on the Petition for Letters was held on Feb. 21, 2023. Judge ordered that the daughter can be the Administratrix and Attorney Han remains counsel. Order Granting Letters of Administration and Letters of Administration issued to Cherina Tedpahogo, daughter of debtor, on April 19, 2023. Attorney recorded Notice of Default and Election to Sell Under Mortgage on April 28, 2023. Amended Notice of Default recorded at the Dept. of Land Management on December 5, 2023. Notice of Sale Under Mortgage recorded at the Dept. of Land Management on March 15, 2024. Notice of Postponement of Notice of Sale recorded at the Department of Land Management on April 25, 2024. Second Notice of Postponement of Notice of Sale recorded at Department of Land Management on May 23, 2024. Third Notice of Postponement of Notice of Sale recorded at Department of Land Management on July 3, 2024. Fourth Notice of Postponement of Notice of Sale recorded at Department of Land Management on August 2, 2024. Daughter has been making month and half payments consistently for last six months. Daughter has also changed jobs recently, but has been following payment plan accordingly. Looking at next month to process the refinancing depending on appraisal and other procedures.	Principal amount due: $139,199.62 (As of 9/1/22 – 7 months in arrears) (**Need updated balance)

GHC-088		5190312	Santa Rita, Guam	Second referral: Demand letter, via certified mail, mailed on January 21, 2025. Demand letter set to expire on February 25, 2025. Demand letter has expired. Amended Notice of Default recorded at the Dept. of Land Management on March 14, 2025, and mailed to Debtor. Notice of Default has expired. Cancellation of Notice of Sale filed recorded on March 14, 2024, filed and recorded, and a Notice of Sale recorded on May 8, 2025, and sale was done on June 10, 2025, at 10:30 a.m at Santa Rita Mayor's Office. Deed Upon Power of Sale and Certificate of Sale was prepared and Buyer to record at the Department of Land Management. Case closed.	Principal amount due: $192,925.73
GHC-093		11702989	Yona	Matter referred to law office on August 7, 2024, for process of foreclosure. Betwin Alokoa is deceased and an Involuntary Petition for Letters of Administration filed on September 13, 2024. Hearing on Involuntary Petition heard on November 26, 2024, and Petition for Edward C. Han to be appointed as Administrator was granted. Order Appointing Administrator and Letters of Administration was approved and issued by Superior Court on January 24, 2025. Demand prepared and mailed on December 18, 2024, and has since expired as of January 22, 2025. Notice of Default was recorded at the Dept. of Land Management on February 3, 2025, and served on Administrator Ed Han and mailed via certified mail, with return receipt, to Mrs. Merleen Alokoa on February 5, 2025. Notice of Default expired on March 7, 2025. Per GHC, co-borrower failed to follow proposed plan or make any attempts to bring account current. Notice of Sale recorded on May 6, 2025, and sale was done on June 9, 2025, at 9:30 a.m at Yona Mayor's Office. Deed Upon Power of Sale and Certificate of Sale was prepared and GHC to record at the Department of Land Management. Case closed.	Principal amount due: $178,588.48

GUAM HOUSING CORPORATION

OTHER MATTERS (JGB)

ITEM NO.	SUBJECT	DISCUSSION	ACTION/PLAN	STATUS/COMMENTS
2.	Penny Miner		30-Day Notice to Vacate and Demand for Payment served on Ms. Miner on May 31, 2024. Documents received from Ms. Miner on June 21, 2024, and provided to GHC. 15-Day Notice to Vacate and Demand for Payment served on Ms. Miner on July 27, 2024. 5-Day Notice to Vacate and Demand for Payment was prepared and served on Ms. Miner on January 30, 2025. Ms. Miner failed to answer or make payment. to be prepared. A Complaint for Unlawful Detainer and was filed in the Superior Court of Guam on February 17, 2025. Hearing on Unlawful Detainer was heard on February 24, 2025, at 9:00 a.m. A Judgment and Writ of Possession was submitted to Court on March 7, 2025. Judgment recorded at Dept. of Land Management on April 29, 2025. Writ of Possession was on May 2, 2025. Ms. Miner officially moved out on May 9, 2025. Case closed.	**On-Going**