clerks@guamlegislature.org

From: Speaker's Office <speaker@guamlegislature.org>
Sent: Monday, June 29, 2020 1:25 PM
To: Clerks Office
Cc: Rennae Meno
Subject: M&C Fwd: GHC BOD Regular Meeting - June 26, 2020 (Board Packet)
Attachments: AGENDA _ 062620_FINAL_Rev1.pdf; Foreclosure Report Updated 0601720 (NO NAMES & LOTS).pdf; Board Mtg Minutes 030620 - Copy.pdf; Board Mtg Minutes 020720 AMENDED.pdf; GHC_CCR FY 2019_FINAL[83770].pdf; GHC-FY2019-FS-Final-1 AUDIT.pdf; Activity Sheets Feb 2020 - Apr 2020 (2).pdf; PCOR1 TS_Pay Policy.pdf; President's Board Report Month End Feb to Apr FS_EO.pdf; Resolution Packet 062620.pdf

06-29-20	10:49 AM	06-26-20	Agenda, Minutes and other Attachments for Board of Directors Regular Meeting held on June 26, 2020.*	Guam Housing Corporation	35GL-20-1936

Sinseru yan Minagåhet,

Office of the Speaker • Tina Rose Muña Barnes
Committee on Public Accountability, Human Resources & the Guam Buildup

35th Guam Legislature
I Mina'trentai Singko na Liheslaturan Guåhan

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Gumai pribilehu yan konfedensia este siha na mensåhi. Solo espesiåtmente para hågu ma entensioña pat ma aturisa para unrisibi. Sen prubidu kumu ti un ma aturisa para manribisa, na'setbe, pat mandespåtcha. Yanggen lachi rinisibu-mu nu este na mensåhi , put fabot ago' guatu gi I numa'huyong gi as speaker@guamlegislature.org yan despues destrosa todu siha I kopian mensåhi. Si Yu'os ma'åse'.

---------- Forwarded message ---------
From: **Arleen Evangelista** <arleen.evangelista@ghc.guam.gov>
Date: Mon, Jun 29, 2020 at 10:49 AM

Subject: GHC BOD Regular Meeting - June 26, 2020 (Board Packet)
To: <speaker@guamlegislature.org>
Cc: Alice Taijeron <alice.taijeron@ghc.guam.gov>, Cassandra Santos <cassandra.santos@ghc.guam.gov>, Patricia Kier <patricia.kier@ghc.guam.gov>

Hafa Adai Speaker Tina Muña Barnes,

In compliance with 5 GCA, §43107 and §8113.1, please find the items listed below as part of our board packet for our GHC BOD Regular Meeting held on Friday, June 26, 2020 at 9:00 a.m.

- Agenda
- Minutes - February 7, 2020 & March 6, 2020
- President's Report – February to April 2020
    - Financial Summaries
    - Executive Orders
    - Activity Sheet
- Legal Counsel's Foreclosure Report
    - GHC Board Resolution No. 01-2020: Approval of Proposed Adjustment of Service Fees
    - GHC Secretary's Certificate
    - GHC Preliminary Impact Statement (Exhibit A)
- GHC's FY 2019 Audit by EY
- Unbudgeted COVID19 Personnel Expenses
- GHC's CCR FY 2019

If you have any questions, please feel free to contact me.

Best regards,

Arleen A. Evangelista
Administrative Secretary
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GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING
Friday, June 26, 2020 at 9:00 a.m.
(Postponed from March 27, 2020)

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Board Minutes

- A. Regular BOD Meeting – February 7, 2020 & March 6, 2020

IV. President's Report (February – May 2020)

V. Legal Report

VI. Old Business

- A. OREO Properties:
  - 1) Dededo
  - 2) Yona
  - 3) Yigo
- B. Odoo Software – Update
- C. Completion of AAA Process / Board Resolution Approving Adjustment of Service Fees

VII. New Business

- A. EY Audit
- B. COVID19 – Unbudgeted Personnel Costs

VIII. Public Participation

IX. Miscellaneous

X. Adjournment

GHC 2020 BOARD MINUTES

GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING **Friday, February 7, 2020** Commenced: 8:42 a.m. Adjourned: 10:20 a.m. Roll call/quorum present: 6 members present	ATTENDANCE	
	Directors present: Francisco Florig, Chairman Sandra Bordallo, Director Cecilia G. Mantanona, Director Lanita Tiong, Director Doreen Crisostomo, Director Gabriel A. Jugo, Director Absent: Tomas Flores, Vice-Chairman	Management present: Alice M. Taijeron, President Angela Camacho, Housing Manager Mary Guerrero, Loan Administrator Alysia Leon Guerrero, Accounting Manager Patricia M.Q. Kier, Special Assistant Cassandra Santos, ASMA John Muna, Maintenance Supervisor John Potter, Senior Tenant Relations Supervisor Arleen Evangelista, Administrative Secretary Absent: None

	AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	**Approval of Minutes:** December 6, 2019	Board members reviewed the minutes of December 6, 2019 Regular Board meeting.	Upon motion made and seconded, the minutes for the December 6, 2019 Regular Meeting were approved by the Board subject to corrections and spelling of name errors. **Note: Director Jugo abstained from voting because he was not**	Legal Counsel	Legal Counsel	Approved with corrections

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		present at the Regular Meeting from voting because he was not present at the Regular Meeting.			
II.	**President's Report/Remarks:**	The President provided a written report for the months of November/December 2019 containing a narrative for the activities of each month. The President then reported for November and December for the following divisions: 1. <u>Rental/Maintenance Division</u>: The President provided a narrative summary from 2018 to 2019 of the rental activities. There were no big issues for November and December, vacancies were steady, and GHC continues to work on renovating the units. The President reported that there were 2 evictions in December for non-payment of rent resulting in the increase of vacancies for December. The President reported that there was an error in the report regarding the	The Chairman inquired about the containers stored around the area. GHC is cleaning up around the property area and have 3 containers on the rental properties. Two of the containers are dilapidated and the other container is in good condition and is being used to store inventory, FEMA supplies, and equipment. The Chairman said to get rid of the inventory if it is not being used. The President responded that last year GHC surveyed the properties and discarded inventory that was not being used. The Chairman also suggested that any remaining	President	President	On-going

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		delinquency rate for the Rental Division. As of December 2018 the delinquency was 53% and then the latter part of 2019 the rate was 48%. The President indicated, however, that GHC has been aggressive in reducing its delinquency rates and stated the delinquency should be between 17% or 15%, and will review the information and make the correction which may be the result of an error with the formula. The President stated that the information will be corrected and addressed at the next meeting. It was reported that there are currently 148 rental units with 45 units vacant. The President stated that GHC has implemented the updated lease agreements and have been aggressive with rental collections with tenants. The President also reported that the Maintenance Division is utilizing one of the rental	inventory not being used should be given away to other agencies.			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		units as storage due to issues of theft and is also working on installing cameras and cyclone fencing around the properties' perimeter area. 2. <u>Housing/Loan Division:</u> The President reported that there was an increase in November due to loan pay-offs. The challenge is that there is no more funding for CAHAT loans and GHC will not be receiving any escheated funds. The President stated that the legislation for the $1 million funds for GHC is still pending. The President will follow up with the oversight Chairman regarding the status of the legislation. According to the President, $700,000 of the funds will be used for repairs of GHC's units because the units are aging and the remaining $300,000 will be used for loans.	Director Crisostomo inquired of other programs as a source of funding for repairs. The President stated that they are communicating with the Speaker of the Legislature on available sources of funding and will be meeting with Legal Counsel regarding funding through USDA. Director Crisostomo also inquired about a project similar to the Lada Estates' construction of affordable homes. The Chairman remarked that GHURA is handling low income tax credit projects involving the construction of affordable homes. The President reported that GHC is looking into other options, such as building units utilizing GHC's properties and renovating its OREO properties for affordable housing. Director Crisostomo suggested that GHC			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		work with GEDA regarding programs to fund for the repair of buildings. The President responded that GHC has already initiated discussions with GEDA and will look into other programs and report back at the next meeting. Director Jugo inquired if GHC had an established standard for ownership and rentals. The President responded that GHC's focus is ownership, however, rentals help to provide revenue for loans to acquire ownership. Rentals are also part of GHC's mandate. Director Bordallo also commented that OREOs are helpful towards homeownership but GHC has to be creative through joint ventures with other agencies or partnerships. Legal Counsel commented that homeownership through GHC's development and construction of affordable homes is not a good option based on GHC's prior litigation involving Lada Estates. The President remarked that GHC is reviewing an option to engage in a leasehold project with a developer to construct and manage the property/homes			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		with GHC collecting rental funds for the leasehold of the property similar to the JFK High School project. Currently, GHC owns 32 acres of property located at the As-atdas area and the President has requested the information and maps of the property.			
		3. <u>OREO Properties</u>: The President provided a brief summary of the following OREO properties: i. <u>Yona</u>: DPW's minimum estimate for repair to that the cost for repair is $90,000. GHC is waiting for DPW regarding the scope of work to be performed. ii. <u>Dededo</u>: GHC listed the property for sale and received low offers which GHC will not accept but will continue to receive a reasonable bid to sell the property. The President has also provided the property information to realtors and has posted it on				

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		GHC's website. ii. Yigo: The tenants have vacated the property and left trash and the home in a dilapidated condition. The President indicated that this OREO is a good piece of property and GHC is securing a Broker's Price Opinion (BPO)/appraisal in order to sell the property "as is", to include recovery of its costs and attorney's fees. The current value of the property is $305,000 and is located at Gaygenero road. 4. Accounting Division: The President reported that for November, the Housing Division reported a gain of $18,000.00 and Rental Division reported a loss of $22,236 due to vacancies, and rental losses for a combined total of $3,300 in losses. In December, the Housing Division had a				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		gain of $8,874.00 and Rental had a loss of almost $18,000.00 with a combined loss of almost $9,000.00.				
III.	**Legal Report:**	a. <u>Status of Foreclosure Cases</u>:	Legal counsel reported on the status of the foreclosure referrals from GHC and provided the Board a copy of legal counsel's updated written report documenting the status and action for each account as of January 31, 2020. Legal counsel summarized that as of January 31, 2020, there are nine (9) pending loan accounts for foreclosure from the 48 accounts referred to Legal Counsel on January 2017. The following is a summary of activity of the remaining on-going accounts: **<u>GHC-008</u>:** Debtors are 3 months behind their loan workout agreement as of October 31, 2019. On October 26, 2019, Legal counsel received notice from USDA that debtors are in default with their secondary loan with USDA. To date, USDA has delayed foreclosure action	Legal Counsel	Legal Counsel	Legal Counsel

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		pending its efforts to secure foreclosure legal counsel. Legal counsel will hold off on re-initiating foreclosure action pending USDA's action to foreclose on debtors' Second Mortgage but will continue to follow up on debtors' payments. **GHC-016**: Debtor filed Chapter 13 Bankruptcy. On December 28, 2019 debtor's attorney filed a Motion to Dismiss the Chapter 13 Confirmation Plan since debtor satisfied all pre-petition arrears payments owed to its secured creditors. On January 17, 2020, Legal Counsel attended bankruptcy hearing regarding objections to debtor's dismissal of the Plan. The Court rejected the objections filed by GHC, however, indicated that GHC's lien survives debtor's bankruptcy action. Legal Counsel continues to work with debtor's Bankruptcy Attorney to resolve the outstanding and current arrears owed to GHC of the pending loan account. **GHC-26**: Debtor has fallen			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		behind on the Loan Workout Agreement with GHC. Legal Counsel has re-instituted foreclosure action against debtor and issued a Demand for Payment on October 10, 2019. On 11/19/19, Legal Counsel recorded a Notice of Default and Demand for Payment with DLM since debtor has failed to respond nor cure the Demand for Payment. Debtor failed to cure the defect as of December 19, 2019. On January 3, 2020, Legal counsel recorded a Notice of Foreclosure Sale for March 3, 2020 at the Yigo Mayor's Office and will meet with GHC to prepare its bid strategy for the March 3, 2020 foreclosure sale. **GHC-42**: Debtors have fallen behind on their Loan Workout Agreement with GHC. As of 10/31/2019, debtors are 5 months in arrears. On December 16, 2019, Legal Counsel initiated foreclosure action against debtors. On January 27, 2020 debtors executed an Amended Loan Workout Agreement with GHC to pay the outstanding			

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
			arrears, inclusive of Attorney's fees and costs ($8,734.44) in 6 months in addition to debtors' monthly loan payments ($755.53). Legal counsel will continue to monitor debtors' Loan Workout Agreement.			
		b. Litigation matters: Legal counsel also reported on the following pending litigation matters: Legal counsel will continue to provide updated information and reports on the pending foreclosure and legal matters to the Board at the next regular meeting.	**GHC v. Troy Torres; CV0139-18**: Legal counsel continues to follow-up on the outstanding payments owed by Defendant Torres in order to satisfy the deficiency judgment entered against Defendant and is pending the status from the Court regarding the warrant of arrest for Defendant's failure to comply with the Court's Order to pay GHC.			
IV.	**Old Business**:	a. Status of Pending OREO Properties: (Addressed in President's Report) b. Status of Odoo Software		President/ Management Management/	President/ Management Management/	On-going Management/

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		issue: Legal Counsel reported that a letter was sent to Allstar on January 27, 2020 indicating that they are in default of the software contract with GHC and demanded a refund of the funds paid by GHC in the amount of $13,917.00 within in 30 days by February 27, 2020. In the event that Allstar fails to refund GHC's payment, GHC will prepare the documents to file suit against them based on the directive of the Corporation to terminate the contract. Legal Counsel will report on the status of this matter at the next meeting.	Legal Counsel	Legal Counsel	Legal Counsel
		c. Status of Implementation of "Service Fees": Legal counsel reported that the Public Hearing for the Adjustment of Service Fees is scheduled for February 17th at 4:00 p.m. at the GEDA Conference Room. Notice of the February 17th Public Hearing was	President/ Legal Counsel	President/ Legal Counsel	President/ Legal Counsel

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		published today, February 7th, in Guam Daily Post. All documents necessary for the Public Hearing will be uploaded on GHC's website and copies will be available at GHC's Administrative Office for the public as required by law. d. <u>Board Resolution Approving Adjustment of Service Fees</u>: Legal counsel reported that the Board Resolution was prepared and circulated to GHC and Board for review, however, action on the resolution will take place at the next board meeting after completion of the February 17th Public Hearing.		Legal Counsel	Legal Counsel	TABLED/ PENDING
V.	**New Business:**	a. <u>GHC President's Performance Evaluation</u>: The Chairman reported that the President's Performance Review and Evaluation is due as of January 28, 2020 and instructed GHC to	Discussions occurred as to whether the Chairman would complete the evaluation on behalf of the Board or if all Board members would participate in the evaluation process. Director	GHC Board	GHC Board	**APPROVED**

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		circulate the evaluation form to the Board members for their review and comments regarding the annual performance rating for the President.	Crisostomo commented that any discussions regarding personnel matters should be held in Executive Session. Legal Counsel concurred with Director Crisostomo's comments. Director Crisostomo also suggested that the President provide a memo highlighting the President's accomplishments for the past 1 year period since Director Crisostomo has only served on the Board for 3 months. Director Jugo inquired whether the Board should complete and submit the forms rating the President's evaluation or give the Chairman the authority to handle the evaluation. The Chairman commented that for future evaluations GHC should plan to provide notice for Executive Session regarding discussions of the President's annual performance as required, however, in the interest of time, the Board may delegate authority to allow the Chairman to address the President's annual			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		evaluation that is due as of January 28, 2020. Director Crisostomo commented that all GHC's managers should also get annual evaluations. Upon motion made by Director Mantanona, and seconded by Director Tiong, and without any further discussions or objections, the Board approved authorizing the Chairman to complete the President's annual performance evaluation on behalf of the Board.			
	b. <u>Board Minutes Format (New Item placed on the Agenda)</u>: Director Crisostomo requested that the Board consider approving a "Memo style" minutes. According to Director Crisostomo, the current format is difficult to understand.	Director Bordallo responded that she likes the current format since it is easier to follow. Director Jugo suggested that the minutes should be prepared in a summary form containing bullet points of the topics/information discussed. The Chairman responded that in the past, there were significant problems with the minutes prepared by prior legal counsel. The minutes were previously prepared in "memo	GHC Board	GHC Board	TABLED/ PENDING

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
			format" containing bullet points, however, there were discrepancies with the lack of information within the minutes which caused confusion and misrepresentation of the information reported when it was reviewed by the prior Administration. As a result, the Board instructed Legal Counsel to revise the minutes format and to document the substantive information/objections discussed during the meetings. The Chairman suggested that the Board review the "memo style" format and table this topic for the next Board meeting.			
VI.	**Reports:** Refer to President's Reports					
VII.	**Public Participation:** None.					
VIII.	**Miscellaneous:** None.					
IX.	**Adjournment:**		The Board scheduled their next Board meeting for Friday**, March**			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		7, 2020, at 3:00 p.m. Upon motion made, and seconded, and without objections, the meeting was adjourned at 10:20 a.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: _____
FRANCISCO FLORIG, Chairman

Date: _____.

MINUTES TRANSCRIBED
AND PREPARED BY:

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.
A Professional Corporation

By: _____
CYNTHIA V. ECUBE, ESQ.
Legal Counsel for Corporation

Date: _____.

GHC 2020 BOARD MINUTES

GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING **Friday, March 6, 2020** Commenced: 3:06 p.m. Adjourned: 4:36 p.m. Roll call/quorum present: 6 members present	ATTENDANCE	
	Directors present: Francisco Florig, Chairman Sandra Bordallo, Director Cecilia G. Mantanona, Director Lanita Tiong, Director Doreen Crisostomo, Director Gabriel A. Jugo, Director Absent: Tomas Flores, Vice-Chairman	Management present: Alice M. Taijeron, President Angela Camacho, Housing Manager Mary Guerrero, Loan Administrator Alysia Leon Guerrero, Accounting Manager Patricia M.Q. Kier, Special Assistant Audrey Topasna, Planning & Development Administrator Cassandra Santos, ASMA John Muna, Maintenance Supervisor John Potter, Senior Tenant Relations Supervisor Absent: Arleen Evangelista, Administrative Secretary

	AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	**Approval of Minutes:** February 7, 2020	Board members reviewed the minutes of February 7, 2020 Regular Board meeting.	Upon motion made and seconded, the minutes for the February 6, 2020, Regular Meeting were approved by the Board subject to corrections by	Legal Counsel	Legal Counsel	Approved with corrections

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		Director Crisostomo as follows: 1. Change word "prepared" to "prepare" under Old Business, Section b under Page 12 (Status of Odoo Software); and 2. Add statement under New Business, Section a (GHC President's Performance): "Director Crisostomo commented that all GHC Managers should also get annual evaluations".			
II.	**President's Report/Remarks:**	The President provided a written report for January 2020 containing a narrative for the activities of each division as follows: 1. <u>Rental/Maintenance Division</u>: The President reported a 1% decrease in vacancy and a 20.15% decrease in its delinquency rate. GHC has 42 vacant units & 1 homeless emergency housing unit (Lada Gardens – 30 vacant units; As-Atdas – 12 vacant	Director Bordallo asked how many are homeless. The President responded that there is only one homeless party. Director Bordallo inquired what happened to the other homeless parties that have been residing at the rental units for a lengthy period of time. The President	President	President	On-going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		units); Management is working on the homeless family to be mainstreamed with the Department of Integrated Services for Individuals with Disabilities (DSID) and meeting with GHURA. 1 tenant was evicted for non-payment (Unit 113B) and unit is being refurbished; Tenants from Unit 206/282 will be moved to Unit 113B in order to refurbish the units for Section 8 housing; Unit 213/282 to be completely refurbished for GHURA housing. President indicated that GHC signed MOU with GCC and GCC will be working on refurbishing the rental units.	and Rental Manager indicated that the other remaining homeless parties have either been mainstreamed or were evicted. GHC is working with Salvation Army to assist with the homeless tenants. Director Bordallo commented that DISID and GHURA may be able to assist with emergency housing vouchers. The Manager indicated that they entertain referrals that they receive for homeless placement. When they accept the homeless placement GHC works within a 30 day period to prepare to mainstream or look at other options and come up with a plan. GHC President and Manager confirmed that they do not have long term homeless tenants residing on the properties. Director Crisostomo inquired about its work orders and wanted clarification if accounting separates "work orders" from "major repairs". After averaging the numbers for a period of 12 months, only 24% is being addressed leaving 76% that is unaddressed. Director Crisostomo also stated that major repairs should be			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		addressed by the contractors and that this category should separate major repairs. GHC Manager clarified that work orders are not included as major repairs and the MOU with GCC should be helpful with addressing the major repairs for its rental units. The Manager confirmed that when a unit is ready to go on line, GHC will create a work order for the unit. Director Jugo inquired about the GCC work program. The President stated that GHC and GCC have entered into an agreement in which GCC would be providing construction, plumbing and electrical and will come on site to GHC's units to work with GHC's team and assess what is needed in providing plumbers, electrical utilizing GHC's rental units as living laboratories and to renovate the units so they become usable rental units. Director Jugo then commented that the program is class with credit. Director Crisostomo inquired if any of the vacant units can be used to place tenants. The President responded that the units cannot			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		be used at this time. GHC Manager reported that GHC will meet with GCC to establish the scope of work and to discuss rehabbing the units up to code. The President also remarked that they will work to bring those units that can be made ADA compliant or disability friendly. Director Bordallo inquired of GHC's louvered window homes. The President and Manager indicated that these windows are better for typhoon situations and provide for better circulation but are restrictive for ingress/egress access and may not GHURA compliant and will need to be removed. The Chairman confirmed that GHC may not be able to use aluminum louvers for GHURA rentals and the Corporation had bought other window supplies. If GHC has 50% units that are GHURA compliant, then GHC will be good from its rental income. GHC Maintenance Supervisor stated that some of the units with aluminum louvers were grandfathered and Maintenance was able to address the egress issue by removing some of the			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		bottom louvers. Otherwise, if the units are not accepted, then GHC may have to replace the windows. Director Bordallo if management has looked into whether the property is within a "flight zone" area in order to obtain funding to rehabilitate the windows in the units. The President did not believe that the properties lie within a flight zone area, however, both Directors Bordallo and Crisostomo requested if GHC can confirm this information and if funding may be available. Director Crisostomo stated after reviewing GHC's financial accounts suggested that the Corporation needs to spend its money in order to fix its assets which are now depleting and are not being restored since the rental units are incoming generating for GHC. The President responded that GHC has some money but not a lot. The Rental division have the resources and tools, and are working as expeditiously as possible, but management wants to proceed with a cautious balance regarding the use of GHC			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		funds. The Chairman remarked that the MOU with GCC will be a good start with renovating the rental units and also look into the Trades Academy. Management should proceed cautiously and be comfortable with spending GHC's funds. Director Crisostomo inquired of rental delinquency and the status of the collection of the rentals from tenants that are 12 months and 6 months in arrears. GHC Manager responded that the 12 month tenant has medical issues and was unable to take advantage of the Amnesty Program because the tenant had to choose whether to purchase medication or pay rent. GHC Manager further stated that GHC's units are not meeting the tenant's needs. The President commented that management is reaching out to Public Health and DSID to inquire of funding to refurbish the unit due to the tenant's disability and medical condition and resources for the tenant. Director Crisostomo informed management to make sure that there is no liability by GHC. Senior Tenant Relations			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		Supervisor reported that GHC established a payment plan for the 6 month tenant due a death of one of the main breadwinner in the family. Director Crisostomo also followed up how management addresses the timelines for rental payment plans. Aside from these instances, GHC Manager stated that Management has been aggressive in rental collections. Director Crisostomo inquired if GHC has written off the loss in rental collection, and if so, does management issue a 1099-C tax form. The President reported that GHC has not written off rental losses with the exception of the Amnesty Program. Director Crisostomo commented that any time GHC writes off debts, the Corporation should issue a 1099-C form. Management indicated that they have not issued 1099-C forms. The Chairman inquired if GHC is to issue 1099-C forms and whether this is a board level decision and directed Legal counsel to provide guidance on this issue or is it automatic. According to Director			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		Crisostomo, management can issue 1099-C forms and does not involve board action. The Chairman responded that in the past GHC has written off significant losses and does not recall issuing 1099-C forms and does not want management to issue 1099-C forms if there will be legal consequences and directed Legal Counsel to provide legal guidance on whether the issuance of 1099-C forms requires Board action. The Chairman indicated that further guidance is needed to determine if GHC needs to consider issuing 1099-C forms. The Chairman further remarked that management is doing a good job in reducing the rental delinquency rates.			
		2. <u>Housing/Loan Division:</u> The President reported funding for the following Programs: Direct Loans ($2,049.799); Six Percent Loans ($1,272.574); CAHAT Loans ($15,939); First Time Homebuyer's Assistance Program ($24,995). The total available funds is			

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		$3,363,307. It was also reported that the clientele who come in and apply either do not qualify or there is no housing that is available based on the amount they are qualified to receive. Management is being pro-active with its loan programs. GHC Loan Administrator will meet with the realtors and brokers to inform them of GHC's housing programs that are available and who may have clients who qualify for GHC's loan programs. The President indicated that the problem with the decline in loan applications is due to affordability and the lack of contractors.				
III.	**Legal Report:**	a. <u>Status of Foreclosure Cases</u>:	Legal counsel reported status quo of the pending foreclosure referrals from GHC and provided the Board a copy of legal counsel's updated written report documenting the status as of March 6, 2020. Legal counsel in indicated that there are nine (9) pending loan accounts for foreclosure from the 48 accounts	Legal Counsel	Legal Counsel	Legal Counsel

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		referred to Legal Counsel on January 2017. The following is a summary of activity of the following account: **<u>GHC-26</u>**: On January 3, 2020, Legal counsel recorded a Notice of Foreclosure Sale set for March 3, 2020 at the Yigo Mayor's Office as a result of debtor's failure to cure the outstanding arrears owed on the loan. On February 27, 2020, debtor contacted Legal Counsel's office regarding the final payoff amount as of February 28, 2020 since debtor was seeking financial assistance to pay off the entire obligation. On February 28, 2020, Legal Counsel received full payment in the amount of $33,500 to cover the balance of the loan and all outstanding costs and attorney's fees. Legal counsel is pending final confirmation from GHC to close this loan account.			
		Legal counsel will continue to provide updated information and reports on the pending foreclosure and legal matters to the Board at the next regular meeting.			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	**Old Business**:	a. <u>Status of OREO Properties:</u> The President reported that this items is status quo.	President/ Management	President/ Management	On-going
		b. <u>Update of Odoo Software:</u> Legal Counsel reported that a letter was sent to Allstar on January 27, 2020 indicating that they are in default of the software contract with GHC and demanded a refund of the funds paid by GHC in the amount of $13,917.00 within in 30 days by February 27, 2020. Allstar responded indicating that they will not refund the monies paid by GHC for the software program but are still willing to work with GHC to resolve the software issues. Legal counsel reported that she is preparing the necessary complaint documents seeking legal action against Allstar and will report further on this matter at the next Board meeting after completing the legal documents.	Management/ Legal Counsel	Management/ Legal Counsel	Management/ Legal Counsel

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	c. Update of "Service Fees": Legal counsel reported that the Public Hearing for the Adjustment of Service Fees was held on February 17th at 4:00 p.m. at the GEDA Conference Room. Notice of the February 17th Public Hearing was published today, February 7th, in Guam Daily Post and uploaded on GHC's website. No one from the public appeared nor was any testimony submitted for or against the Proposed Adjustment of Service Fees.		Legal Counsel	Legal Counsel	Action Completed
	d. Board Resolution Approving Adjustment of Service Fees: Legal counsel provided the Board Resolution which was circulated to Board for their review to approve the Adjustment of Service Fees.	Director Crisostomo inquired whether GHC provided notice to its tenants regarding the increase in its Service Fees. GHC indicated that Management will give notice to the tenants of the increase of its Service Fees. Upon motion made by Director Jugo, and seconded by Director Mantanona, a Motion to Approve the Board Resolution for the Adjustment of Service	Legal Counsel	Legal Counsel	APPROVED

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		Fees (Resolution No. 01-2020) passed with a majority vote with Director Crisostomo abstaining and the Chairman not voting.			
	e. Board Minutes Format: Director Crisostomo stated that the Board consider using a "memo style" format minutes. The current format is difficult to understand and the pages are longer. The Chairman stated that he likes the current format. Director Tiong stated that she also likes the format and shared with Legal Counsel after the last meeting some suggestions to improve the current format so there is more clarity. Director Jugo also commented that if the the "memo style" was a problem in the past then they should keep the current format. The Chairman stated based on the responses by the Board members to keep the current format at this time.		GHC Board	GHC Board	No action was taken

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
V.	**New Business:**	None				
VI.	**Reports:** Refer to President's Reports					
VII.	**Public Participation:** None.					
VIII.	**Miscellaneous:** The President introduced Audrey Topasna who is GHC's Planning & Development Administrator. She will be working to identify grants and funds for GHC. The President also reported that in light of the corona virus concerns, Management had a team meeting and is working on the protocols to address the potential impact of tenants and borrowers who are unable to make their payments and who are affected by					

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	the corona virus consequences.				
IX.	**Adjournment:**	The Board scheduled their next Board meeting for Friday**, March 27, 2020, at 3:00 p.m**. Upon motion made, and seconded, and without objections, the meeting was adjourned at 4:36 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: _____
FRANCISCO FLORIG, Chairman

Date: _____.

MINUTES TRANSCRIBED
AND PREPARED BY:

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.
A Professional Corporation

By: _____
CYNTHIA V. ECUBE, ESQ.
Legal Counsel for Corporation

Date: _____.

GHC
Kotporasion Ginima' Guåhan

GUAM HOUSING CORPORATION
P.O. Box 3457, Hagåtña, Guam 96932

PRESIDENT'S BOARD REPORT
June 26, 2020

I. OVERVIEW

On March 14, 2020, Governor Lourdes A. Leon Guerrero, via Executive Order 2020-03, placed Guam in a State of Emergency as a result of COVID-19 on the island. On March 16, 2020, via Executive Order 2020-04, all non-essential agencies were closed and services suspended up to March 30, 2020. Guam Housing Corporation was deemed non-essential and all employees were asked to stay at home unless otherwise instructed. In compliance with Executive Orders 2020-03 and 2020-04 and in an abundance of caution for the health and safety of the GHC Board Members and GHC staff, the Guam Housing Corporation previously scheduled meeting of March 27, 2020, was canceled. Executive orders to follow extended the island's state of emergency and required the continued closure of non-essential government agencies thus prohibiting the GHC to conduct a meeting of our Board of Directors.

On May 8, 2020, the Governor signed Executive Order 2020-14 placing the island in Pandemic Condition of Readiness 2 (PCOR 2), allowing for government operations to resume albeit at a limited capacity for some agencies. On May 11, 2020, Guam Housing Corporation resumed operations implementing guidelines from the Centers of Disease Control for safety in the workplace. Also outlined in Executive Order 2020-14 were guidelines for participation in open government meetings via teleconferencing. By the call of our Chairman for a Guam Housing Corporation meeting to be scheduled, GHC staff implemented the recommended guidelines for holding a meeting via teleconference. The announcement regarding the GHC meeting was published on GHC website prior to our meeting, a copy of our announcement was provided to the Attorney General of Guam and the teleconference is available to the public.

This report provides the financial information for the months of February, March and April with discussions addressing the impact that COVID-19 on our overall financial health. Also provided to our directors and to be discussed at the discretion of the Board are the results of our independent auditor Ernst & Young and a discussion on the approval of our board for non-budgeted pay for our employees who worked during the pandemic. Also provide in this report is our GHC Citizens Centric Report which was submitted as required by law on Thursday, June 25, 2020, and provided for the Board's information.

II. RENTAL DIVISION MONTHLY REPORT – FEBRUARY, MARCH, APRIL 2020

FEBRUARY 2020

Vacancy rate increased in February to 29% up from 26% in January 2020. The number of vacant units is 29 at Lada Gardens, 13 at Guma As-Atdas, and 1 at Sagan Linahyan.

A yard maintenance and clean up was conducted by the maintenance division and supported by Rental, Loan, and Accounting division employees on February 28, 2020. Maintenance is scheduled to cut grass on each Friday; alternating between the Lada Gardens and As-Atdas locations.

MARCH 2020

Vacancy rate decreased in March to 28% down from 29% in February 2020. The number of vacant units is 30 at Lada Gardens, 11 at Guma As-Atdas, and 1 at Sagan Linahyan.

APRIL 2020

The vacancy rate remains unchanged from March at 28% for April. The number of vacant units at each location also remains unchanged at 30 for Lada Gardens, 11 for Guma As-Atdas and 1 at Sagan Linahyan.

Tenant Relations is working with the Salvation Army to provide rental assistance to tenants furloughed, laid off or experiencing a reduction in work hours due to the COVID-19 pandemic. Five requests have been submitted for rental assistance.

As per EO 2020-07, GHC is currently prohibited from initiating eviction proceedings to include the distribution and processing of eviction letters. Unfortunately, current programs require tenants to provide eviction letters as part of the application process. Tenant Relations continues to reach out to tenants falling behind on their rent to assist with available programs.

III. GUAM HOUSING CORP. MORTGAGE LOAN DIVISION

LOAN ACTIVITY FEBRUARY, MARCH, APRIL 2020

February 2020

Two loans were closed for the month of February. Both were funded from the Six Percent Revolving Loan Fund. The total for both is $298,000.

A total of thirteen appointments were scheduled for pre-qualification interview. Of the thirteen, only eight were determined eligible. Total funding required for the eight, is $810,000. The average is

$135,000. The others interviewed were either pre-qualified for a low amount or did not meet qualifying criteria.

As of February 29, 2020, the funding available for each program follows.

- Direct Loan - $ 2,079,363
- Six Percent Loan Program - $1,308,177
- CAHAT - $20,800
- FTHAP - $25,020

March 2020

Two loans were closed for the month of March. One was funded under the Six Percent Program for the amount of $125,000. The other loan is for $29,820 under the CAHAT Loan Program. Total for the two loans is $154.820.00. No loans were approved or pre-approved for this month.

A total of 9 appointments for loan pre-qualification were scheduled for the month. Of the nine, two were pre-qualified for over $100,000. The average pre-qualifying amount is $105,600.00.

As of this date, the funding available for each program follows.

- Direct Loan - $2,053,451
- Six Percent Loan Program - $ 1,358,735
- CAHAT - $29,299
- FTHAP - $390

April 2020

The Governor of Guam, through Executive Order 2020-03 declared on March 14, 2020 a state of emergency for Guam due to COVID-19. Guam Housing Corporation was determined a non-essential agency and resulted in the temporary closure of the office. For that reason, there were no loans closed for the month. There is one loan approval under the CAHAT program for $30,000.

As of April 30, 2020, the funding available for each program follows.

- Direct Loan - $2,037,660
- Six Percent Loan Program - $1,387,287
- CAHAT - $37,097
- FTHAP - $406

LOAN PORTFOLIO

February 2020

Loan Portfolio is $26,845,874.09 as of February, 2020. The total number of loans is 349 loans which includes the Down Payment Assistance Loan Portfolio. There was one (1) six percent loan paid off this month. A total of $1,478.48 was received.

March 2020

Loan Portfolio is $26,775,493.70 as of March, 2020. The total number of loans is 348 loans which includes the Down Payment Assistance Loan Portfolio. There were two (2) six percent loans paid off this month. The total payment for both loans is $28,384.51.

April 2020

Loan Portfolio is $26,704,085.96 as of April, 2020. The total number of loans is 347 loans which includes the Down Payment Assistance Loan Portfolio. There was one (1) down payment and assistance loan paid off this month.

MORTGAGE LOAN RECEIVABLES

February 2020

Delinquent mortgage loan receivables reflect an increase of $405,947.48 from January 2020. The number of accounts delinquent remains the same, however the total principal balance of delinquent accounts reflects an increase. The following is a breakdown of those accounts 60 days and over.

- Sixty Days Category: Nine (9)
- Ninety Days: Four (4)
- 120 days and over: One (1)

March 2020

Delinquent mortgage loan receivables reflect an increase of $384,787.06 from February, 2020. The total number of loans delinquent is 41, to include six legal accounts. The increase on delinquent accounts were from accounts that were 30 to 59 days delinquent. The following is a breakdown of accounts 60 days and over.

- Sixty Days Category: Nine (9)
- Ninety Days: Six (6)
- 120 days and over: One (1)

April 2020

Delinquent mortgage loan receivables reflect an increase of $1,139,924.64 from March 2020. The total number of loans delinquent is 56, to include six legal accounts. The increase of delinquent accounts is due to the declaration of COVID-19 state of emergency for the island. The following is a breakdown of those accounts 60 days and over.

- Sixty Days Category: Eleven (11)
- Ninety Days: Eight (8)
- 120 days and over: Five (5)

** To date, ten (10) borrowers requested for deferment of their loan payments due to loss of income. One loan was approved for a 3 month deferment, one loan was approved for a revision and one loan was approved for a note extension. The remaining seven are pending submission of required documents

OTHER REAL ESTATE OWNED (OREOS) – FEBRUARY, MARCH, APRIL 2020

GHC has three (3) OREOS. Properties available for purchase are posted on the GHC website. Since their posting, GHC continues to receive numerous inquiries.

- Lot 28, Block 6, Yona: Information posted on GHC website. GHC continues to receive inquiries. The highest proposal to purchase is $132,000. The appraisal value of this property ("as is" condition) as of August 26, 2019 is $167,000. The appraisal value has increased by $31,400 from the last appraisal dated August 5, 2018. Multiple offers received were counter-offered at $150,000.00. All were given a letter with a ten (10) day deadline to accept or submit another offer. A counter offer was received accepting the $150,000.00 counter offer. Legal Counsel prepared counter offer to the purchase agreement. Per Legal Counsel, the counter-offer must be presented to the Board on the next scheduled board meeting for approval.

- Lot 66-2-1, Tract 538, Dededo: Information posted relative to the availability for purchase. A description of the dwelling is provided as well. Per Legal Counsel, former borrowers did not exercise their right of redemption. Property is now available for sale with no right of redemption. The appraisal value of this property as of August 26, 2019 is $203,000. The appraisal value increased by $5,000 in comparison to the last appraisal conducted on June 25, 2018. An open house for interested individuals will be scheduled at a later date.

- Lot No. 7048-21, Tract 238, Yigo: GHC's bid was $235,300.72. The appraisal value of this property as of August 24, 2019 is $316,500. The property is subject to 1 year right of redemption.

ESCHEATED FUNDS

February 2020

The total available for grants for February 2020 is $25,020 (escheated funds only). One grant commitment in the amount of $10,000 was closed for this month. There are twenty-eight (28) completed grant application packages awaiting approval due to lack of funding. A total of $232,092.55 is required to fund all twenty-eight applications. A total of $4,248,659.19 has been disbursed for the FTHAP program. The total amount of activities associated with the grant proceeds is $107,366,229.59.

March 2020

The total available for grants for March 2020 is $390 (escheated funds only). There were no grant commitments issued for this month. A total of twenty-nine (29) completed grant application packages are awaiting approval due to lack of funding. Funding of $240,986.75 is required for these 29 applications on the waiting list. The total disbursement and activities associated with the grant proceeds remains unchanged from February 2020.

April 2020

The total available for grants for April 2020 is $406 (escheated funds only). There were no grant commitments issued for this month. The number of completed grant application packages awaiting approval due to lack of funding remains at 29 and the total disbursement and associated activities remain unchanged from February 2020.

IV. GUAM HOUSING CORP. ACCOUNTING DIVISION

February 2020

Month	FY 2020	FY 2019	Difference	Variance
Revenue	$199,514.10	$202,640.81	(3,126.71)	-1.54%
Expense	$207,422.37	$224,158.78	(16,736.41)	-7.47%
Change in net position	(7,908.27)	(21,517.97)	13,609.70	-63.25%

Revenue for the month decreased by 1.54% compared to last fiscal year mainly due to the decrease in loan portfolio which decrease the interest on loans and due to the decrease in loan origination.

Expense for the month decreased by 7.47% compared to last fiscal year due to a decrease in salaries & retirement expense (less employees in FY 2020), a decrease in retirees' expense (a couple of retirees lowered their class level), a decrease in depreciation (building at Lada fully depreciated) and a payment of $6,033.32 was made in Feb-2019 under the contract expense for loan forms.

March 2020

Month	FY 2020	FY 2019	Difference	Variance
Revenue	$198,248.97	$218,429.43	(20,180.46)	-9.24%
Expense	$229,227.53	$230,744.68	(1,517.15)	-0.66%
Change in net position	(30,978.56)	(12,315.25)	18,663.31	-151.55%

Revenue for the month decreased by 9.24% compared to last fiscal year mainly due to the decrease in loan portfolio which decreased the interest on loans.

Expense for the month decreased by .66% compared to last fiscal year due to a decrease in Retirees' expense (a couple of retirees lowered their class level), a decrease in depreciation (building at Lada fully depreciated) and a decrease in Legal Fees and Maintenance expense (GHC office was closed on 3/16/2020 to the end of the month due to COVID-19) this was offset by an increase in salaries (one new employee was hired in March-2020 & the annual leave transferred for new employee was recorded).

April 2020

Month	FY 2020	FY 2019	Difference	Variance
Revenue	$174,216.30	$201,561.06	(27,344.76)	-13.57%
Expense	$215,397.70	$259,888.77	(44,491.07)	-17.12%
Change in net position	(41,181.40)	(58,327.71)	17,146.31	29.40%

Revenue for the month decreased by 13.57% compared to last fiscal year mainly due to the decrease in loan portfolio which decreased the interest on loans (there was an increase in delinquency due to COVID-19).

Expense for the month decreased by 17.12% compared to last fiscal year due to a write off of $34K in Tenant AR in Apr-2019 (due to the Amnesty program), the purchase of two laptops in Apr-2019 $5,674, a decrease in depreciation (building at Lada fully depreciated), decrease in Retiree expense (a couple of retirees lowered their class level) and a decrease in Legal, Other, Maintenance & Director's fees due to COVID-19 (GHC's office was closed for operations) this was offset by an increase in salaries (no annual or sick leave were taken due to COVID-19).

February 2020

Year to date	FY 2020	FY 2019	Difference	Variance
Revenue	$1,068,546.52	$1,027,414.19	41,132.33	4.00%
Expense	$1,079,095.38	$1,162,960.08	(83,864.70)	7.21%
Change in net position	(10,548.86)	(135,545.89)	124,997.03	-92.22%

Revenue year to date increased by 4% compared to last fiscal year due to an increase in interest on loans ($38k of interest was collected for a paid off loan in Oct-2019), increase in Rental Income (As Atdas rent was increased in Jul-2019), increase in interest on investments (decrease in market value was greater in FY 2019), an increase in administrative fee (escheated funds received in the later part of FY 2019 was disbursed in FY 2020) and an increase in late fees ($3,500 of late fees were collected for 2 paid off loans in Oct-2019),

Expense year to date decreased by 7.21% due to a decrease in salaries & retirement expense (less employees in FY 2020), a decrease in depreciation (Lada building fully depreciated), a decrease in retirees' expense (a couple of retirees lowered their class level), a decrease in emergency housing expense (4 families were placed in units Oct-2018 after a typhoon) and a decrease in interest expense (notes payable less than last year).

March 2020

Year to date	FY 2020	FY 2019	Difference	Variance
Revenue	$1,266,795.49	$1,245,843.62	20,951.87	1.68%
Expense	$1,308,322.91	$1,393,704.76	(85,381.85)	-6.13%
Change in net position	(41,527.42)	(147,861.14)	106,333.72	-71.91%

Revenue year to date increased by 1.68% compared to last fiscal year due to an increase in Rental Income (As Atdas rent was increased in Jul-2019), increase in interest on investments (decrease in market value was greater in FY 2019), an increase in administrative fee (escheated funds received in the later part of

FY 2019 were disbursed in FY 2020) and an increase in late fees ($3,500 of late fees were collected for 2 paid off loans in Oct-2019) this was offset by a decrease in interest on loans receivable and loan origination fees (even prior to COVID-19 borrowers were having a hard time securing a contractor which contributed to the decrease of the loan portfolio and also the weighted average interest rate has been declining).

Expense year to date decreased by 6.13% due a decrease salaries & retirement expense (less employees in FY 2020), decrease in depreciation (building at Lada fully depreciated), a decrease in retirees' expense (a couple of retirees lowered their class level), a decrease in emergency housing expense (4 families were placed in units Oct-2018 after a typhoon) and a decrease in interest expense (notes payable less than las year).

APRIL 2020

Year to date	FY 2020	FY 2019	Difference	Variance
Revenue	$1,441,011.79	$1,447,404.68	(6,392.89)	-.44%
Expense	$1,523,720.61	$1,653,593.53	(129,872.92)	-7.85%
Change in net position	(82,708.82)	(206,188.85)	123,480.03	59.89%

Revenue year to date decreased by .44% compared to last fiscal year due to a decrease in the loan portfolio which decreased the interest on loans and an increase in delinquency due to COVID-19, this was offset by an increase in administrative fees (escheated funds received in the later part of FY 2019 were disbursed in FY 2020) an increase in interest on investments (decrease in market value was greater in FY 2019) and an increase in Rental Income (As Atdas rent was increased in Jul-2019).

Expense year to date decreased by 7.85% due to a write off of $34K in Tenant AR in Apr-2019 (due to the Amnesty program), a decrease salaries & retirement expense (less employees in FY 2020), decrease in depreciation (building at Lada fully depreciated), a decrease in retirees' expense (a couple of retirees lowered their class level), a decrease in operation expenses (GHC was closed for operations for half a month in March and the whole month in April 2020 due to COVID-19).

**Guam Housing Corporation's Financial Statements and Financial Highlights as of February 20, March 31, and April 30, 2020 are included in the packet.

V. COVID-19 PERSONNEL EXPENSE

DISCUSSION

On March 14, 2020, Governor Lourdes A. Leon Guerrero, via Executive Order 2020-03, placed Guam in a State of Emergency as a result of COVID-19 on the island.

On March 16, 2020, via Executive Order 2020-04, all non-essential agencies were closed and services suspended up to March 30, 2020. Guam Housing Corporation was deemed non-essential and all employees were asked to stay at home unless otherwise instructed. Executive Orders to follow continued to extend the public health emergency, thus keeping Guam Housing Corp. closed until the signing of Executive Order 2020-14 on May 8, 2020, which placed the island on PCOR 2, and allowing our GHC team to return to work.

On May 11, 2020, our GHC team returned to our respective offices. Each division implemented the recommended CDC Guidelines pertinent to keeping our workplace and each safe from COVID-19. GHC made available to its employees, face masks, hand sanitizers, and reminded employees about social distancing. We purchased acrylic dividers and also provided BPOs at several safety stores for our maintenance team to purchase PPE's to be used when visiting client homes. Our Rental Division installed drop boxes and is working on an acrylic walk up window and or dividers in the office. The goal is to minimize exposure to clients. GHC is open and operating however we are receiving clients on a case by case and only when absolutely needed. Our goal is to get clients to apply online, make deposits at the bank or have deductions made from their paystubs. Clients have been amenable to our processes at present.

Prior to returning to PCOR 2, and during the public health emergency, employees came in to the office to address pending issues, process payment for vendors, respond to loan deferment requests, update mortgage requests, input accounting information, etc.; we also had employees working throughout the state of emergency in the front lines at the quarantine facilities and the airport.

PURPOSE

The COVID-19 situation was a public health emergency that was unforeseen thus the expense to pay for personnel costs incurred during the public health emergency was one that was unbudgeted for. I am therefore requesting the Board's approval for payment to our employees who worked during this pandemic, pursuant to GHC Personnel Rules and Regulations regarding compensation for employees who work during a declared emergency, and Executive Order 2020-08, establishing COVID-19 response to differential *"pay policy for employees working in support of the public health emergency and in areas for the elimination of reduction of immediate threats to life, public health, or safety, whose work could expose then to the Coronavirus."* In the event

that GHC hasn't the funds to make these payments, we will convert payment to annual leave (also indicated in our GHC Personnel Rules and Regulations).

For the Board of Directors review, we have attached all Executive Orders mentioned in this report as well as Guam Housing Rules and Regulations pertinent to the discussion of compensation during a declared state of emergency.

Appendix

Guam Housing Corporation
February 2020
Financial Summary

Financial Highlights

Month	2020	2019	Difference	Variance
Revenue	199,514.10	202,640.81	$ (3,126.71)	-1.54%
Expense	207,422.37	224,158.78	(16,736.41)	-7.47%
Change in net position	(7,908.27)	(21,517.97)	13,609.70	63.25%

Revenue for the month decreased by 1.54% compared to last fiscal year mainly due to the decrease in loan portfolio which decreased the interest on loans and due to the decrease in loan origination.

Expense for the month decreased by 7.47% compared to last fiscal year due a decrease in salaries & retirement expense (less employees in FY 2020), a decrease in Retirees' expense (a couple of retirees lowered their class level), a decrease in depreciation (building at Lada fully depreciated) and a payment of $6,033.32 was made in Feb-2019 under the contract expense for loan forms.

Year to Date	2020	2019	Difference	Variance
Revenue	1,068,546.52	1,027,414.19	41,132.33	4.00%
Expense	1,079,095.38	1,162,960.08	(83,864.70)	-7.21%
Change in net position	(10,548.86)	(135,545.89)	124,997.03	92.22%

Revenue year to date increased by 4% compared to last fiscal year due to an increase in interest on loans ($38k of interest was collected for a paid off loan in Oct-2019), increase in Rental Income (As Atdas rent was increased in Jul-2019), increase in interest on investments (decrease in market value was greater in FY 2019) an increase in administrative fee (escheated funds received in the later part of FY 2019 were disbursed in FY 2020) and an increase in late fees ($3,500 of late fees were collected for 2 paid off loans in Oct-2019)

Expense year to date decreased by 7.21% due a decrease salaries & retirement expense (less employees in FY 2020), decrease in depreciation (building at Lada fully depreciated), a decrease in retirees' expense (a couple of retirees lowered their class level), a decrease in emergency housing expense (4 families were placed in units Oct-2018 after a typhoon) and a decrease in interest expense (notes payable less than las year)

Specific Budget Concerns	2020 Budget	Actual	Favorable/ (Unfavorable)
Interest on loans receivable 2020 Budget - loan portfolio $30,944,514 at 5.42%. Actual $24,806,937.18 at 5.13% budget delinquency rate 7.5%. Actual delinquency rate on interest bearing bearing loans 12.92%	639,766.05	577,695.58	(62,070.47)
Rental Income 2020 Budget vacancy rate was 13.35%. Actual vacancy rate is 27.99%	431,687.90	378,656.08	(53,031.82)
Loan Origination Fee Less loans originated then budgeted - due to the lack of contract workers	31,700.85	18,415.00	(13,285.85)
Administrative Fee $500,000 was budgeted to reimburse GHC for the FTHAP	233,333.35	31,051.47	(202,281.88)

Portfolio At-A-Glance	February 2020		February 2019	
Portfolio Balance	No. of Lns	Principal Balance	No. of Lns	Principal Balance
SRF (Direct)	124	13,616,728.06	133	14,764,695.86
R5 (Revolving Loan Fund)	125	11,190,209.12	140	12,111,791.73
Subtotal GHC	249	24,806,937.18	273	26,876,487.59
Hazard Mitigation	0	0.00	0	0.00
Cahat	84	1,919,379.78	79	1,843,425.82
Down Pymt (Not included when calculating delinque	16	119,557.13	21	162,227.70
	100	2,038,936.91	100	2,005,653.52
Total	349	26,845,874.09	373	28,882,141.11

	Fiscal Year 2020			Fiscal Year 2019		
Current delinquency (GHC portfolio only)	No. of loans	%	Principal Balance	No. of loans	%	Principal Balance
30 to 59 days delinquent	14	7.2511%	1,772,208.38	11	4.0996%	1,034,986.90
60 to 89 days delinquent	7	1.8340%	448,232.27	9	3.7100%	936,631.33
90 days to 119 days	3	1.8543%	453,193.03	0	0.0000%	0.00
120 days & over	1	0.6793%	166,019.41	0	0.0000%	0.[illegible]
Total Delinquent	25	11.6186%	2,839,653.09	20	7.8096%	1,971,618.[illegible]
Referred to Legal	7	1.4769%	366,372.26	20	6.0668%	1,630,545.95
Total Delinquent & referred to legal	32	12.9239%	3,206,025.35	40	13.4027%	3,602,164.18
Current delinquency (HM & Cahat)		%			%	
30 to 59 days delinquent	2	0.9316%	17,881.08	2	1.1355%	20,547.72
60 to 89 days delinquent	2	2.8554%	54,805.78	0	0.0000%	0.00
90 days to 119 days	1	0.1449%	2,781.85	0	0.0000%	0.00
120 days & over	0	0.0000%	0.00	0	0.0000%	0.00
Total Delinquent	5	3.9319%	75,468.71	2	1.1355%	20,547.72
Referred to Legal	0	0.0000%	0.00	1	1.8369%	33,861.72
Total Delinquent & referred to legal	5	3.9319%	75,468.71	3	2.9515%	54,409.44
Total Delinquency (Does not include Down Payment Loans)						
30 to 59 days delinquent	16	6.7909%	1,790,089.46	13	3.9014%	1,055,534.62
60 to 89 days delinquent	9	1.9083%	503,038.05	9	3.4619%	936,631.33
90 days to 119 days	4	1.7298%	455,974.88	0	0.0000%	0.00
120 days & over	1	0.6298%	166,019.41	0	0.0000%	0.00
Total Delinquent	30	11.0589%	2,915,121.80	22	7.3633%	1,992,165.95
Referred to Legal	7	1.3708%	366,372.26	21	5.7953%	1,664,407.67
Total Delinquent & referred to legal	37	12.2781%	3,281,494.06	43	12.7318%	3,656,573.62

	FY 2020	FY 2019	Difference
Current years delinquency - Tenants	**17.52%**	39.28%	-21.76%

Tenant Accounts Recievables	FY 2020			FY 2019			
	No. of Tenants	Amount		No. of Tenants	Amount		Difference
Lada	60	85,880.25		72	149,726.81		(63,846.56)
As-Atdas	16	32,645.20		18	23,103.45		9,541.75
Sagan	5	6,330.00		5	5,411.39		918.61
Total	81	124,855.45		95	178,241.65		(53,386.20)
Allowance for Uncollectibles							
Lada		(90,567.94)			(122,748.86)		32,180.92
As-Atdas		(23,904.28)			(5,665.00)		(18,239.28)
Sagan		(5,490.00)			(2,393.39)		(3,096.61)
Total		(119,962.22)			(130,807.25)		10,845.03
Net Tenant Receivable less Allowance for Uncollecl		4,893.23			47,434.40		(42,541.17)
% of Receivable		0.960808839			0.733875893		

Tenant Accounts Recievables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
Former Tenants FY 2019	9	26,910.19	6	11,427.00	1	2,400.00	16	40,737.19
Former Tenants FY 2020	3	5,434.08	6	16,723.20			9	22,157.28
Subtotal Former Tenants	12	32,344.27	12	28,150.20	1	2,400.00	25	62,894.47
Active Tenants								
1 month due	28	15,743.74	2	675.00	2	1,100.00	32	17,518.74
2 months due	14	14,455.59			1	1,040.00	15	15,495.59
3 months due	2	4,324.10	2	3,820.00	1	1,790.00	5	9,934.10
4 months due							0	0.00
5 months due	1	3,120.00					1	3,120.00
6 months due	1	3,992.50					1	3,992.50
7 months due	1	4,820.00					1	4,820.00
8 months due							0	0.00
9 months due							0	0.00
10 months due							0	0.00
11 months due							0	0.00
12 months due	1	7,080.05					1	7,080.05
Total Active Tenants	48	53,535.98	4	4,495.00	4	3,930.00	56	61,960.98
Total	60	85,880.25	16	32,645.20	5	6,330.00	81	124,855.45
	0	0.00	0	0.00	0	0.00	0	0.00

Fiscal Year 2020	Rental Income	Vacancy	Net
Lada	402,830.00	(97,620.92)	305,209.08
As-Atdas	86,000.00	(41,800.00)	44,200.00
Sagan	37,007.00	(7,760.00)	29,247.00
Subtotal	525,837.00	(147,180.92)	378,656.08
Oreo properties	0.00		0.00
Total	525,837.00	(147,180.92)	378,656.08

Fiscal Year 2019	Rental Income	Vacancy	Net
Lada	392,250.00	(91,429.68)	300,820.32
As-Atdas	72,000.00	(19,838.11)	52,161.89
Sagan	28,500.00	(6,350.00)	22,150.00
Subtotal	492,750.00	(117,617.79)	375,132.21
Oreo properties	0.00		0.00
Total	492,750.00	(117,617.79)	375,132.21

	2020	2019	Difference
Vacancy Rate	27.99%	23.87%	4.12017%

Vacancy for the month of February 2020	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bdrm						
2 bdrms	6	3,350.00	4	2,600.00		
3 bdrms	15	9,750.00	9	6,750.00		
4 bdrms	9	6,525.00			1	650.00
Total	30	19,625.00	13	9,350.00	1	650.00
Total Vacancy for February 2020	**44**	**29,625.00**				

Note: There was one homeless at Sagan leaving 43 units vacant at the end of the month.

Homeless for the month of February 2020	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bdrm						
2 bdrms						
3 bdrms						
4 bdrms					1	650.00
Total	0	0.00	0	0.00	1	650.00
Total Homeless for February 2020	**1**	**650.00**				

CASH POSITION
February 29, 2020

	GUAM HOUSING CORPOPRATION								LADA				GUMA AS-ATDAS		SAGAN LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	FPF TCD	HMRLF	Operations	Self-Ins	Replace	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$4,092,373	$2,233,040	$78,330	$382,359	$25,465	$38,119	$519,371	$163,259	$334,683	$1,157,564	$223,415	$58,553	$7,227	$7,972	$108,846	$4,920
Deposits	272,099	41,383	19	35,246	964	33,894	0	16	66,365			7	9,855	1	4,256	169
Disbursements																
Loans	0	0	(5,504)													
Interfund	(111,235)		(1,000)													
All others	(221,757)			(32,498)	(100)		0	0	(61,663)			0	(9,699)	0	(2,958)	
Balance	4,031,480	2,274,423	71,845	385,108	26,329	72,013	519,371	163,274	339,386	1,157,564	223,415	58,560	7,383	7,973	110,144	5,089
RESERVES																
Deposits held																
Trust fund				(410,103)												
Loan service					(26,327)											
Tenant												(42,531)		(6,730)		(3,954)
Self-insurance										(1,157,564)						
Loans commitment	(1,167,800)	(1,001,614)	(38,420)			(59,820)										
Replacement									(130,817)		(223,415)					
Emergency housing									(103,922)							
Foreclosure							(500,000)									
Interfunds due	(68,368)	35,368	(550)	24,995	(3)	8,607		(49)								
10% adminstrative fee	6,344		(6,344)													
Est. monthly disbuse	(168,111)															
Unapplied & Ins. Claims	(53,966)															
DPCCA Collections	(217)															
Reserve	(500,000)															
Total reserves	(1,952,117)	(966,246)	(45,314)	(385,108)	(26,329)	(51,213)	(500,000)	(49)	(234,740)	(1,157,564)	(223,415)	(42,531)	0	(6,730)	0	(3,954)
Avail. for grant (Escheated)			25,020													
Avail. for grant/loans	2,079,363	1,308,177	1,510			20,800		(163,225)								
Avail. for rental									104,646	0	0	16,029	7,383	1,243	110,144	1,135
Funds Available under operations								$2,098,733				$120,675		$8,627		111,279
			-			Cash report		2,098,733				120,675		8,627		111,279
						Diff.		(0)				0		0		0

				Total GHC			Total Lada	Total As Atdas	Total SL
TCDs	282,850		519,371	802,221	1,157,564	223,415	1,380,979	0	0
								Total TCDs	2,183,200

Guam Housing Corporation
Statement of Net Position
As of 2/29/2020

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	4,601,664.04	3,296,033.76
Self-insurance fund	1,157,564.26	1,140,735.72
Loans receivable	24,806,937.18	26,876,487.59
Allowance for loan losses	(553,736.08)	(574,176.71)
Tenant & inter receivable, net	13,833.23	47,494.40
Other receivables	0.00	10,951.49
Accrued interest receivable	62,189.86	70,207.88
Prepaid expenses and other	85,080.31	108,921.89
Foreclosed assets held for resale	535,540.72	477,450.00
Total Unrestricted Assets	30,709,073.52	31,454,106.02
Restricted Assets		
Cash and cash equivalents	3,694,129.19	2,831,002.36
Investments with trustee	1,894,466.94	2,257,659.09
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,038,936.91	2,005,653.52
Total Restricted Assets	7,627,533.04	7,094,314.97
Capital assets, net		
Depreciable property, plant and equipment	3,027,555.46	3,204,227.07
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	5,961,782.93	6,138,454.54
Deferred outflows of resources		
	1,448,339.00	1,448,339.00
Total Assets and Deferred Outflows of Resources	45,746,728.49	46,135,214.53
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	185,523.34	142,766.24
Accrued compensated absences	171,662.90	236,897.57
Unearned revenue	61,573.47	153,429.79
Total Payable from unrestricted assets	418,759.71	533,093.60
Payable from restricted assets		
Accounts payable	69,784.48	98,530.92
Bonds payable	3,495,000.00	3,715,000.00
Accrued interest payable	98,040.00	103,210.02
Security deposits	54,115.08	50,930.08
Deposits by borrowers	436,429.32	455,400.42
Loans held in trust	119,774.03	162,747.59
Rebate liability	89,258.07	78,015.47
Total Payable from restricted assets	4,362,400.98	4,663,834.50
Net pension liability		
	14,668,683.00	14,668,683.00
Total Liabilities	19,449,843.69	19,865,611.10
Deferred inflows of resources - pension		
	1,508,093.00	1,508,093.00
Net position		
Invested in capital assets, net of related debt		
	6,030,002.61	6,216,039.91
Restricted		
	4,541,541.84	3,903,674.51
Unrestricted		
	14,217,247.35	14,641,796.01
Total Net position	24,788,791.80	24,761,510.43
Total liabilities, deferred inflows and net position	45,746,728.49	46,135,214.53

Guam Housing Corporation
Statement of Net Position
As of 2/29/2020

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,031,480.11	570,183.93	4,601,664.04
Self-insurance fund	0.00	1,157,564.26	1,157,564.26
Loans receivable	24,806,937.18	0.00	24,806,937.18
Allowance for loan losses	(553,736.08)	0.00	(553,736.08)
Tenant & inter receivable, net	(250,711.24)	264,544.47	13,833.23
Other receivables	0.00	0.00	0.00
Accrued interest receivable	50,393.48	11,796.38	62,189.86
Prepaid expenses and other	39,045.03	46,035.28	85,080.31
Foreclosed assets held for resale	535,540.72	0.00	535,540.72
Total Unrestricted Assets	28,658,949.20	2,050,124.32	30,709,073.52
Restricted Assets			
Cash and cash equivalents	3,512,362.91	181,766.28	3,694,129.19
Investments with trustee	1,894,466.94	0.00	1,894,466.94
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,038,936.91	0.00	2,038,936.91
Total Restricted Assets	7,445,766.76	181,766.28	7,627,533.04
Capital assets, net			
Depreciable property, plant and equipment	0.00	3,027,555.46	3,027,555.46
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	0.00	5,961,782.93	5,961,782.93
Deferred outflows of resources			
	893,881.00	554,458.00	1,448,339.00
Total Assets and Deferred Outflows of Resources	36,998,596.96	8,748,131.53	45,746,728.49
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	154,904.16	30,619.18	185,523.34
Accrued compensated absences	77,797.31	93,865.59	171,662.90
Unearned revenue	53,965.90	7,607.57	61,573.47
Total Payable from unrestricted assets	286,667.37	132,092.34	418,759.71
Payable from restricted assets			
Accounts payable	69,784.48	0.00	69,784.48
Bonds payable	3,495,000.00	0.00	3,495,000.00
Accrued interest payable	98,040.00	0.00	98,040.00
Security deposits	900.00	53,215.08	54,115.08
Deposits by borrowers	436,429.32	0.00	436,429.32
Loans held in trust	119,774.03	0.00	119,774.03
Rebate liability	89,258.07	0.00	89,258.07
Total Payable from restricted assets	4,309,185.90	53,215.08	4,362,400.98
Net pension liability			
	8,975,210.00	5,693,473.00	14,668,683.00
Total Liabilities	13,571,063.27	5,878,780.42	19,449,843.69
Deferred inflows of resources - pension			
	922,738.00	585,355.00	1,508,093.00
Net position			
Invested in capital assets, net of related debt			
	0.00	6,030,002.61	6,030,002.61
Restricted			
	4,427,700.86	113,840.98	4,541,541.84
Unrestricted			
	18,077,094.83	(3,859,847.48)	14,217,247.35
Total Net position	22,504,795.69	2,283,996.11	24,788,791.80
Total liabilities, deferred inflows and net position	36,998,596.96	8,748,131.53	45,746,728.49

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 2/1/2020 Through 2/29/2020

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	102,949.05	107,679.59
Loan origination fees/cost, net	7,422.67	8,863.54
Rental Income	75,630.00	75,728.47
Interest on investments held by bond trustees	5,472.30	4,289.85
Late fees, service fees & return check fees	1,910.78	2,310.72
Interest income on bank deposits	5,130.29	3,648.64
Administrative Fee	550.40	0.00
Other Income	448.61	120.00
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	199,514.10	202,640.81
Operating Expenses:		
Interest expense MRB	16,340.00	17,201.67
Interest expense notes payable	0.00	0.00
Salaries	96,252.91	98,724.56
Bad debts and provision for loan losses	0.00	0.00
Retirement & medicare contributions	24,811.29	27,354.62
Retiree supplemental, cola & health benefits	15,320.65	17,478.86
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	12,433.41	15,495.78
Contractual services	4,415.40	13,292.77
Professional services	12,477.30	10,117.57
Rent	8,754.50	8,754.50
Other	3,991.61	3,593.12
Travel	0.00	0.00
Employee benefits, other than retirement	6,374.87	6,554.19
Maintenance	4,774.43	4,365.14
Bond trustee fees	1,226.00	1,226.00
Directors' fees	250.00	0.00
Loss on impaired asset	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	207,422.37	224,158.78
Change in net position	(7,908.27)	(21,517.97)
Total net position at beginning of month	24,796,700.07	24,783,028.40
Net position at end of year	24,788,791.80	24,761,510.43

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 2/1/2020 Through 2/29/2020

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	102,949.05	0.00	102,949.05
Loan origination fees/cost, net	7,422.67	0.00	7,422.67
Rental Income	0.00	75,630.00	75,630.00
Interest on investments held by bond trustees	5,472.30	0.00	5,472.30
Late fees, service fees & return check fees	1,890.78	20.00	1,910.78
Interest income on bank deposits	2,012.54	3,117.75	5,130.29
Administrative Fee	550.40	0.00	550.40
Other income	330.00	118.61	448.61
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	120,627.74	78,886.36	199,514.10
Operating Expenses:			
Interest expense MRB	16,340.00	0.00	16,340.00
Salaries	48,757.82	47,495.09	96,252.91
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	12,792.71	12,018.58	24,811.29
Retiree supplemental, cola & health benefits	10,884.39	4,436.26	15,320.65
Depreciation	0.00	12,433.41	12,433.41
Contractual services	1,631.47	2,783.93	4,415.40
Professional services	10,407.05	2,070.25	12,477.30
Rent	8,754.50	0.00	8,754.50
Other	725.39	3,266.22	3,991.61
Employee benefits, other than retirement	3,204.05	3,170.82	6,374.87
Maintenance	0.00	4,774.43	4,774.43
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:	114,973.38	92,448.99	207,422.37
Change in net position	5,654.36	(13,562.63)	(7,908.27)
Total net position at beginning of year	22,499,141.33	2,297,558.74	24,796,700.07
Total net position of end of year	22,504,795.69	2,283,996.11	24,788,791.80

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2019 Through 2/29/2020

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	581,950.44	579,174.60
Loan origination fees/cost, net	12,239.83	23,356.22
Rental Income	378,656.08	375,132.21
Interest on investments held by bond trustees	24,245.05	13,499.61
Late fees, service fees & return check fees	17,008.15	13,547.45
Interest income on bank deposits	22,268.39	18,989.63
Administrative Fee	31,051.47	1,548.47
Other income	1,127.11	2,166.00
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	1,068,546.52	1,027,414.19
Operating Expenses:		
Interest expense MRB	81,700.00	86,008.35
Interest expense notes payable	0.00	0.00
Salaries	500,967.27	541,277.99
Bad debts and provision for loan losses	0.00	0.00
Retirement & Medicare Contributions	132,775.58	147,415.59
Retiree supplemental, cola & health benefits	78,770.89	86,694.19
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	68,219.68	77,585.37
Contractual services	34,362.74	35,006.42
Professional services	57,288.55	55,665.32
Rent	43,772.50	43,772.50
Other	22,506.38	27,026.02
Travel	0.00	0.00
Employee benefits, other than retirement	34,862.11	33,956.30
Maintenance	17,145.68	21,327.03
Bond trustee fees	6,024.00	5,925.00
Directors' fees	700.00	1,300.00
Loss on impaired assets	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	1,079,095.38	1,162,960.08
Change in net position	(10,548.86)	(135,545.89)
Total net position at beginning of year	24,799,340.66	24,897,056.32
Total net position of end of year	24,788,791.80	24,761,510.43

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2019 Through 2/29/2020

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	581,950.44	0.00	581,950.44
Loan origination fees/cost, net	12,239.83	0.00	12,239.83
Rental Income	0.00	378,656.08	378,656.08
Interest on investments held by bond trustees	24,245.05	0.00	24,245.05
Late fees, service fees & return check fees	16,848.15	160.00	17,008.15
Interest income on bank deposits	10,482.65	11,785.74	22,268.39
Administrative Fee	31,051.47	0.00	31,051.47
Other income	948.50	178.61	1,127.11
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	677,766.09	390,780.43	1,068,546.52
Operating Expenses:			
Interest expense MRB	81,700.00	0.00	81,700.00
Salaries	252,532.95	248,434.32	500,967.27
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	68,242.62	64,532.96	132,775.58
Retiree supplemental, cola & health benefits	56,589.59	22,181.30	78,770.89
Depreciation	0.00	68,219.68	68,219.68
Contractual services	15,805.47	18,557.27	34,362.74
Professional services	44,600.30	12,688.25	57,288.55
Rent	43,772.50	0.00	43,772.50
Other	4,815.79	17,690.59	22,506.38
Employee benefits, other than retirement	17,611.91	17,250.20	34,862.11
Maintenance	0.00	17,145.68	17,145.68
Bond trustee fees	6,024.00	0.00	6,024.00
Directors' fees	700.00	0.00	700.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	592,395.13	486,700.25	1,079,095.38
Change in net position	85,370.96	(95,919.82)	(10,548.86)
Total net position at beginning of year	22,419,424.73	2,379,915.93	24,799,340.66
Total net position of end of year	22,504,795.69	2,283,996.11	24,788,791.80

Guam Housing Corporation
Budget vs Actual
From 10/1/2019 Through 2/29/2020

	Total Budget $ - Original	YTD Budget $ - Original	Current Year Actual	Favorable/ (Unfavorable)	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,535,438.55	639,766.05	577,695.58	(62,070.47)	(9.7000%)	957,742.97
Rental Income	1,036,050.96	431,687.90	378,656.08	(53,031.82)	(12.2800%)	657,394.88
Interest on investments held by bond trustees	23,947.00	9,977.90	24,245.05	14,267.15	142.9800%	(298.05)
Loan origination fees	76,082.00	31,700.85	18,415.00	(13,285.85)	(41.9100%)	57,667.00
Administrative Fee	560,000.00	233,333.35	31,051.47	(202,281.88)	(86.6900%)	528,948.53
Late fees, service fees & return check fees	32,050.00	13,354.15	17,008.15	3,654.00	27.3600%	15,041.85
Total Operating Revenues	3,263,568.51	1,359,820.20	1,047,071.33	(312,748.87)	(22.9993%)	2,216,497.18
Operating Expenses:						
Interest expense MRB	200,000.00	83,333.35	81,700.00	1,633.35	(1.9600%)	118,300.00
Salaries	1,358,211.87	565,921.60	500,967.27	64,954.33	(11.4700%)	857,244.60
Bad debts and provision for loan losses	135,000.00	56,249.95	0.00	56,249.95	(100.0000%)	135,000.00
Retirement contributions	390,269.20	162,612.25	134,432.54	28,179.71	(17.3200%)	255,836.66
Retiree supplemental, cola & health benefits	289,316.96	120,548.75	78,770.89	41,777.86	(34.6500%)	210,546.07
Depreciation	206,616.03	86,090.00	68,219.68	17,870.32	(20.7500%)	138,396.35
Contractual services	124,517.20	51,882.25	34,362.74	17,519.51	(33.7600%)	90,154.46
Professional services	166,340.00	69,308.35	57,288.55	12,019.80	(17.3400%)	109,051.45
Rent	110,544.48	46,060.20	43,772.50	2,287.70	(4.9600%)	66,771.98
Other	93,969.00	39,153.75	22,506.38	16,647.37	(42.5100%)	71,462.62
Loan origination costs	20,000.00	8,333.35	6,175.17	2,158.18	(25.8900%)	13,824.83
Employee benefits, other than retirement	94,675.00	39,447.95	33,205.15	6,242.80	(15.8200%)	61,469.85
Maintenance	79,400.00	33,083.30	17,145.68	15,937.62	(48.1700%)	62,254.32
Bond trustee fees	17,300.00	7,208.35	6,024.00	1,184.35	(16.4300%)	11,276.00
Directors' fees	4,200.00	1,750.00	700.00	1,050.00	(60.0000%)	3,500.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses	3,290,359.74	1,370,983.40	1,085,270.55	285,712.85	(20.8400%)	2,205,089.19
Non-operating Revenue (Expenses)						
Interest income on bank deposits	39,039.00	16,266.25	22,268.39	6,002.14	36.8900%	16,770.61
Gain/(loss) on sale of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Other income	(11,470.00)	(4,779.15)	5,381.97	10,161.12	(212.6100%)	(16,851.97)
Total Non-operating Revenue (Expenses)	27,569.00	11,487.10	27,650.36	16,163.26	140.7079%	(81.36)
Change in net position	777.77	323.90	(10,548.86)	(10,872.76)	(3356.8199%)	11,326.63

Guam Housing Corporation

Statement of Cash Flows

As of 2/29/2020

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	85,370.96	(95,919.82)	(10,548.86)
Depreciation less disposal of assets	0.00	67,627.68	67,627.68
(Increase) decrease in accrued interest and others	(13,173.50)	(8,110.01)	(21,283.51)
(Increase) decrease in prepaid expenses and others	(37,231.03)	(3,716.16)	(40,947.19)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(263,184.55)	54,113.35	(209,071.20)
Increase (decrease) in deposits by borrowers	(49,493.55)	4,415.68	(45,077.87)
Increase (decrease) in loans held in trust	(27,633.91)	0.00	(27,633.91)
Total Cash Flows from Operating Activities	(305,345.58)	18,410.72	(286,934.86)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	796,565.92	0.00	796,565.92
Net (increase) decrease in other receivables	(54,614.88)	7,312.72	(47,302.16)
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	592.00	592.00
(Purchase) sale of investment securities	(26,205.93)	0.00	(26,205.93)
Total Cash Flows from Investing Activities	715,745.11	7,904.72	723,649.83
Cash Flows from Financing Activities			
Repayment of bonds payable	0.00	0.00	0.00
Accrued interest on bonds payable	81,700.00	0.00	81,700.00
Accrued rebate liability	8,849.79	0.00	8,849.79
Premium on bonds payable	0.00	0.00	0.00
Total Cash Flows from Financing Activities	90,549.79	0.00	90,549.79
Net increase (decrease) in cash	500,949.32	26,315.44	527,264.76
Cash at beginning of year	7,042,893.70	1,883,199.03	8,926,092.73
Cash at end of year	7,543,843.02	1,909,514.47	9,453,357.49

Doc. No. 35GL-20-1936.*

Guam Housing Corporation
March 2020
Financial Summary

Financial Highlights

Month	2020	2019	Difference	Variance
Revenue	198,248.97	218,429.43	$ (20,180.46)	-9.24%
Expense	229,227.53	230,744.68	(1,517.15)	-0.66%
Change in net position	(30,978.56)	(12,315.25)	(18,663.31)	-151.55%

Revenue for the month decreased by 9.24% compared to last fiscal year mainly due to the decrease in loan portfolio which decreased the interest on loans.

Expense for the month decreased by .66% compared to last fiscal year due to a decrease in Retirees' expense (a couple of retirees lowered their class level), a decrease in depreciation (building at Lada fully depreciated) and a decrease in Legal Fees and Maintenance expense (GHC office was closed on 3/16/2020 to the end of the month due to COVID-19) this was offset by an increase in salaries (one new employee was hired in March-2020 & the annual leave transferred for new employee was recorded)

Year to Date	2020	2019	Difference	Variance
Revenue	1,266,795.49	1,245,843.62	20,951.87	1.68%
Expense	1,308,322.91	1,393,704.76	(85,381.85)	-6.13%
Change in net position	(41,527.42)	(147,861.14)	106,333.72	71.91%

Revenue year to date increased by 1.68% compared to last fiscal year due to an increase in Rental Income (As Atdas rent was increased in Jul-2019), increase in interest on investments (decrease in market value was greater in FY 2019), an increase in administrative fee (escheated funds received in the later part of FY 2019 were disbursed in FY 2020) and an increase in late fees ($3,500 of late fees were collected for 2 paid off loans in Oct-2019) this was offset by a decrease in interest on loans receivable and loan origination fees (even prior to COVID-19 borrowers were having a hard time securing a contractor which contributed to the decrease of the loan portfolio also the weighted average interest rate has been declining).

Expense year to date decreased by 6.13% due a decrease salaries & retirement expense (less employees in FY 2020), decrease in depreciation (building at Lada fully depreciated), a decrease in retirees' expense (a couple of retirees lowered their class level), a decrease in emergency housing expense (4 families were placed in units Oct-2018 after a typhoon) and a decrease in interest expense (notes payable less than last year)

Specific Budget Concerns	2020 Budget	Actual	Favorable/ (Unfavorable)
Interest on loans receivable 2020 Budget - loan portfolio $30,944,514 at 5.42%. Actual $24,716,477 at 5.13% budget delinquency rate 7.5%. Actual delinquency rate on interest bearing bearing loans 14.39%	767,719.26	684,751.89	(82,967.37)
Rental Income 2020 Budget vacancy rate was 13.35%. Actual vacancy rate is 27.89%	518,025.48	455,057.90	(62,967.58)
Loan Origination Fee Less loans originated then budgeted - due to the lack of contract workers	38,041.02	25,477.49	(12,563.53)
Administrative Fee $500,000 was budgeted to reimburse GHC for the FTHAP	280,000.02	31,051.47	(248,948.55)

Portfolio At-A-Glance

Portfolio Balance	March 2020		March 2019	
		Principal Balance		Principal Balance
SRF (Direct)	124	13,576,826.49	132	14,598,884.09
R5 (Revolving Loan Fund)	123	11,139,650.92	137	12,004,991.92
Subtotal GHC	247	24,716,477.41	269	26,603,876.01
Hazard Mitigation	0	0.00	0	0.00
Cahat	85	1,940,700.96	79	1,835,822.49
Down Pymt (Not included when calculating delinque	16	118,315.33	20	161,818.97
	101	2,059,016.29	99	1,997,641.46
Total	**348**	**26,775,493.70**	368	28,601,517.47

Delinquency - Housing

Current delinquency (GHC portfolio only)	Fiscal Year 2020			Fiscal Year 2019		
	No. of loans	%	Principal Balance	No. of loans	%	Principal Balance
30 to 59 days delinquent	16	7.2533%	1,771,230.63	17	6.718%	1,700,028.41
60 to 89 days delinquent	7	3.2057%	782,822.85	1	0.742%	187,698.27
90 days to 119 days	5	2.2093%	539,499.51	0	0.000%	
120 days & over	1	0.6785%	165,689.59	1	0.671%	169,89
Total Delinquent	29	13.3469%	3,259,242.58	19	8.131%	2,057,619.53
Referred to Legal	6	1.2014%	296,951.99	17	4.879%	1,297,978.96
Total Delinquent & referred to legal	35	14.3880%	3,556,194.57	36	12.613%	3,355,598.49
Current delinquency (HM & Cahat)		%			%	
30 to 59 days delinquent	3	3.4982%	67,889.41	4	4.063%	73,208.59
60 to 89 days delinquent	2	2.0349%	39,491.95	0	0.000%	0.00
90 days to 119 days	1	0.1394%	2,705.19	0	0.000%	0.00
120 days & over	0	0.0000%	0.00	0	0.000%	0.00
Total Delinquent	6	5.6725%	110,086.55	4	4.063%	73,208.59
Referred to Legal	0	0.0000%	0.00	1	1.844%	33,861.72
Total Delinquent & referred to legal	6	5.6725%	110,086.55	5	5.832%	107,070.31
Total Delinquency (Does not include Down Payment Loans)						
30 to 59 days delinquent	19	6.9769%	1,839,120.04	21	6.541%	1,773,237.00
60 to 89 days delinquent	9	3.1195%	822,314.80	1	0.692%	187,698.27
90 days to 119 days	6	2.0569%	542,204.70	0	0.000%	0.00
120 days & over	1	0.6286%	165,689.59	1	0.627%	169,892.85
Total Delinquent	35	12.7819%	3,369,329.13	23	7.861%	2,130,828.12
Referred to Legal	6	1.1140%	296,951.99	18	4.683%	1,331,840.68
Total Delinquent & referred to legal	41	13.7534%	3,666,281.12	41	12.175%	3,462,668.80

	FY 2020	FY 2019	Difference
Rental Income	631,092.00	591,300.00	39,792.00
Vacancy	(176,034.10)	(141,797.76)	(34,236.34)
Total	**455,057.90**	449,502.24	5,555.66
Vacancy Rate	**27.89%**	23.98%	3.91289%
Current years delinquency - Tenants	**19.69%**	31.07%	-11.38%

Tenant Accounts Recievables	FY 2020			FY 2019			
	No. of Tenants	Amount		No. of Tenants	Amount		Difference
Lada	70	104,216.78		70	142,574.34		(38,357.56)
As-Atdas	19	36,803.62		13	16,013.29		20,790.33
Sagan	5	6,479.15		5	5,161.39		1,317.76
Total	94	147,499.55		88	163,749.02		(16,249.47)

...ant Accounts Recievables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
Former Tenants FY 2019	9	26,910.19	6	11,427.00	1	2,400.00	16	40,737.19
Former Tenants FY 2020	3	5,434.08	6	16,723.20			9	22,157.28
Subtotal Former Tenants	12	32,344.27	12	28,150.20	1	2,400.00	25	62,894.47
Active Tenants								
1 month due	24	12,727.77	4	2,543.42	2	1,100.00	30	16,371.19
2 months due	23	24,911.83	1	790.00	1	1,089.15	25	26,790.98
3 months due	6	10,939.45					6	10,939.45
4 months due	1	2,180.91	2	5,320.00	1	1,890.00	4	9,390.91
5 months due							0	0.00
6 months due	1	3,770.00					1	3,770.00
7 months due	1	4,717.50					1	4,717.50
8 months due	1	5,545.00					1	5,545.00
9 months due							0	0.00
10 months due							0	0.00
11 months due							0	0.00
12 months due	1	7,080.05					1	7,080.05
Total Active Tenants	58	71,872.51	7	8,653.42	4	4,079.15	69	84,605.08
Total	70	104,216.78	19	36,803.62	5	6,479.15	94	147,499.55
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of March 2020

	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bdrm						
2 bdrms	6	3,350.00	3	2,036.58		
3 bdrms	15	9,750.00	8	6,100.00		
4 bdrms	9	6,966.60			1	650.00
Total	30	20,066.60	11	8,136.58	1	650.00
Total Vacancy for the month for March 2020	**42**	**28,853.18**				

Note: The homeless consist of 1 at Sagan. Leaving 41 units vacant at the end of the month. Note: Three new tenants moved in 1 at Lada & at As Atdas during the month of March 2020

Homeless for the month of March 2020

	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bdrm						
2 bdrms						
3 bdrms						
4 bdrms					1	650.00
Total	0	0.00	0	0.00	1	650.00
Total Homeless for March 2020	**1**	**650.00**				

CASH POSITION
March 31, 2020

	GUAM HOUSING CORPOPRATION								LADA				GUMA AS-ATDAS		SAGAN LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	FPF TCD	HMRLF	Operations	Self-Ins	Replace	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$4,031,480	$2,274,423	$71,845	$385,108	$26,329	$72,013	$519,371	$163,274	$339,386	$1,157,564	$223,415	$58,560	$7,383	$7,973	$110,144	$5,089
Deposits	266,816	217	19	10	3	5	2,021	17	43,063	6,065	0	4	4,706	1	2,609	150
Disbursements																
Loans	0	0	0			(29,820)										
Interfund	0		0													
All others	(189,009)			(10,005)	(200)		0	0	(5,591)			0	(83)	0	(183)	
Balance	4,109,287	2,274,640	71,864	375,113	26,132	42,199	521,391	163,291	376,858	1,163,630	223,415	58,565	12,006	7,974	112,570	5,239
RESERVES																
Deposits held																
Trust fund				(431,812)												
Loan service					(38,124)											
Tenant												(42,531)		(6,730)		(4,104)
Self-insurance										(1,163,630)						
Loans commitment	(1,167,800)	(1,001,614)	(63,068)			(30,000)										
Replacement									(130,676)		(223,415)					
Emergency housing									(104,472)							
Foreclosure							(500,000)									
Interfunds due	(170,896)	85,709	(550)	56,699	11,992	17,101		(65)								
10% adminstrative fee	6,346		(6,346)													
Est. monthly disbuse	(168,111)															
Unapplied & Ins. Claims	(53,916)															
DPCCA Collections	(1,459)															
Reserve	(500,000)															
Total reserves	(2,055,835)	(915,905)	(69,964)	(375,113)	(26,132)	(12,899)	(500,000)	(65)	(235,148)	(1,163,630)	(223,415)	(42,531)	0	(6,730)	0	(4,104)
Avail. for grant (Escheated)			390													
Avail. for grant/loans	2,053,451	1,358,735	1,510			29,299		(163,225)								
Avail. for rental									141,710	0	0	16,034	12,006	1,244	112,570	1,135
Funds Available under operations								$2,074,843				$157,743		$13,250		113,705
			-			Cash report		2,074,843				157,743		13,250		113,705
						Diff.		0				0		0		0

				Total GHC			Total Lada		Total As Atdas	Total SL
TCDs		282,850		521,391	804,242	1,163,630	223,415	1,387,045	0	0
									Total TCDs	2,191,287

GHC cash report consolidated FY 2020

Guam Housing Corporation
Statement of Net Position
As of 3/31/2020

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	4,721,565.30	3,463,219.99
Self-insurance fund	1,163,629.65	1,141,852.83
Loans receivable	24,716,477.41	26,603,876.01
Allowance for loan losses	(553,736.08)	(574,176.71)
Tenant & inter receivable, net	31,963.49	33,120.77
Other receivables	(6,129.83)	15,609.63
Accrued interest receivable	63,034.07	71,600.19
Prepaid expenses and other	71,883.60	87,382.15
Foreclosed assets held for resale	535,540.72	477,450.00
Total Unrestricted Assets	30,744,228.33	31,319,934.86
Restricted Assets		
Cash and cash equivalents	3,658,976.94	3,173,686.01
Investments with trustee	1,686,120.04	2,052,977.35
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,059,016.29	1,997,641.46
Total Restricted Assets	7,404,113.27	7,224,304.82
Capital assets, net		
Depreciable property, plant and equipment	3,015,122.05	3,188,731.29
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	5,949,349.52	6,122,958.76
Deferred outflows of resources		
	1,130,250.00	1,448,339.00
Total Assets and Deferred Outflows of Resources	45,227,941.12	46,115,537.44
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	167,877.66	124,526.49
Accrued compensated absences	187,284.39	175,252.51
Unearned revenue	57,352.26	153,513.63
Total Payable from unrestricted assets	412,514.31	453,292.63
Payable from restricted assets		
Accounts payable	69,803.45	391,122.64
Bonds payable	3,380,000.00	3,605,000.00
Accrued interest payable	15,889.58	16,770.83
Security deposits	54,265.08	53,080.08
Deposits by borrowers	469,936.36	427,664.10
Loans held in trust	119,774.03	162,227.70
Rebate liability	89,258.07	80,408.28
Total Payable from restricted assets	4,198,926.57	4,736,273.63
Net pension & OPEB liability		
	9,302,919.00	14,668,683.00
Total Liabilities	13,914,359.88	19,858,249.26
Deferred inflows of resources - pension		
	5,730,577.00	1,508,093.00
Net position		
Invested in capital assets, net of related debt		
	6,030,002.61	6,216,039.91
Restricted		
	4,541,541.84	3,903,674.51
Unrestricted		
	15,011,459.79	14,629,480.76
Total Net position	25,583,004.24	24,749,195.18
Total liabilities, deferred inflows and net position	45,227,941.12	46,115,537.44

Guam Housing Corporation
Statement of Net Position
As of 3/31/2020

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,109,286.68	612,278.62	4,721,565.30
Self-insurance fund	0.00	1,163,629.65	1,163,629.65
Loans receivable	24,716,477.41	0.00	24,716,477.41
Allowance for loan losses	(553,736.08)	0.00	(553,736.08)
Tenant & inter receivable, net	(197,275.24)	229,238.73	31,963.49
Other receivables	(6,129.83)	0.00	(6,129.83)
Accrued interest receivable	57,159.82	5,874.25	63,034.07
Prepaid expenses and other	30,583.87	41,299.73	71,883.60
Foreclosed assets held for resale	535,540.72	0.00	535,540.72
Total Unrestricted Assets	28,691,907.35	2,052,320.98	30,744,228.33
Restricted Assets			
Cash and cash equivalents	3,474,629.12	184,347.82	3,658,976.94
Investments with trustee	1,686,120.04	0.00	1,686,120.04
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,059,016.29	0.00	2,059,016.29
Total Restricted Assets	7,219,765.45	184,347.82	7,404,113.27
Capital assets, net			
Depreciable property, plant and equipment	0.00	3,015,122.05	3,015,122.05
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	0.00	5,949,349.52	5,949,349.52
Deferred outflows of resources			
	678,080.00	452,170.00	1,130,250.00
Total Assets and Deferred Outflows of Resources	36,589,752.80	8,638,188.32	45,227,941.12
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	123,532.79	44,344.87	167,877.66
Accrued compensated absences	90,266.94	97,017.45	187,284.39
Unearned revenue	53,930.56	3,421.70	57,352.26
Total Payable from unrestricted assets	267,730.29	144,784.02	412,514.31
Payable from restricted assets			
Accounts payable	69,803.45	0.00	69,803.45
Bonds payable	3,380,000.00	0.00	3,380,000.00
Accrued interest payable	15,889.58	0.00	15,889.58
Security deposits	900.00	53,365.08	54,265.08
Deposits by borrowers	469,936.36	0.00	469,936.36
Loans held in trust	119,774.03	0.00	119,774.03
Rebate liability	89,258.07	0.00	89,258.07
Total Payable from restricted assets	4,145,561.49	53,365.08	4,198,926.57
Net pension & OPEB liability			
	5,263,509.00	4,039,410.00	9,302,919.00
Total Liabilities	9,676,800.78	4,237,559.10	13,914,359.88
Deferred inflows of resources - pension			
	3,242,280.00	2,488,297.00	5,730,577.00
Net position			
Invested in capital assets, net of related debt			
	0.00	6,030,002.61	6,030,002.61
Restricted			
	4,427,700.86	113,840.98	4,541,541.84
Unrestricted			
	19,242,971.16	(4,231,511.37)	15,011,459.79
Total Net position	23,670,672.02	1,912,332.22	25,583,004.24
Total liabilities, deferred inflows and net position	36,589,752.80	8,638,188.32	45,227,941.12

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 3/1/2020 Through 3/31/2020

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	107,056.31	130,182.06
Loan origination fees/cost, net	5,187.63	0.00
Rental Income	76,401.82	74,370.03
Interest on investments held by bond trustees	4,812.71	6,042.93
Late fees, service fees & return check fees	2,636.42	3,136.83
Interest income on bank deposits	2,154.08	3,845.37
Administrative Fee	0.00	678.71
Other Income	0.00	173.50
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	198,248.97	218,429.43
Operating Expenses:		
Interest expense MRB	15,889.58	16,770.81
Interest expense notes payable	0.00	0.00
Salaries	122,135.95	109,196.83
Bad debts and provision for loan losses	0.00	0.00
Retirement & medicare contributions	28,779.72	29,028.33
Retiree supplemental, cola & health benefits	15,637.55	17,478.86
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	12,433.41	15,495.78
Contractual services	4,696.96	5,268.89
Professional services	8,431.75	12,967.00
Rent	8,754.50	8,754.50
Other	3,052.63	2,884.37
Travel	0.00	0.00
Employee benefits, other than retirement	7,175.79	6,908.39
Maintenance	763.69	4,314.92
Bond trustee fees	1,226.00	1,226.00
Directors' fees	250.00	450.00
Loss on impaired asset	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	229,227.53	230,744.68
Change in net position	(30,978.56)	(12,315.25)
Total net position at beginning of month	25,613,982.80	24,761,510.43
Net position at end of year	25,583,004.24	24,749,195.18

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 3/1/2020 Through 3/31/2020

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	107,056.31	0.00	107,056.31
Loan origination fees/cost, net	5,187.63	0.00	5,187.63
Rental Income	0.00	76,401.82	76,401.82
Interest on investments held by bond trustees	4,812.71	0.00	4,812.71
Late fees, service fees & return check fees	2,626.42	10.00	2,636.42
Interest income on bank deposits	1,969.44	184.64	2,154.08
Administrative Fee	0.00	0.00	0.00
Other income	0.00	0.00	0.00
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	121,652.51	76,596.46	198,248.97
Operating Expenses:			
Interest expense MRB	15,889.58	0.00	15,889.58
Salaries	67,213.16	54,922.79	122,135.95
Retirement & Medicare Contributions	15,179.31	13,600.41	28,779.72
Retiree supplemental, cola & health benefits	11,201.29	4,436.26	15,637.55
Depreciation	0.00	12,433.41	12,433.41
Contractual services	2,002.11	2,694.85	4,696.96
Professional services	6,413.25	2,018.50	8,431.75
Rent	8,754.50	0.00	8,754.50
Other	300.08	2,752.55	3,052.63
Employee benefits, other than retirement	3,704.90	3,470.89	7,175.79
Maintenance	0.00	763.69	763.69
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:	132,134.18	97,093.35	229,227.53
Change in net position	(10,481.67)	(20,496.89)	(30,978.56)
Total net position at beginning of year	23,681,153.69	1,932,829.11	25,613,982.80
Total net position of end of year	23,670,672.02	1,912,332.22	25,583,004.24

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2019 Through 3/31/2020

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	689,006.75	709,356.66
Loan origination fees/cost, net	17,427.46	23,356.22
Rental Income	455,057.90	449,502.24
Interest on investments held by bond trustees	29,057.76	19,542.54
Late fees, service fees & return check fees	19,644.57	16,684.28
Interest income on bank deposits	24,422.47	22,835.00
Administrative Fee	31,051.47	2,227.18
Other income	1,127.11	2,339.50
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	1,266,795.49	1,245,843.62
Operating Expenses:		
Interest expense MRB	97,589.58	102,779.16
Interest expense notes payable	0.00	0.00
Salaries	623,103.22	650,474.82
Bad debts and provision for loan losses	0.00	0.00
Retirement & Medicare Contributions	161,555.30	176,443.92
Retiree supplemental, cola & health benefits	94,408.44	104,173.05
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	80,653.09	93,081.15
Contractual services	39,059.70	40,275.31
Professional services	65,720.30	68,632.32
Rent	52,527.00	52,527.00
Other	25,559.01	29,910.39
Travel	0.00	0.00
Employee benefits, other than retirement	42,037.90	40,864.69
Maintenance	17,909.37	25,641.95
Bond trustee fees	7,250.00	7,151.00
Directors' fees	950.00	1,750.00
Loss on impaired assets	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	1,308,322.91	1,393,704.76
Change in net position	(41,527.42)	(147,861.14)
Total net position at beginning of year	25,624,531.66	24,897,056.32
Total net position of end of year	25,583,004.24	24,749,195.18

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2019 Through 3/31/2020

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	689,006.75	0.00	689,006.75
Loan origination fees/cost, net	17,427.46	0.00	17,427.46
Rental Income	0.00	455,057.90	455,057.90
Interest on investments held by bond trustees	29,057.76	0.00	29,057.76
Late fees, service fees & return check fees	19,474.57	170.00	19,644.57
Interest income on bank deposits	12,452.09	11,970.38	24,422.47
Administrative Fee	31,051.47	0.00	31,051.47
Other income	948.50	178.61	1,127.11
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	799,418.60	467,376.89	1,266,795.49
Operating Expenses:			
Interest expense MRB	97,589.58	0.00	97,589.58
Salaries	319,746.11	303,357.11	623,103.22
Retirement & Medicare Contributions	83,421.93	78,133.37	161,555.30
Retiree supplemental, cola & health benefits	67,790.88	26,617.56	94,408.44
Depreciation	0.00	80,653.09	80,653.09
Contractual services	17,807.58	21,252.12	39,059.70
Professional services	51,013.55	14,706.75	65,720.30
Rent	52,527.00	0.00	52,527.00
Other	5,115.87	20,443.14	25,559.01
Employee benefits, other than retirement	21,316.81	20,721.09	42,037.90
Maintenance	0.00	17,909.37	17,909.37
Bond trustee fees	7,250.00	0.00	7,250.00
Directors' fees	950.00	0.00	950.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	724,529.31	583,793.60	1,308,322.91
Change in net position	74,889.29	(116,416.71)	(41,527.42)
Total net position at beginning of year	23,595,782.73	2,028,748.93	25,624,531.66
Total net position of end of year	23,670,672.02	1,912,332.22	25,583,004.24

Guam Housing Corporation
Budget vs Actual
From 10/1/2019 Through 3/31/2020

	Total Budget $ - Original	YTD Budget $ - Original	Current Year Actual	Favorable/ (Unfavorable)	Variance	Remaining Balance
Operating Revenues						
Interest on loans receivable	1,535,438.55	767,719.26	684,751.89	(82,967.37)	(10.8000%)	850,686.66
Rental Income	1,036,050.96	518,025.48	455,057.90	(62,967.58)	(12.1500%)	580,993.06
Interest on investments held by bond trustees	23,947.00	11,973.48	29,057.76	17,084.28	142.6800%	(5,110.76)
Loan origination fees	76,082.00	38,041.02	25,477.49	(12,563.53)	(33.0200%)	50,604.51
Administrative Fee	560,000.00	280,000.02	31,051.47	(248,948.55)	(88.9100%)	528,948.53
Late fees, service fees & return check fees	32,050.00	16,024.98	19,644.57	3,619.59	22.5800%	12,405.43
Total Operating Revenues	3,263,568.51	1,631,784.24	1,245,041.08	(386,743.16)	(23.7006%)	2,018,527.43
Operating Expenses						
Interest expense MRB	200,000.00	100,000.02	97,589.58	2,410.44	(2.4100%)	102,410.42
Salaries	1,358,211.87	679,105.92	623,103.22	56,002.70	(8.2400%)	735,108.65
Bad debts and provision for loan losses	135,000.00	67,499.94	0.00	67,499.94	(100.0000%)	135,000.00
Retirement contributions	390,269.20	195,134.70	163,546.58	31,588.12	(16.1800%)	226,722.62
Retiree supplemental, cola & health benefits	289,316.96	144,658.50	94,408.44	50,250.06	(34.7300%)	194,908.52
Depreciation	206,616.03	103,308.00	80,653.09	22,654.91	(21.9200%)	125,962.94
Contractual services	124,517.20	62,258.70	39,059.70	23,199.00	(37.2600%)	85,457.50
Professional services	166,340.00	83,170.02	65,720.30	17,449.72	(20.9800%)	100,619.70
Rent	110,544.48	55,272.24	52,527.00	2,745.24	(4.9600%)	58,017.48
Other	93,969.00	46,984.50	25,559.01	21,425.49	(45.6000%)	68,409.99
Loan origination costs	20,000.00	10,000.02	8,050.03	1,949.99	(19.4900%)	11,949.97
Employee benefits, other than retirement	94,675.00	47,337.54	40,046.62	7,290.92	(15.4000%)	54,628.38
Maintenance	79,400.00	39,699.96	17,909.37	21,790.59	(54.8800%)	61,490.63
Bond trustee fees	17,300.00	8,650.02	7,250.00	1,400.02	(16.1800%)	10,050.00
Directors' fees	4,200.00	2,100.00	950.00	1,150.00	(54.7600%)	3,250.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses	3,290,359.74	1,645,180.08	1,316,372.94	328,807.14	(19.9861%)	1,973,986.80
Non-operating Revenue (Expenses)						
Interest income on bank deposits	39,039.00	19,519.50	24,422.47	4,902.97	25.1100%	14,616.53
Gain/(loss) on sale of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Other income	(11,470.00)	(5,734.98)	5,381.97	11,116.95	(193.8400%)	(16,851.97)
Total Non-operating Revenue (Expenses)	27,569.00	13,784.52	29,804.44	16,019.92	116.2167%	(2,235.44)
Change in net position	777.77	388.68	(41,527.42)	(41,916.10)	(10784.2102%)	42,305.19

Guam Housing Corporation

Statement of Cash Flows

As of 3/31/2020

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	74,889.29	(116,416.71)	(41,527.42)
Depreciation less disposal of assets	0.00	80,061.09	80,061.09
(Increase) decrease in accrued interest and others	(19,939.84)	(2,187.88)	(22,127.72)
(Increase) decrease in prepaid expenses and others	(28,769.87)	1,019.39	(27,750.48)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(282,057.08)	133,184.45	(148,872.63)
Increase (decrease) in deposits by borrowers	(15,986.51)	379.81	(15,606.70)
Increase (decrease) in loans held in trust	(27,633.91)	0.00	(27,633.91)
Total Cash Flows from Operating Activities	(299,497.92)	96,040.15	(203,457.77)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	866,910.97	0.00	866,910.97
Net (increase) decrease in other receivables	(101,931.29)	(19,575.09)	(121,506.38)
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	592.00	592.00
(Purchase) sale of investment securities	182,140.97	0.00	182,140.97
Total Cash Flows from Investing Activities	947,120.65	(18,983.09)	928,137.56
Cash Flows from Financing Activities			
Repayment of bonds payable	(115,000.00)	0.00	(115,000.00)
Accrued interest on bonds payable	(450.42)	0.00	(450.42)
Accrued rebate liability	8,849.79	0.00	8,849.79
Total Cash Flows from Financing Activities	(106,600.63)	0.00	(106,600.63)
Net increase (decrease) in cash	541,022.10	77,057.06	618,079.16
Cash at beginning of year	7,042,893.70	1,883,199.03	8,926,092.73
Cash at end of year	7,583,915.80	1,960,256.09	9,544,171.89

Guam Housing Corporation
April 2020
Financial Summary

Financial Highlights

Month	2020	2019	Difference	Variance
Revenue	174,216.30	201,561.06	$ (27,344.76)	-13.57%
Expense	215,397.70	259,888.77	(44,491.07)	-17.12%
Change in net position	(41,181.40)	(58,327.71)	17,146.31	29.40%

Revenue for the month decreased by 13.57% compared to last fiscal year mainly due to the decrease in loan portfolio which decreased the interest on loans (there was an increase in delinquency due to COVID-19).

Expense for the month decreased by 17.12% compared to last fiscal year due to a write off of $34K in Tenant AR in Apr-2019 (due to the Amnesty program), the purchase of two laptops in Apr-2019 $5,674, decrease in depreciation (building at Lada fully depreciated), decrease in Retiree Expense (a couple of retirees lowered their class level) and a decrease in Legal, Other, Maintenance & Director fees due to COVID-19 (GHC was closed for operations). This was offset by an increase in salaries expense due to no annual or sick leave used.

Year to Date	2020	2019	Difference	Variance
Revenue	1,441,011.79	1,447,404.68	(6,392.89)	-0.44%
Expense	1,523,720.61	1,653,593.53	(129,872.92)	-7.85%
Change in net position	(82,708.82)	(206,188.85)	123,480.03	59.89%

Revenue year to date decreased by .44% compared to last fiscal year due to a decrease in the loans portfolio which decreased the interest on loans, (there was an increase in delinquency due to COVID-19) this was offset by an increase in administrative fees (reheated funds received in the later part of FY 2019 were disbursed in FY 2020) and an increase in interest on investments (decrease in market value was greater in FY 2019) and an increase in rental income (As Atdas rent was increased in Jul-2019).

Expense year to date decreased by 7.85% due to a write off of $34K in Tenant AR in Apr-2019 (due to the Amnesty program), a decrease in salaries & retirement expense (less employees in FY 2020), decrease in depreciation (building at Lada fully depreciated), a decrease in retiree expense (a couple of retirees lowered their class level) and a decrease in operation expenses (GHC was closed for operations for half a month of March & the whole month of April 2020 due to COVID-19).

Specific Budget Concerns	2020 Budget	Actual	Favorable/ (Unfavorable)
Interest on loans receivable 2020 Budget - loan portfolio $30,944,514 at 5.42%. Actual $24,653,100 at 5.12% budget delinquency rate 7.5%. Actual delinquency rate on interest bearing bearing loans 18.83%	895,672.47	774,388.20	(121,284.27)
Rental Income 2020 Budget vacancy rate was 13.35%. Actual vacancy rate is 27.98%	604,363.06	531,447.84	(72,915.22)
Loan Origination Fee Less loans originated then budgeted - due to the lack of contract workers	44,381.19	25,477.49	(18,903.70)
Administrative Fee $500,000 was budgeted to reimburse GHC for the FTHAP	326,666.69	31,051.47	(295,615.22)

Doc. No. 35GL-20-1936.*

Portfolio At-A-Glance

Portfolio Balance	April 2020 No. of Loans	April 2020 Principal Balance	April 2019 No. of Loans	April 2019 Principal Balance
SRF (Direct)	124	13,542,001.00	132	14,554,510.03
R5 (Revolving Loan Fund)	123	11,111,098.67	137	11,962,316.96
Subtotal GHC	247	24,653,099.67	269	26,516,826.99
Hazard Mitigation	0	0.00	0	0.00
Cahat	85	1,932,903.20	80	1,859,007.09
Down Pymt (Not included when calculating delinque	15	118,083.09	20	160,935.43
	100	2,050,986.29	100	2,019,942.52
Total	347	26,704,085.96	369	28,536,769.51

Current delinquency (GHC portfolio only)	Fiscal Year 2020 No. of loans	%	Principal Balance	Fiscal Year 2019 No. of loans	%	Principal Balance
30 to 59 days delinquent	22	8.6322%	2,102,604.74	16	5.061%	1,276,868.92
60 to 89 days delinquent	9	4.1211%	1,003,799.91	0	0.000%	0.00
90 days to 119 days	7	3.5024%	853,112.12	0	0.000%	0.00
120 days & over	4	1.5883%	386,869.42	1	0.673%	169,89
Total Delinquent	42	17.8440%	4,346,386.19	17	5.735%	1,446,761.77
Referred to Legal	6	1.1984%	295,448.97	16	4.863%	1,289,420.98
Total Delinquent & referred to legal	48	18.8286%	4,641,835.16	33	10.319%	2,736,182.75
Current delinquency (HM & Cahat)		%			%	
30 to 59 days delinquent	4	3.7278%	72,054.02	1	0.384%	7,000.33
60 to 89 days delinquent	2	3.2134%	62,111.29	2	2.328%	42,498.15
90 days to 119 days	1	1.4227%	27,500.10	0	0.000%	0.00
120 days & over	1	0.1400%	2,705.19	0	0.000%	0.00
Total Delinquent	8	8.5038%	164,370.60	3	2.712%	49,498.48
Referred to Legal	0	0.0000%	0.00	1	1.821%	33,861.72
Total Delinquent & referred to legal	8	8.5038%	164,370.60	4	4.484%	83,360.20
Total Delinquency (Does not include Down Payment Loans)						
30 to 59 days delinquent	26	8.2716%	2,174,658.76	17	4.746%	1,283,869.25
60 to 89 days delinquent	11	4.0544%	1,065,911.20	2	0.157%	42,498.15
90 days to 119 days	8	3.3495%	880,612.22	0	0.000%	0.00
120 days & over	5	1.4818%	389,574.61	1	0.628%	169,892.85
Total Delinquent	50	17.1573%	4,510,756.79	20	5.531%	1,496,260.25
Referred to Legal	6	1.1113%	295,448.97	17	4.663%	1,323,282.70
Total Delinquent & referred to legal	56	18.0780%	4,806,205.76	37	9.936%	2,819,542.95

	FY 2020	FY 2019	Difference
Rental Income	737,897.00	690,329.00	47,568.00
Vacancy	(206,449.16)	(167,125.12)	(39,324.04)
Total	**531,447.84**	523,203.88	8,243.96
Vacancy Rate	**27.98%**	24.21%	3.76856%
Current years delinquency - Tenants	**24.01%**	21.74%	2.26%

Tenant Accounts Recievables	FY 2020			FY 2019			
	No. of Tenants	Amount		No. of Tenants	Amount		Difference
Lada	79	135,757.14		61	107,023.15		28,733.99
As-Atdas	19	39,430.20		18	18,535.95		20,894.25
Sagan	7	9,729.15		7	5,713.03		4,016.12
Total	105	184,916.49		86	131,272.13		53,644.36
Allowance for Uncollectibles							
Lada		(90,567.94)			(122,748.86)		32,180.92
As-Atdas		(23,904.28)			(5,665.00)		(18,239.28)
Sagan		(5,490.00)			(2,393.39)		(3,096.61)
Total		(119,962.22)			(130,807.25)		10,845.03
Tenant Receivable less Allowance for Uncollect		64,954.27			464.88		64,489.39
% of Receivable		0.648737276			0.996458654		

Tenant Accounts Recievables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
Former Tenants FY 2019	9	26,710.19	6	11,427.00	1	2,400.00	16	40,537.19
Former Tenants FY 2020	3	5,434.08	6	16,723.20			9	22,157.28
Subtotal Former Tenants	12	32,144.27	12	28,150.20	1	2,400.00	25	62,694.47
Active Tenants								
1 month due	23	13,368.67	3	1,640.00	2	1,000.00	28	16,008.67
2 months due	14	18,114.46	1	1,280.00	2	2,200.00	17	21,594.46
3 months due	20	33,955.02	1	1,540.00	1	1,639.15	22	37,134.17
4 months due	5	12,206.26					5	12,206.26
5 months due	1	2,905.91	2	6,820.00	1	2,490.00	4	12,215.91
6 months due							0	0.00
7 months due	2	9,112.50					2	9,112.50
8 months due							0	0.00
9 months due	1	6,270.00					1	6,270.00
10 months due							0	0.00
11 months due							0	0.00
13 months due	1	7,680.05					1	7,680.05
Total Active Tenants	67	103,612.87	7	11,280.00	6	7,329.15	80	122,222.02
Total	79	135,757.14	19	39,430.20	7	9,729.15	105	184,916.49
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of April 2020

	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bdrm						
2 bdrms	6	3,350.00	3	1,906.66		
3 bdrms	15	10,233.40	8	6,000.00		
4 bdrms	9	8,275.00			1	650.00
Total	30	21,858.40	11	7,906.66	1	650.00
Total Vacancy for April 2020	**42**	**30,415.06**				

Note: The homeless consist of 1 at Sagan. One Emergency Housing moved in at As Atdas. Leaving 40 units vacant at the end of the month

Homeless for the month of April 2020

	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bdrm						
2 bdrms						
3 bdrms						
4 bdrms					1	650.00
Total	0	0.00	0	0.00	1	650.00
Total Homeless for April 2020	**1**	**650.00**				

CASH POSITION
Apri 30, 2020

	GUAM HOUSING CORPOPRATION								LADA				GUMA AS-ATDAS		SAGAN-LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	FPF TCD	HMRLF	Operations	Self-Ins	Replace	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$4,109,287	$2,274,640	$71,864	$375,113	$26,132	$42,199	$521,391	$163,291	$376,858	$1,163,630	$223,415	$58,565	$12,006	$7,974	$112,570	$5,239
Deposits	180,777	35,593	18	30,526	3	8,611	7,145	16	32,867	5,941	890	4	8,324	2,151	7	0
Disbursements																
Loans	0	0	0													
Interfund	(68,970)		(550)					(49)								
All others	(141,819)			(10,618)	0		0	0	(5,920)			0	(356)	0	(198)	
Balance	4,079,275	2,310,233	71,331	395,021	26,134	50,810	528,536	163,258	403,805	1,169,571	224,305	58,568	19,974	10,124	112,380	5,240
RESERVES																
Deposits held																
Trust fund				(443,809)												
Loan service					(38,124)											
Tenant												(42,531)		(8,880)		(4,104)
Self-insurance										(1,169,571)						
Loans commitment	(1,167,800)	(1,001,614)	(63,068)			(30,000)										
Replacement									(130,676)		(224,305)					
Emergency housing									(104,979)							
Foreclosure							(500,000)									
Interfunds due	(155,712)	78,669	0	48,789	11,990	16,287		(33)								
10% adminstrative fee	6,347		(6,347)													
Est. monthly disbuse	(168,111)															
Unapplied & Ins. Claims	(54,866)															
DPCCA Collections	(1,474)															
Reserve	(500,000)															
Total reserves	(2,041,615)	(922,945)	(69,415)	(395,021)	(26,134)	(13,713)	(500,000)	(33)	(235,655)	(1,169,571)	(224,305)	(42,531)	0	(8,880)	0	(4,104)
Avail. for grant (Escheated)			406													
Avail. for grant/loans	2,037,660	1,387,287	1,510			37,097		(163,225)								
Avail. for rental									168,150	0	0	16,037	19,974	1,244	112,380	1,136
Funds Available under operations								$2,066,196				$184,187		$21,219		113,515
			-			Cash report		2,066,196				184,187		21,219		113,515
						Diff.		0				0		0		0

				Total GHC			Total Lada		Total As Atdas	Total SL
TCDs		288,372		528,536	816,908	1,169,571	224,305	1,393,876	0	0
									Total TCDs	2,210,784

Guam Housing Corporation
Statement of Net Position
As of 4/30/2020

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	4,727,358.75	3,373,939.74
Self-insurance fund	1,169,570.85	1,142,983.32
Loans receivable	24,653,099.67	26,516,826.99
Allowance for loan losses	(553,736.08)	(574,176.71)
Tenant & inter receivable, net	69,380.43	524.88
Other receivables	(6,709.76)	19,270.63
Accrued interest receivable	52,796.22	67,109.11
Prepaid expenses and other	99,133.36	142,070.14
Foreclosed assets held for resale	535,540.72	477,450.00
Total Unrestricted Assets	30,746,434.16	31,165,998.10
Restricted Assets		
Cash and cash equivalents	3,731,634.98	3,188,495.72
Investments with trustee	1,690,795.85	2,049,878.65
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,050,986.29	2,019,942.52
Total Restricted Assets	7,473,417.12	7,258,316.89
Capital assets, net		
Depreciable property, plant and equipment	3,002,688.64	3,173,234.73
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	5,936,916.11	6,107,462.20
Deferred outflows of resources		
	1,130,250.00	1,448,339.00
Total Assets and Deferred Outflows of Resources	45,287,017.39	45,980,116.19
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	226,561.12	98,505.85
Accrued compensated absences	196,551.19	173,259.90
Unearned revenue	59,822.12	154,606.63
Total Payable from unrestricted assets	482,934.43	426,372.38
Payable from restricted assets		
Accounts payable	69,821.12	318,287.21
Bonds payable	3,380,000.00	3,605,000.00
Accrued interest payable	31,779.16	33,541.66
Security deposits	56,415.08	53,605.08
Deposits by borrowers	481,933.56	433,439.14
Loans held in trust	119,557.13	161,818.97
Rebate liability	89,258.07	80,408.28
Total Payable from restricted assets	4,228,764.12	4,686,100.34
Net pension & OPEB liability		
	9,302,919.00	14,668,683.00
Total Liabilities	14,014,617.55	19,781,155.72
Deferred inflows of resources - pension		
	5,730,577.00	1,508,093.00
Net position		
Invested in capital assets, net of related debt		
	6,030,002.61	6,216,039.91
Restricted		
	4,541,541.84	3,903,674.51
Unrestricted		
	14,970,278.39	14,571,153.05
Total Net position	25,541,822.84	24,690,867.47
Total liabilities, deferred inflows and net position	45,287,017.39	45,980,116.19

Guam Housing Corporation
Statement of Net Position
As of 4/30/2020

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,079,274.70	648,084.05	4,727,358.75
Self-insurance fund	0.00	1,169,570.85	1,169,570.85
Loans receivable	24,653,099.67	0.00	24,653,099.67
Allowance for loan losses	(553,736.08)	0.00	(553,736.08)
Tenant & inter receivable, net	(139,524.04)	208,904.47	69,380.43
Other receivables	(6,709.76)	0.00	(6,709.76)
Accrued interest receivable	52,590.74	205.48	52,796.22
Prepaid expenses and other	43,841.84	55,291.52	99,133.36
Foreclosed assets held for resale	535,540.72	0.00	535,540.72
Total Unrestricted Assets	28,664,377.79	2,082,056.37	30,746,434.16
Restricted Assets			
Cash and cash equivalents	3,545,322.78	186,312.20	3,731,634.98
Investments with trustee	1,690,795.85	0.00	1,690,795.85
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,050,986.29	0.00	2,050,986.29
Total Restricted Assets	7,287,104.92	186,312.20	7,473,417.12
Capital assets, net			
Depreciable property, plant and equipment	0.00	3,002,688.64	3,002,688.64
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	0.00	5,936,916.11	5,936,916.11
Deferred outflows of resources			
	678,080.00	452,170.00	1,130,250.00
Total Assets and Deferred Outflows of Resources	36,629,562.71	8,657,454.68	45,287,017.39
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	156,490.06	70,071.06	226,561.12
Accrued compensated absences	95,391.76	101,159.43	196,551.19
Unearned revenue	54,865.66	4,956.46	59,822.12
Total Payable from unrestricted assets	306,747.48	176,186.95	482,934.43
Payable from restricted assets			
Accounts payable	69,821.12	0.00	69,821.12
Bonds payable	3,380,000.00	0.00	3,380,000.00
Accrued interest payable	31,779.16	0.00	31,779.16
Security deposits	900.00	55,515.08	56,415.08
Deposits by borrowers	481,933.56	0.00	481,933.56
Loans held in trust	119,557.13	0.00	119,557.13
Rebate liability	89,258.07	0.00	89,258.07
Total Payable from restricted assets	4,173,249.04	55,515.08	4,228,764.12
Net pension & OPEB liability			
	5,263,509.00	4,039,410.00	9,302,919.00
Total Liabilities	9,743,505.52	4,271,112.03	14,014,617.55
Deferred inflows of resources - pension			
	3,242,280.00	2,488,297.00	5,730,577.00
Net position			
Invested in capital assets, net of related debt			
	0.00	6,030,002.61	6,030,002.61
Restricted			
	4,427,700.86	113,840.98	4,541,541.84
Unrestricted			
	19,216,076.33	(4,245,797.94)	14,970,278.39
Total Net position	23,643,777.19	1,898,045.65	25,541,822.84
Total liabilities, deferred inflows and net position	36,629,562.71	8,657,454.68	45,287,017.39

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 4/1/2020 Through 4/30/2020

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	89,636.31	110,830.04
Loan origination fees/cost, net	0.00	(851.63)
Rental Income	76,389.94	73,701.64
Interest on investments held by bond trustees	4,662.11	4,248.32
Late fees, service fees & return check fees	1,034.96	2,301.27
Interest income on bank deposits	2,492.98	4,153.36
Administrative Fee	0.00	6,630.06
Other Income	0.00	548.00
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	174,216.30	201,561.06
Operating Expenses:		
Interest expense MRB	15,889.58	16,770.83
Interest expense notes payable	0.00	0.00
Salaries	114,461.49	103,782.85
Bad debts and provision for loan losses	0.00	34,101.29
Retirement & medicare contributions	28,655.89	28,500.58
Retiree supplemental, cola & health benefits	15,715.19	16,905.62
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	12,433.41	15,496.56
Contractual services	4,206.91	6,134.49
Professional services	5,496.25	8,315.85
Rent	8,754.50	8,754.50
Other	1,270.31	8,901.72
Travel	0.00	0.00
Employee benefits, other than retirement	7,288.17	6,884.75
Maintenance	0.00	2,334.73
Bond trustee fees	1,226.00	2,755.00
Directors' fees	0.00	250.00
Loss on impaired asset	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	215,397.70	259,888.77
Change in net position	(41,181.40)	(58,327.71)
Total net position at beginning of month	25,583,004.24	24,749,195.18
Net position at end of year	25,541,822.84	24,690,867.47

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 4/1/2020 Through 4/30/2020

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	89,636.31	0.00	89,636.31
Loan origination fees/cost, net	0.00	0.00	0.00
Rental Income	0.00	76,389.94	76,389.94
Interest on investments held by bond trustees	4,662.11	0.00	4,662.11
Late fees, service fees & return check fees	1,034.96	0.00	1,034.96
Interest income on bank deposits	1,291.56	1,201.42	2,492.98
Administrative Fee	0.00	0.00	0.00
Other income	0.00	0.00	0.00
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	96,624.94	77,591.36	174,216.30
Operating Expenses:			
Interest expense MRB	15,889.58	0.00	15,889.58
Salaries	61,463.49	52,998.00	114,461.49
Retirement & Medicare Contributions	15,519.96	13,135.93	28,655.89
Retiree supplemental, cola & health benefits	11,278.93	4,436.26	15,715.19
Depreciation	0.00	12,433.41	12,433.41
Contractual services	1,687.34	2,519.57	4,206.91
Professional services	3,740.25	1,756.00	5,496.25
Rent	8,754.50	0.00	8,754.50
Other	142.50	1,127.81	1,270.31
Employee benefits, other than retirement	3,817.22	3,470.95	7,288.17
Maintenance	0.00	0.00	0.00
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	0.00	0.00	0.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	123,519.77	91,877.93	215,397.70
Change in net position	(26,894.83)	(14,286.57)	(41,181.40)
Total net position at beginning of year	23,670,672.02	1,912,332.22	25,583,004.24
Total net position of end of year	23,643,777.19	1,898,045.65	25,541,822.84

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2019 Through 4/30/2020

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	778,643.06	820,186.70
Loan origination fees/cost, net	17,427.46	22,504.59
Rental Income	531,447.84	523,203.88
Interest on investments held by bond trustees	33,719.87	23,790.86
Late fees, service fees & return check fees	20,679.53	18,985.55
Interest income on bank deposits	26,915.45	26,988.36
Administrative Fee	31,051.47	8,857.24
Other income	1,127.11	2,887.50
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	1,441,011.79	1,447,404.68
Operating Expenses:		
Interest expense MRB	113,479.16	119,549.99
Interest expense notes payable	0.00	0.00
Salaries	737,564.71	754,257.67
Bad debts and provision for loan losses	0.00	34,101.29
Retirement & Medicare Contributions	190,211.19	204,944.50
Retiree supplemental, cola & health benefits	110,123.63	121,078.67
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	93,086.50	108,577.71
Contractual services	43,266.61	46,409.80
Professional services	71,216.55	76,948.17
Rent	61,281.50	61,281.50
Other	26,829.32	38,812.11
Travel	0.00	0.00
Employee benefits, other than retirement	49,326.07	47,749.44
Maintenance	17,909.37	27,976.68
Bond trustee fees	8,476.00	9,906.00
Directors' fees	950.00	2,000.00
Loss on impaired assets	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	1,523,720.61	1,653,593.53
Change in net position	(82,708.82)	(206,188.85)
Total net position at beginning of year	25,624,531.66	24,897,056.32
Total net position of end of year	25,541,822.84	24,690,867.47

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2019 Through 4/30/2020

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	778,643.06	0.00	778,643.06
Loan origination fees/cost, net	17,427.46	0.00	17,427.46
Rental Income	0.00	531,447.84	531,447.84
Interest on investments held by bond trustees	33,719.87	0.00	33,719.87
Late fees, service fees & return check fees	20,509.53	170.00	20,679.53
Interest income on bank deposits	13,743.65	13,171.80	26,915.45
Administrative Fee	31,051.47	0.00	31,051.47
Other income	948.50	178.61	1,127.11
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	896,043.54	544,968.25	1,441,011.79
Operating Expenses:			
Interest expense MRB	113,479.16	0.00	113,479.16
Salaries	381,209.60	356,355.11	737,564.71
Retirement & Medicare Contributions	98,941.89	91,269.30	190,211.19
Retiree supplemental, cola & health benefits	79,069.81	31,053.82	110,123.63
Depreciation	0.00	93,086.50	93,086.50
Contractual services	19,494.92	23,771.69	43,266.61
Professional services	54,753.80	16,462.75	71,216.55
Rent	61,281.50	0.00	61,281.50
Other	5,258.37	21,570.95	26,829.32
Employee benefits, other than retirement	25,134.03	24,192.04	49,326.07
Maintenance	0.00	17,909.37	17,909.37
Bond trustee fees	8,476.00	0.00	8,476.00
Directors' fees	950.00	0.00	950.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	848,049.08	675,671.53	1,523,720.61
Change in net position	47,994.46	(130,703.28)	(82,708.82)
Total net position at beginning of year	23,595,782.73	2,028,748.93	25,624,531.66
Total net position of end of year	23,643,777.19	1,898,045.65	25,541,822.84

Guam Housing Corporation
Budget vs Actual
From 10/1/2019 Through 4/30/2020

	Total Budget $ - Original	YTD Budget $ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,535,438.55	895,672.47	774,388.20	(121,284.27)	(13.5400%)	761,050.35
Rental Income	1,036,050.96	604,363.06	531,447.84	(72,915.22)	(12.0600%)	504,603.12
Interest on investments held by bond trustees	23,947.00	13,969.06	33,719.87	19,750.81	141.3800%	(9,772.87)
Loan origination fees	76,082.00	44,381.19	25,477.49	(18,903.70)	(42.5900%)	50,604.51
Administrative Fee	560,000.00	326,666.69	31,051.47	(295,615.22)	(90.4900%)	528,948.53
Late fees, service fees & return check fees	32,050.00	18,695.81	20,679.53	1,983.72	10.6100%	11,370.47
Total Operating Revenues:	3,263,568.51	1,903,748.28	1,416,764.40	(486,983.88)	(25.5803%)	1,846,804.11
Operating Expenses:						
Interest expense MRB	200,000.00	116,666.69	113,479.16	3,187.53	(2.7300%)	86,520.84
Salaries	1,358,211.87	792,290.24	737,564.71	54,725.53	(6.9000%)	620,647.16
Bad debts and provision for loan losses	135,000.00	78,749.93	0.00	78,749.93	(100.0000%)	135,000.00
Retirement contributions	390,269.20	227,657.15	192,537.03	35,120.12	(15.4200%)	197,732.17
Retiree supplemental, cola & health benefits	289,316.96	168,768.25	110,123.63	58,644.62	(34.7400%)	179,193.33
Depreciation	206,616.03	120,526.00	93,086.50	27,439.50	(22.7600%)	113,529.53
Contractual services	124,517.20	72,635.15	43,266.61	29,368.54	(40.4300%)	81,250.59
Professional services	166,340.00	97,031.69	71,216.55	25,815.14	(26.6000%)	95,123.45
Rent	110,544.48	64,484.28	61,281.50	3,202.78	(4.9600%)	49,262.98
Other	93,969.00	54,815.25	26,829.32	27,985.93	(51.0500%)	67,139.68
Loan origination costs	20,000.00	11,666.69	8,050.03	3,616.66	(30.9900%)	11,949.97
Employee benefits, other than retirement	94,675.00	55,227.13	47,000.23	8,226.90	(14.8900%)	47,674.77
Maintenance	79,400.00	46,316.62	17,909.37	28,407.25	(61.3300%)	61,490.63
Bond trustee fees	17,300.00	10,091.69	8,476.00	1,615.69	(16.0100%)	8,824.00
Directors' fees	4,200.00	2,450.00	950.00	1,500.00	(61.2200%)	3,250.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	3,290,359.74	1,919,376.76	1,531,770.64	387,606.12	(20.1944%)	1,758,589.10
Non-operating Revenue (Expenses)						
Interest income on bank deposits	39,039.00	22,772.75	26,915.45	4,142.70	18.1900%	12,123.55
Gain/(loss) on sale of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Other income	(11,470.00)	(6,690.81)	5,381.97	12,072.78	(180.4300%)	(16,851.97)
Total Non-operating Revenue (Expenses)	27,569.00	16,081.94	32,297.42	16,215.48	100.8304%	(4,728.42)
Change in net position	777.77	453.46	(82,708.82)	(83,162.28)	(18339.4898%)	83,486.59

Guam Housing Corporation

Statement of Cash Flows

As of 4/30/2020

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	47,994.46	(130,703.28)	(82,708.82)
Depreciation less disposal of assets	0.00	92,494.50	92,494.50
(Increase) decrease in accrued interest and others	(15,370.76)	3,480.89	(11,889.87)
(Increase) decrease in prepaid expenses and others	(42,027.84)	(12,972.40)	(55,000.24)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(243,957.32)	224,519.65	(19,437.67)
Increase (decrease) in deposits by borrowers	(3,989.31)	4,064.57	75.26
Increase (decrease) in loans held in trust	(27,850.81)	0.00	(27,850.81)
Total Cash Flows from Operating Activities	(285,201.58)	180,883.93	(104,317.65)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	939,253.81	0.00	939,253.81
Net (increase) decrease in other receivables	(159,102.56)	(60,707.86)	(219,810.42)
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	592.00	592.00
(Purchase) sale of investment securities	177,465.16	0.00	177,465.16
Total Cash Flows from Investing Activities	957,616.41	(60,115.86)	897,500.55
Cash Flows from Financing Activities			
Repayment of bonds payable	(115,000.00)	0.00	(115,000.00)
Accrued interest on bonds payable	15,439.16	0.00	15,439.16
Accrued rebate liability	8,849.79	0.00	8,849.79
Total Cash Flows from Financing Activities	(90,711.05)	0.00	(90,711.05)
Net increase (decrease) in cash	581,703.78	120,768.07	702,471.85
Cash at beginning of year	7,042,893.70	1,883,199.03	8,926,092.73
Cash at end of year	7,624,597.48	2,003,967.10	9,628,564.58

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Executive Order No. 2020-03

RELATIVE TO DECLARING A STATE OF EMERGENCY TO RESPOND TO NOVEL CORONAVIRUS (COVID-19)

WHEREAS, the United States Centers for Disease Control and Prevention ("CDC") has identified COVID-19, a respiratory disease that is a new strain of coronavirus not previously identified in humans, as posing a significant public health risk;

WHEREAS, on January 30, 2020, the World Health Organization ("WHO") declared a Global Health Emergency with regard to the COVID-19 outbreak;

WHEREAS, on January 31, 2020, United States Health and Human Services Secretary Alex M. Azar II declared a public health emergency for the United States to aid the nation's healthcare community in responding to COVID-19;

WHEREAS, on March 13, 2020, President Donald Trump declared a national emergency over the COVID-19 outbreak in the continental United States;

WHEREAS, while no cases of COVID-19 have been identified on Guam, an emergency situation exists such that in order to safeguard the community and general welfare of the island, it is critical that timely precautions be taken and that resources be immediately identified, mobilized and prepositioned; and

WHEREAS, *I Maga'hågan Guåhan*, pursuant to Section 1421g of the Organic Act of Guam, is obligated to provide for the public health of Guam including protecting against the spread of **COVID-19.**

NOW, THEREFORE, I, LOURDES A. LEON GUERRERO, Governor of Guam, by the authority vested in me by the Organic Act and laws of Guam, and for the purpose of marshalling all of the island's resources and appropriate preparedness, response, and recovery measures, hereby order the following:

1. **Declaration of State of Emergency**. A state of emergency pursuant to Section 19401 of Article 4, Chapter 19, Title 5, Guam Code Annotated is hereby declared for Guam as a result of the effects of **COVID-19** on the island.

2. **Primary Public Health Authority**. The Department of Public Health and Social Services, through its Director and with the approval of *I Maga'hågan Guåhan*, shall be authorized to exercise all powers enumerated in Chapter 19 of Title 10, Guam Code Annotated.

3. **Geographic Areas Applicable to the Declaration**. All geographic areas with confirmed cases of COVID-19 shall be applicable to this declaration. The authority of this Executive Order shall pertain to all of Guam.

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4. **Suspension of Statutes, Orders, Rules and Regulations That Prevent, Hinder or Delay Necessary Action to Respond to the Emergency.** Pursuant to Section 19403(a)(1), of Chapter 19, Title 10 Guam Code Annotated, statutes, orders, rules, and regulations that prevent, hinder or delay necessary action to prepare for or respond to this public health emergency, including but not limited to, purchases and hiring, are hereby suspended.

5. **Price Gouging.** Effective immediately and throughout the duration of this Executive Order or within any time period allowed by law, whichever is longer, it shall be an unfair trade practice for any merchant or landlord to increase the price of any goods, services, or dwelling rentals on the basis of shortage anticipated or caused by this public health emergency.

6. **Personnel and Procurement.** Pursuant to Sections 19505 and 19803 of Chapter 19, Title 10, Guam Code Annotated, this Executive Order shall authorize, hiring, overtime and any procurement related to this public health emergency for all government of Guam agencies responding to the emergency.

7. **GHS/OCD to be Lead Agency for Logistics.** GHS/OCD shall be the lead agency for the logistical organization and direction of resources and procurement of any goods and services relative to this Executive Order. Any procurement pursuant to this Executive Order is not being used solely for the purpose of avoidance of the provisions of the Guam Procurement Law.

8. **Authorization For Overtime.** Authorization is given for the payment of overtime for non-exempt Government of Guam employees, to work in excess of forty (40) hours a week to mitigate and respond to the effects of **COVID-19**. The Office of Civil Defense Administrator is authorized to determine the eligibility of overtime expenditures resulting from work performed by the government agencies, and approval from the Bureau of Budget Management & Research shall be obtained prior to incurring any overtime or expenses. Failure to obtain prior approval shall be grounds for denying reimbursement.

9. **Documentation of Expenses.** All departments and agencies are instructed to keep appropriate documentation on all emergency expenses authorized by this Executive Order for inspection by the Executive and Legislative Branches and by the Public Auditor of Guam, and in anticipation of federal disaster assistance approval by the President of the United States to be administered by any federal agency.

10. **Activation of Guam National Guard.** The Adjutant General is authorized to issue active duty orders for the mobilization of such National Guard personnel and equipment as she may determine to protect life and safety, to continue essential public services, and to prevent undue loss and suffering.

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11. **Severability.** If any provision of this executive order or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this order that can be given effect without the invalid provision or application, and to this end, the provisions of this order are severable.

Signed and Promulgated at *Hagåtña*, Guam, this **14th day of March, 2020.**

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

Attested by:

JOSHUA F. TENORIO
Sigundo Maga'låhen Guåhan
Lieutenant Governor of Guam

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EXECUTIVE ORDER NO. 2020-04

RELATIVE TO RESPONDING TO CONFIRMED CASES OF NOVEL CORONAVIRUS (COVID-19)

WHEREAS, on March 14, 2020, I, Lourdes A. Leon Guerrero, *I Maga'hågan Guåhan*, Governor of Guam, acting pursuant to the power provided to me by the Organic Act and the laws of Guam, declared a public health emergency in the island of Guam due to the potential dangers posed by the 2019 novel coronavirus ("COVID-19"); and

WHEREAS, since the declaration of a public health emergency, Guam has confirmed three cases of COVID-19; and

WHEREAS, it is of the upmost importance that *I Maga'hågan Guåhan* utilizes all available resources of the government of Guam to respond to this public health threat evidenced by these newfound cases; and

WHEREAS, the Director of the Guam Department of Public Health and Social Services ("DPHSS") and members of the Federal Centers for Disease Control and Prevention ("CDC") have advised that Guam undergo an "investigatory period" to detect and track the potential spread of COVID-19; and

WHEREAS, as a community, we place special emphasis on care for those most vulnerable among us, especially the *manåmko'*, who, along with those with pre-existing medical conditions, are most at risk of severe effects from COVID-19; and

WHEREAS, the CDC and DPHSS recommend implementation of community mitigation strategies, including limiting government operations to essential services and the prohibition of large gatherings in an effort to further prevent the transmission of COVID-19.

NOW, THEREFORE, I, LOURDES A. LEON GUERRERO, *I Maga'hågan Guåhan*, Governor of Guam, by virtue of the authority vested in me by the Organic Act of Guam, as amended, do hereby order:

1. **CLOSURE OF NON-ESSENTIAL GOVERNMENT OF GUAM OFFICES.** Effective immediately and through March 30, 2020, all non-essential government of Guam offices are closed and such services are suspended. Essential personnel shall be identified and contacted by their appropriate supervisors.

2. **CLOSURE OF ALL SCHOOLS.** Pursuant to Section 3317, Article 3, Chapter 3, of Title 10, Guam Code Annotated, beginning March 17, 2020, all public and private schools on Guam serving prekindergarten through 12th grade students must close for educational purposes through March 30, 2020. The definition of habitual truancy pursuant to Article 4, Chapter 6, of Title 17, Guam Code Annotated, is

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suspended. And student absences due to school closures and absences connected to the transmission of COVID-19 during the effect of this Executive Order shall not contribute to the calculation of habitual truancy.\

3. **PROHIBITION ON LARGE GATHERINGS.** Pursuant to Section 3317, Article 3, Chapter 3, of Title 10, Guam Code Annotated, effective immediately and through March 30, 2020, gatherings of 50 people or more in a single room or single space at the same time for social, spiritual and recreational activities, including, but not limited to, community, civic, public, leisure, faith-based, or sporting events, parades, concerts, festivals, fiestas, conventions, fundraisers and similar activities are prohibited throughout the island of Guam.

4. **EMERGENCY MEASURES CONCERNING FACILITIES AND MATERIALS.** Effective immediately and through March 30, 2020, any place of business or public accommodation for which attendance is anticipated to be fewer than 50 people, shall operate at no greater than 50% occupancy, and no greater than 50% of seating capacity.

   The preceding directive shall not apply to retail establishments providing basic food and necessities (e.g. grocery and convenience stores), hospitals, pharmacies, or other medical offices/facilities. This Order is not intended to prohibit routine business gatherings held at the place of business.

5. **MANDATORY SOCIAL-DISTANCING.** In all other instances not captured by this prohibition, it is strongly recommended that mitigation measures are implemented and enforced. These measures include but are not limited to social distancing of at least six feet; frequent cleaning of all surfaces; posting of signs; and permitting/encouraging teleworking. Older residents and those with pre-existing medical conditions are encouraged to limit excursions of any type.

6. **RESTRICTING ENTRY INTO GUAM.** Pursuant to Section 3333, Article 3, Chapter 3, of Title 10, Guam Code Annotated, all persons who are non-residents who have been in a country with confirmed COVID-19 cases for more than one (1) week and do not possess a DPHSS recognized and certified document that attests that they are not infected with COVID-19, shall be restricted entry into Guam. The date of the test must not be more than one (1) week from the date of attempted entry into Guam.

   Any individual who enters into Guam without the proper documentation shall be quarantined pursuant to this Section and Sections 19604 and 19605 of Article 6, Chapter 19 of Title 10, Guam Code Annotated.

   Any and all costs associated with the quarantine and/or treatment of individuals who are subject to restricted entry into Guam pursuant to this Executive Order shall be the responsibility of the individual and the carrier that the individual contracted with to travel to Guam.

7. **ENFORCEMENT.** DPHSS is directed to issue guidance, subject to my approval to implement the terms of this Order. DPHSS shall enforce this Order and, if necessary, may do so with the assistance of the Guam Police Department.

8. **SEVERABILITY.** If any provision of this executive order or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this order that can be given effect without the invalid provision or application, and to this end, the provisions of this order are severable.

SIGNED AND PROMULGATED at Hagåtña, Guam, this **16th** day of **March 2020**.

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

Attested by:

JOSHUA F. TENORIO
Sigundo Maga'låhen Guåhan
Lieutenant Governor of Guam

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EXECUTIVE ORDER NO. 2020-07

RELATIVE TO ESTABLISHING A MORATORIUM ON EVICTIONS, CLARIFYING PRICE GOUGING PROHIBITIONS, AND PROVIDING FOR TELEPHONIC PARTICIPATION IN PUBLIC MEETINGS

WHEREAS, On March 14, 2020, I, Lourdes A. Leon Guerrero, *I Maga'hågan Guåhan*, Governor of Guam, acting pursuant to the power provided to me by the Organic Act and the laws of Guam, declared a public health emergency in the island of Guam, due to the potential dangers posed by the 2019 novel coronavirus ("COVID-19"); and

WHEREAS, three additional executive orders have been issued to mitigate the spread of COVID-19 by mandating social-distancing policies, standing up the COVID-19 Unified Response Effort Action Team, and limiting business, government and commercial activity to essential functions; and

WHEREAS, a substantial segment of Guam's community has been adversely affected by closures and reduced work hours; and

WHEREAS, on March 18, 2020, the United States Department of Housing and Urban Development ("HUD") announced, in an effort to provide immediate relief to renters and homeowners, will temporarily suspend all foreclosures and evictions; and

WHEREAS, pursuant to Administrative Order No. ADM20-210 of the Supreme Court of Guam, the Superior and Supreme Courts of Guam have limited operations in an effort to slow the spread of the COVID-19 on our island.

NOW, THEREFORE, I, LOURDES A. LEON GUERRERO, *I Maga'hågan Guåhan*, Governor of Guam, by virtue of the authority vested in me by the Organic Act of Guam, as amended, do hereby order:

1. **EXTENSION OF EMERGENCY MEASURES CONCERNING FACILITIES AND MATERIALS.** The prohibition on activity in places of business or other public accommodation set out in Item 2 of Executive Order No. 2020-05 shall remain in effect through April 13, 2020.

2. **MORATORIUM ON FORECLOSURE AND EVICTION PROCEEDINGS.** In accordance with Administrative Order ADM20-210 issued by the Supreme Court of Guam, it is hereby ordered that no eviction or foreclosure actions or proceedings involving real estate or property, whether rental or otherwise, may be initiated between the period of the date of this Executive Order until the public health emergency declared in Executive Order No. 2020-03, or any extension thereof, ends. Any eviction or foreclosure action currently in process shall be tolled for the duration of this public health emergency period, or any extension thereof.

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a. No provision contained in this Executive Order shall be construed as relieving any individual of their obligations to pay rent, to make mortgage payments, or to comply with any other obligations that an individual may have under a residential rental or mortgage agreement.

b. The Guam Housing and Urban Renewal Authority, the Guam Housing Corporation, the CHamoru Land Trust Commission, and any other government of Guam housing authorities are instructed to utilize their full discretion to extend deadlines for housing assistance recipients or applicants to deliver records or documents pertaining to their eligibility for programs during the pendency of this public health emergency or any extension thereof.

c. The Department of Revenue and Taxation ("DRT") is directed to immediately engage with financial institutions to identify any tools, means, or methods that could provide relief from the threat of residential foreclosure.

3. **PRICE GOUGING.** The prohibition on price gouging in effect for the duration of the public health emergency is a price cap. Nothing in this Order or Executive Order No. 2020-03 shall be viewed to prohibit an adjustment to prices as market forces dictate, provided no such adjustment results in an increase in price to any goods, services, or dwelling rentals, including, but not limited to Personal Protective Equipment, which is either in short supply or is anticipated to be in short supply as a result of this public health emergency, or any extension thereof. In particular, items subject to Public Law 35-74, this Order and Executive Order No. 2020-03 shall include, but be not be limited to: thermometers, sanitizing wipes, baby wipes, paper towels, aloe, latex, gloves, fever reducers, cough suppressants, zinc oxide supplements, face masks, rubbing alcohol, toilet paper, and facial tissue.

4. **OPEN GOVERNMENT AND PARTICIPATION IN MEETINGS VIA TELECONFERENCE.** Notwithstanding any other provision of local law, *I Liheslaturan Guåhan* and any government agency, board or commission, is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the body. This allowance shall remain effective for the period of the date of this Executive Order until the public health emergency declared in Executive Order No. 2020-03, or any extension thereof, ends. All requirements in local law expressly or impliedly requiring the physical presence of members, other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived.

   In particular, any otherwise-applicable requirements that

   a. bodies notices each teleconference location from which a member will be participating in a public meeting;

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b. each teleconference location be accessible to the public;

c. members of the public may address the body each teleconference conference location;

d. bodies must post agendas at all teleconference locations;

e. at least one member of the body be physically present at the location specified in the notice of the meeting; and during teleconference meetings,

are hereby suspended, on the conditions that:

a. While the suspensions articulated in Item 5 of Executive Order No. 2020-06 are in effect, any government entity or agency which holds a meeting for the purpose of conducting public business shall provide public notice by submitting meeting information for posting on the website of the Office of the Attorney General of Guam. Provision of such information to the Office of the Attorney General of Guam shall be made in advance of the scheduled meeting so that there is reasonable time for the posting on the website to occur.

b. Consistent with the notice requirement in paragraph (a), each body must notice at least one telephonically or electronically accessible location from which members of the public shall have the right to observe and offer public comment at the public meeting, consistent with the public's rights of access and public comment otherwise provided for by local open government laws, as applicable.

5. **REQUIRED REPORTING REGARDING REDUCTION IN WORKFORCE OR EMPLOYEE HOURS.** In order to process benefits for affected employees, the Department of Labor ("DOL") shall require employers which have reduced their workforce through employee terminations, layoffs, furloughs or reduction in hours since January 1, 2020 and through the duration of this public health emergency, or any extension thereof, to report such reductions to the DOL in a form prescribed by its Director. Information required shall include, at the minimum, the number of employees adversely affected, the names of such employees, and their wages/salaries immediately prior to the reduction.

6. **ENFORCEMENT.** Individuals and businesses who refuse to comply with this Order or any of the applicable provisions of Executive Order Nos. 2020-03, 2020-04, 2020-05 or 2020-06, may be subject to fines and/or, in the case of businesses, the termination of business licenses. The Department of Public Health and Social Services ("DPHSS"), DOL, and DRT may issue guidance relative to this Order. DPHSS, DOL, and DRT shall enforce this Order and, if necessary, may do so with the assistance of the Guam Police Department.

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7. **SEVERABILITY.** If any provision of this executive order or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this order that can be given effect without the invalid provision or application, and to this end, the provisions of this order are severable.

SIGNED AND PROMULGATED at Hagåtña, Guam, this **28th** day of **March 2020**.

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

Attested by:

JOSHUA F. TENORIO
Sigundo Maga'låhen Guåhan
Lieutenant Governor of Guam

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EXECUTIVE ORDER NO. 2020-08

RELATIVE TO ESTABLISHING COVID-19 RESPONSE DIFFERENTIAL PAY

WHEREAS, as a result of the COVID-19 pandemic, on March 14, 2020, I, Lourdes A. Leon Guerrero, *I Maga'hågan Guåhan*, Governor of Guam, declared there to be an emergency in existence within the island of Guam pursuant to my authority under the Organic Act of Guam and Chapter 19, Title 10 of the Guam Code Annotated; and

WHEREAS, the Center for Disease Control ("CDC") has issued guidance on the emerging and rapidly evolving situation of the COVID-19 pandemic, including how to protect oneself from this illness; and

WHEREAS, social distancing is recommended by the CDC to prevent the continued spreading of this illness in the community; and

WHEREAS, in recognition that there is a necessity for essential employees of the government of Guam to continue their work for the purposes of eliminating or reducing immediate threats to life, public health, or safety where their work could expose them to the coronavirus, on March 15, 2020, I ordered the Director of Administration to coordinate with my cabinet and agency heads to determine an appropriate approach by which the government may provide essential employees a temporary differential pay which expose employees to unavoidable, clear, and direct risks and hazards to their safety and health – considerations which are not otherwise addressed the position's know-how, problem solving, accountability and the position's salary grade allocation; and

WHEREAS, as a result, and due to the need created by the continuing COVID-19 disaster, the Director of Administration and all agency heads have recommended the implementation of a "COVID-19 Response differential pay" policy for essential employees working in areas necessary for the elimination or reduction of immediate threats to life, public health, or safety, where their work could expose them to the coronavirus; and

WHEREAS, in accordance with this policy, affected employees shall be afforded COVID-19 Response differential pay in addition to any hazardous duty differential already determined by the Guam Occupational Safety and Health Administrator ("GOSHA"); and to be calculated by a percentage of their wages; and

WHEREAS, an employee will only receive differential duty pay for the hours worked and/or exposed to a hazardous condition; and

WHEREAS, the Federal Department of Labor defines such differential pay as additional pay for performing hazardous duty or work involving physical hardship, including work duty that causes extreme physical discomfort and distress which is not adequately alleviated by protective devices; and

WHEREAS, the United States Congress is examining the possibility of providing a type of differential pay to federal employees whose work could expose them to the coronavirus, specifically Congress is examining the provision of hazard pay for federal employees who directly treat individuals diagnosed with COVID-19 or those with frequent, unavoidable contact with the public; and

WHEREAS, it is my desire to implement a COVID-19 Response differential pay policy for the government of Guam employees whose work could expose them to the coronavirus, as a result of the COVID-19 pandemic disaster; and

WHEREAS, if is further my desire to ensure that those employees whose work is necessary for government operations and cannot be performed via telework or otherwise remotely but who are required to report for duty; and

WHEREAS, the effective date of this policy shall be today, Sunday, April 5, 2020, and this policy shall remain in effect through the duration of this public health emergency; and

WHEREAS, this Administration is in full support of and requests that *I Liheslaturan Guåhan* enact legislation allowing for COVID-19 Response differential hazard pay to be applied retroactive to March 14, 2020; and

WHEREAS, the COVID-19 Response differential pay provided in accordance with this policy shall be paid prospectively and in consideration of the substantial benefit the affected employees are providing the island of Guam by working in areas necessary for the purposes of eliminating or reducing immediate threats to life, public health, or safety, where their work could expose them to the coronavirus; and

WHEREAS, the COVID-19 Response differential pay shall be applicable to all government of Guam employees in any department or agency regardless of their Fair Labor Standards Act ("FLSA") exempt/non-exempt status and employees occupying permanent positions in classified or unclassified service.

NOW, THEREFORE, I, LOURDES A. LEON GUERRERO, *I Maga'hågan Guåhan*, Governor of Guam, by virtue of the authority vested in me by the Organic Act of Guam, as amended, do hereby order:

The Director of the Department of Administration or the equivalent of in the case of autonomous and semi-autonomous agencies, shall implement a COVID-19 Response differential pay policy for employees working in support of the public health emergency and in areas necessary for the elimination or reduction of immediate threats to life, public health, or safety, whose work could expose them to the coronavirus.

Such policy shall include the following:

- **CATEGORY 1.** Twenty-five percent (25%) pay differential to essential employees in the course of their duties are in direct contact or in close physical proximity to a population infected with or may be reasonably suspected to be infected with

COVID-19. Such positions may include, but not limited to sworn public safety/law enforcement, health care providers and other positions performing essential critical mission duties; or

- **CATEGORY 2.** Fifteen percent (15%) pay differential to essential employees in the course of their duties may incidentally come into contact with or close physical proximity to a population infected with or may be reasonably suspected to be infected with COVID-19. These employees may also be providing humanitarian services or direct public assistance to the general public; or

- **CATEGORY 3.** Ten percent (10%) pay differential to essential employees whose positions do not allow them to telework *and* are mandated to perform their job duties at physical worksites pre-determined by their agency heads, required by the Government's response to the COVID-19 pandemic.

Unclassified employees working in the Office of the Governor and the Office of the Lieutenant Governor, agency directors and deputy directors shall be excluded from this differential pay policy except for such instances where assigned duties require an exposure level risk defined in categories 1 or 2. The COVID-19 Response differential pay policy shall also include procedures to minimize the risk of further spreading COVID-19. The Director of the Department of Administration or the equivalent of, in the case of autonomous and semi-autonomous agencies, shall determine which employees are essential and must report as directed.

SIGNED AND PROMULGATED at Hagåtña, Guam, this **5th** day of **April 2020.**

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

Attested by:

JOSHUA F. TENORIO
Sigundo Maga'låhen Guåhan
Lieutenant Governor of Guam

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EXECUTIVE ORDER NO. 2020-14

RELATIVE TO DECLARING PANDEMIC CONDITION OF READINESS ("PCOR") 2

WHEREAS, since March 14, 2020, Guam has been in a state of emergency as a result of the COVID-19 global pandemic, which has taken the lives of the five (5) of our residents; and

WHEREAS, on April 30, 2020, Guam adopted, pursuant to Executive Order No. 2020-11, the Pandemic Conditions of Readiness ("PCOR") system and declared Guam to be in PCOR 1; and

WHEREAS, under the PCOR system, trigger points for determinations to move from PCOR 1 to PCOR 2 include both medical data and public health preparedness, which is measured in the number of positive cases of COVID-19, the number of hospitalized individuals, the testing capacity across all available testing resources, and contact tracing capacity; and

WHEREAS, based on data that I have received from the Department of Public Health and Social Services ("DPHSS") and the Guam National Guard through the Guam State Surgeon Cell, we have achieved the requisite downward trend in the number of positive tests, even with our expanded testing efforts; and

WHEREAS, as of today, we have no COVID-19 positive patients in Guam hospitals; and

WHEREAS, we have capacity sufficient to test all individuals who present with COVID-19 symptoms; and

WHEREAS, DPHSS has developed a robust system for contact tracing and is actively monitoring and tracing for all COVID-19 cases; and

WHEREAS, in consultation with DPHSS, the Guam State Surgeon Cell, my Physicians Advisory Group, and the Guam Recovery Panel of Advisors, a plan of phased re-opening of public activities, including public and private sector services, has been developed; and

WHEREAS, on May 7, 2020, DPHSS issued Guidance Memorandum 2020-07, setting out which non-essential services may begin to resume operations immediately upon the effectiveness of PCOR 2; and

WHEREAS, with appropriate social distancing, disinfection and personal hygiene measures, and occupancy limitations, a limited number of public activities, including businesses that are not deemed essential, can operate in a reasonably safe manner; and

WHEREAS, as data continues to be gathered during the PCOR 2 period, additional activities can be permitted to resume operations.

NOW, THEREFORE, I, LOURDES A. LEON GUERRERO, *I Maga'hågan Guåhan,* Governor of Guam, by virtue of the authority vested in me by the Organic Act of Guam, as amended, do hereby order:

1. **PANDEMIC CONDITION OF READINESS 2.** Effective at 8:00 AM on Sunday, May 10, 2020, Guam will be in PCOR 2. Under PCOR 2, limited activities will be permitted to operate under moderate restrictions.

    a. **MANDATORY SOCIAL DISTANCING.** All allowed activities shall be conducted utilizing mitigation measures including, but not limited to, social distancing of at least six (6) feet; frequent cleaning of all surfaces, posting of signs; mandating the wearing of face masks by all persons; and permitting/encouraging teleworking. Older residents and those with pre-existing medical conditions are encouraged to limit excursions of any type.

    b. **SOCIAL GATHERINGS OR CONGREGATIONS.** A "Congregation" or a "Social Gathering" is a meeting for a common and singular purpose of more than one person where the individuals are not members of a single household unit. Such social gatherings or congregations shall be limited to no more than ten (10) persons regardless of if some of the individuals are of a single household unit.

    c. **CONTINUED CLOSURE OF ALL SCHOOLS.** Pursuant to Section 3317, Article 3, Chapter 3 of Title 10, Guam Code Annotated, all public and private schools on Guam serving prekindergarten through 12th grade students must close for educational purposes through the end of the public health emergency. The definition of habitual truancy pursuant to Article 4, Chapter 6, Title 17 of Guam Code Annotated is suspended. Student absences due to school closures and absences connected to the transmission of COVID-19 during the effect of this Executive Order shall not contribute to the calculation of habitual truancy.

    d. **RESTRICTING ENTRY INTO GUAM.** All persons who do not possess a DPHSS recognized and certified document that attests that they are not infected with COVID-19, shall be restricted entry into Guam. The date of the test must not be more than seventy-two (72) hours prior to the date of attempted entry into Guam.

        Any individual who enters into Guam without the proper documentation shall be quarantined pursuant to this Section and Sections 19604 and 19605 of Article 6, Chapter 19 of Title 10, Guam Code Annotated.

Any and all costs associated with the quarantine and/or treatment of non-resident individuals who are subject to restricted entry in Guam pursuant to this Executive Order or applicable statute shall be the responsibility of the individual and the carrier that the individual contracted with to travel to Guam.

e. **CLOSURE OF PUBLIC PARKS AND BEACHES.** All government of Guam parks and beaches continue to be closed to all activities except for individual use for purposes of exercise, both physical and mental, subject to social distancing mandates.

2. **CONDUCT OF BUSINESS OPERATIONS DURING PCOR 2**

a. **PRICE GOUGING.** The prohibition on price gouging in effect for the duration of the public health emergency is a price cap. Nothing in this Order or previously issued Executive Orders shall be viewed to prohibit an adjustment to prices as market forces dictate, provided no such adjustment results in an increase to any goods, services, or dwelling rentals, including, but not limited to Personal Protective Equipment, which is either in short supply or is anticipated to be in short supply as a result of this public health emergency, or any extension thereof. In particular, items subject to Public Law 35-74, this Order and previous Executive Orders shall include, but not be limited to: thermometers, sanitizing wipes, baby wipes, paper towels, aloe, latex, gloves, fever reducers, cough suppressants, zinc oxide supplements, face masks, rubbing alcohol, toilet paper, and facial tissue.

b. **ALLOWED OPERATION OF SPECIFIC BUSINESS AND ACTIVITIES.** All businesses that were allowed to operate during PCOR I may continue to operate. Other businesses now allowed to operate shall be limited to those listed in DPHSS Guidance Memo 2020-07 and any other future published guidances.

c. **ALLOWED BUSINESS AND THE SELLING OF NON-ESSENTIAL ITEMS.** Businesses who are allowed to operate, by virtue of this Order, shall no longer be restricted to selling only essential items. However, any activity must be strictly limited to the parameters of its valid business license to operate.

d. **OCCUPANCY LIMIT.** Any place of business or public accommodation shall operate at no greater than 50% occupancy.

e. **MINIMUM PANDEMIC OPERATIONAL REQUIREMENTS.** All businesses are to operate by implementing measures as outlined in the

document, *Minimum Pandemic Workplace Operational Requirements*, as issued by DPHSS. All operating businesses shall provide their individualized protocols showing compliance to these requirements when requested by authorized government officials.

f. **ENFORCEMENT.** Individuals and businesses who refuse to comply with this Order, may be subject to fines and/or, in the case of businesses, the termination of business licenses, as well any other penalties as may be available under Guam law. The DPHSS and the Department of Revenue and Taxation ("DRT") may issue guidance relative to this Order. DPHSS and DRT shall enforce this Order and, if necessary, may do so with the assistance of the Guam Police Department and the Guam Fire Department.

3. **GOVERNMENT OF GUAM OPERATIONS.** The Government of Guam continues to operate in a limited capacity. Some agency offices remain completely closed. Several agencies are operational, but closed to public access. All members of the public needing government services are asked to contact agencies and departments by email or phone. Regardless of operational status of an agency/department, all government of Guam employees remain on regular work status and are expected to report for duty within two (2) hours from receiving notice from his/her supervisor.

4. **OPEN GOVERNMENT AND PARTICIPATION IN MEETINGS VIA TELECONFERENCE.** The application of Sections 8103, 8107, 8108, 8109, 8110, 8114, and 8115 of Title 5 of the Guam Code Annotated are temporarily suspended for the duration of this public health emergency or any extension thereof. To ensure the public is well-informed in this time of emergency, public agencies shall document their meetings in minutes and continue compliance with Section 8113.1, Title 5 of the Guam Code Annotated. Notwithstanding any other provision of local law, *I Lihesturan Guahan* and any government agency, board or commission, is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the body. All requirements in local law expressly or impliedly requiring the physical presence of members, other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived.

   In particular, any otherwise-applicable requirements that

   a. bodies notices each teleconference location from which a member will be participating in a public meeting;

   b. each teleconference location be accessible to the public;

c. members of the public may address the body each teleconference conference location;

d. bodies must post agendas at all teleconference locations;

e. at least one member of the body be physically present at the location specified in the notice of the meeting; and during teleconference meetings,

are hereby suspended, on the conditions that:

a. While the suspensions articulated above are in effect, any government entity or agency which holds a meeting for the purpose of conducting public business shall provide public notice by submitting meeting information for posting on the website of the Office of the Attorney General of Guam. Provision of such information to the Office of the Attorney General of Guam shall be made in advance of the scheduled meeting so that there is reasonable time for the posting on the website to occur.

b. Consistent with the notice requirement in paragraph (a), each body must notice at least one telephonically or electronically accessible location from which members of the public shall have the right to observe and offer public comment at the public meeting, consistent with the public's rights of access and public comment otherwise provided for by local open government laws, as applicable.

c. Actions taken at meetings of public agencies without compliance with all provisions of the Open Government Law shall not be effective until compliance with Section 8113.1, Title 5 of the Guam Code Annotated.

5. **MORATORIUM ON FORECLOSURE AND EVICTION PROCEEDINGS.** In accordance with Administrative Order ADM20-239 issued by the Supreme Court of Guam, it is hereby ordered that no eviction or foreclosure actions or proceedings involving real estate or property, whether rental or otherwise, may be initiated between the period of the date of Executive Order No. 2020-07 until the public health emergency or any extension thereof, ends. Any eviction or foreclosure action currently in process shall be tolled for the duration of this public health emergency period, or any extension thereof.

a. No provision contained in this Executive Order shall be construed as relieving any individual of their obligations to pay rent, to make mortgage payments, or to comply with any other obligations that an individual may have under a residential rental or mortgage agreement.

b. The Guam Housing and Urban Renewal Authority, the Guam Housing Corporation, the CHamoru Land Trust Commission, and any other government of Guam housing authorities are instructed to utilize their full discretion to extend deadlines for housing assistance recipients or applicants to deliver records or documents pertaining to their eligibility for programs during the pendency of this public health emergency or any extension thereof.

c. The Department of Revenue and Taxation is directed to immediately engage with financial institutions to identify any tools, means, or methods that could provide relief from the threat of residential foreclosure.

6. **REQUIRED REPORTING REGARDING REDUCTION IN WORKFORCE OR EMPLOYEE HOURS.** In order to process benefits for affected employees, the Department of Labor ("DOL") shall require employers which have reduced their workforce through employee terminations, layoffs, furloughs or reduction in hours since January 1, 2020 and through the duration of this public health emergency, or any extension thereof, to report such reductions to the DOL in a form prescribed by its Director. Information required shall include, at the minimum, the number of employees adversely affected, the names of such employees, and their wages/salaries immediately prior to the reduction.

SIGNED AND PROMULGATED at Hagåtña, Guam, this **8th** day of **May 2020**.

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

Attested by:

JOSHUA F. TENORIO
Sigundo Maga'låhen Guåhan
Lieutenant Governor of Guam

GUAM HOUSING CORPORATION
FORECLOSURE MATTERS

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS / COMMENTS
GHC-005			MTM, Guam	On March 13, 2020, this matter was referred to Legal Counsel for the fourth (4th) time regarding foreclosure action. Legal Counsel prepared a Demand Letter to debtor on March 31, 2020, however, due to the Governor's Executive Order (Executive Order 2020-07) Legal Counsel held off on re-instituting foreclosure action until after June 30, 2020. Legal counsel will resume action in this matter in early July 2020.	Principal Amount due: (As of March 31, 2020 – 7 months in arrears) Maturity date: April 26, 2038
GHC-008			Yigo, Guam	On October 26, 2019, Legal counsel received Notice from USDA to foreclose on debtors' Second Mortgage. To date, USDA has delayed foreclosure action pending its efforts to secure foreclosure counsel. Debtor has been in arrears prior to COVID-19 and continues to be in arrears for the past 9 months. Legal counsel has requested an updated payoff statement and has held off on re-initiating foreclosure action pending USDA's action to foreclose on debtors' Second Mortgage. Legal counsel contacted USDA regarding the status of their foreclosure action on June 17, 2029 and was informed that USDA has suspended all foreclosure action indefinitely. Legal Counsel has requested an updated Payoff Statement on the account and will move forward with foreclosure action in July.	Legal counsel has not received any payments from debtor since January 30, 2020. Principal amount due: $24,076.65 (As of 01/31/2020 – 6 months in arrears); ****Note: Account statement is based on last Payoff Statement in January 2020. Pending updated Payoff Statement for June 2020.** Maturity date: 4/11/2038
GHC-016			Santa, Rita	Debtor filed Chapter 13 Bankruptcy. On December 28, 2013 debtor's attorney filed a Motion to Dismiss the Chapter 13 Confirmation Plan since debtor satisfied all pre-petition arrears payments owed to its secured creditors. On July 18, 2019, Legal	Principal amount due: $32,540.71 (As of 01/31/2020 – 46 months in arrears) ****Note: Account statement is based on**

UPDATED: June 17, 2020

GUAM HOUSING CORPORATION
FORECLOSURE MATTERS

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS / COMMENTS
				counsel filed its objections with the District Court of Guam concerning debtor and Trustee's notice to discharge plan and close the pending bankruptcy matter until debtor resolves the outstanding pre and post-petition arrears owed to GHC. On July 18, 2019, debtor filed a response to GHC's objections. On January 17, 2020, Legal Counsel attended bankruptcy hearing regarding objections to debtor's dismissal of the Plan. The Court rejected the objections and dismissed and discharged debtor's Plan. GHC, however, indicated that GHC's lien survives debtor's bankruptcy action. Legal Counsel has requested a Payoff Statement and will move forward with action against debtor in July if debtor is not current with the pending loan account.	**last Payoff Statement in January 2020. Pending updated Payoff Statement for June 2020** Maturity date: 11/26/2037
GHC-037			Asan, Guam	Debtor makes monthly ACH payments to GHC, however, the on-going ACH payments are insufficient to satisfy the monthly loan payments due to GHC in accordance with the Note and Mortgage. On May 13, 2019, debtor executed a Loan Workout Agreement to cure the outstanding arrears owed to GHC. To date, debtor has not completed her payments pursuant to the Loan Workout Agreement as of January 24, 2020. Legal counsel has requested an updated Payoff Statement on the pending loan account and will move forward with appropriate foreclosure action after June 30, 2020.	Principal amount due: $78,977.81 (As of 01/31/2020 – 1 month in arrears); ****Note: Account statement is based on last Payoff Statement in January 2020. Pending updated Payoff Statement for June 2020.** Maturity Date: 4/7/2028
GHC-046			Yigo, Guam	Legal counsel re-instituted foreclosure action against debtor on July 18, 2019 for demand of payment. On October 16, 2019, Legal counsel met with the debtor's representative regarding debtor's proposal to cure the outstanding arrears prior to the November	Principal amount due: $101,292.44 (As of 10/31/2019 – 8 months in arrears); ****Note: Account statement is based on last Payoff Statement in January 2020. Pending updated Payoff Statement for**

UPDATED: June 17, 2020

GUAM HOUSING CORPORATION
FORECLOSURE MATTERS

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS / COMMENTS
				26th foreclosure sale. On November 6, 2019 debtor tendered payment in the amount of $9,132.47 to satisfy all outstanding arrears, attorney's fees and costs. On 11/14/19, Legal counsel recorded Notice for Cancellation of Sale. Since then, debtor has continued to be late on payments and is currently in arrears. Legal counsel has requested an updated Payoff Statement in order to re-commence foreclosure action.	**June 2020.** Maturity date: 08/05/2040

UPDATED: June 17, 2020

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

GUAM HOUSING CORPORATION ("GHC")
Resolution No. 01-2020
Regular meeting of the Board of Directors
June 26, 2020

Resolution Approving the Proposed Adjustment Of Service Fees for the Corporation

WHEREAS, Guam Housing Corporation's ("GHC") enabling legislation mandates that the Corporation shall engage and establish low and moderate income housing activities, including the development of residential subdivisions, the construction of housing for rental or resale, and for providing loans to any person for the purchase, construction, improvement or repair of a home; and,

WHEREAS, Guam Housing Corporation (the "Corporation") is authorized to use its funds, from whatever source derived, in the exercise of its corporate powers and functions pursuant to its enabling legislation, and any other applicable laws, therein; and,

WHEREAS, due to significant reductions from the Corporation's operating funds over the course of eight (8) years as a result of the costs and expenses associated with the initial advancement of funds for the First Time Home Owner Assistance Program and for providing housing for the homeless, in which GHC has completely absorbed, the Corporation has experienced financial difficulty in keeping up with the increased costs and expenses related to its administrative services and the servicing of its loan and rental clientele; Furthermore, the Corporation has also been burdened with the task of identifying and securing significant capital to be utilized towards much needed repair, improvement and rehabilitation of its rental units and other real estate owned ("OREO") properties; and,

WHEREAS, GHC advanced the sum of Five Hundred Thousand Dollars & 00/100 ($500,00.00) from its operating budget for the First Time Home Owner Assistance Program in two (2) increments; The first increment in the amount of Forty Five Thousand & 00/100 Dollars ($45,000.00) was made to First Time Home Owner Assistance Program on May 22, 2012 and the second increment in the amount of Four Hundred & Fifty Five Thousand & 00/100 Dollars($455,000.00) was made on June 29, 2012; and

WHEREAS, during FY2015, FY2016, FY2017, FY2018, and part of FY2019 GHC expended a total of Two Hundred and Thirty-Nine Thousand Four Hundred and Sixty & 75/100 Dollars ($239,460.75) from its annual budget for these fiscal years to address the placement and housing of the homeless community within its rental properties at the expense of compromising the Corporation's goals and objectives under its legislative mandate; and

WHEREAS, GHC has determined that an adjustment for its Service Fees is necessary in order to comply with its legislative mandate; and whereas, in accordance with the Administrative Adjudicative Act pursuant to 5 GCA§9300, et. seq., the Corporation duly noticed a public hearing duly on February 7, 2020 which was held on February 17, 2020 at 4:00 p.m. at the Guam Economic and Development Authority ("GEDA") Conference Room relative to the proposed adjustment of its Service Fees in accordance with the Administrative Adjudicative Act; and at the hearing, no persons appeared to provide public comment nor testimony on the proposed adjustment of Service Fees; and

WHEREAS, a Preliminary Impact Statement of said proposed adjustment of the Service Fees as estimated by GHC in the amount of Forty Four Thousand One Hundred & Eighty Six Dollars & 52/100 ($44,186.52); A copy of said Preliminary Impact Statement is attached hereto and marked as Exhibit "A" and incorporated by reference, herein.

NOW THEREFORE BE IT RESOLVED that the following proposed adjustment of Services Fees by the Corporation, a copy of said adjustments is attached hereto and marked as Exhibit "B", and incorporated by reference and made part of this Resolution, is hereby approved and adopted by the Board, herein; and

BE IT FURTHER RESOLVED that the President and Secretary attest to the adoption of this Resolution, and that the Secretary hereby be instructed to insert a copy of the Resolution in the Minute Book of GHC.

IN WITNESS WHEREOF, the undersigned Board of Directors of Guam Housing Corporation have hereunto subscribed their names to signify their adoption of the foregoing Resolution dated this 26th day of June, 2020.

_____
FRANCISCO FLORIG, Chairman

_____
TOMAS FLORES, Vice Chairman

_____
LANITA TIONG, Director

_____
CECILIA MANTANONA, Director

_____
DOREEN CRISOSTOMO, Director

_____
SANDRA BORDALLO, Director

_____
GABRIEL JUGO, Director

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

SECRETARY'S CERTIFICATE

I, **LANITA TIONG,** Secretary of Guam Housing Corporation ("GHC"), hereby certify as follows:

1. **Correct Copy of Resolution.** The foregoing document is a full, true and correct copy of Resolution No. 01-2020 (the "Resolution"), duly adopted at a regular meeting of the members of the Board of Directors of GHC, duly and legally held, at the regular meeting place thereon on June 26, 2020, of which meeting all of said members had due notice and at which at least a majority were present, thereof.

2. **Adoption of Resolution.** That at such meeting the Resolution was adopted by the majority of members present at said regular meeting.

3. **No Amendments.** That no other amendments, modifications, or revocations since the date of its adoption of said Resolution, and that the same is now in full force and effect.

4. **Specimen Signature(s).** The specimen signature appearing below is the signature of the duly authorized representative and officer authorized to sign on behalf of GHC by the virtue of this Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary, this 26th day of June, 2020.

_____
LANITA TIONG, Secretary

590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96931
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144

PRELIMINARY IMPACT STATEMENT
(See attached)

ESTIMATED AMOUNT: $44,186.52

EXHIBIT "A"

Guam Housing Corporation
Estimated Impact for Proposed Fee changes

Description	Current Fee	Proposed Fee	FY 2019	FY 2018	FY 2017	Average	Estimated Qty	Estimated Amount	Impact/ Difference
Housing									
Loan Fee for purchase	2%	2.50%	40,777.03	24,531.90	21,761.00	29,023.31		36,279.14	7,255.83
Loan Fee for construction	3%	3.50%	14,559.00	-	58,056.33	24,205.11		28,239.30	4,034.19
CAHAT Servicing Fee for new loans only (existing loans gra	$ 5.00	$ 20.00	5,265.00	4,390.00	4,375.00	4,676.67	New loans 72.00	6,116.67	1,440.00
Documentation Fee (Loan Packaging)	$ -	$ 100.00	-	-	-		13.00	1,300.00	1,300.00
Replacement Coupons per sheet	$ -	$ 5.00	-	-	-		60.00	300.00	300.00
Processing Fee	$ -	$ 25.00	-	-	-		228.00	5,700.00	5,700.00
Returned Check Fee	$20.00	$ 50.00	810.00	680.00	840.00	776.67		1,941.67	1,165.00
Release of Mortgage	$ -	$ 25.00	-	-	-	-	30.00	750.00	750.00
Verification of Mortgage	$ -	$ 15.00					72.00	1,080.00	1,080.00
Credit Report	$ -	$ 25.00	-	-	-	-	67.00	1,675.00	1,675.00
Collection analysis (per hour)	$ -	$ 40.00	-	-	-	-	5.00	1,600.00	1,600.00
Property Tax & Home Insurance research	$ -	$ 15.00	-	-	-	-	12.00	180.00	180.00
Copying Fee	$ 0.50	$ 1.00	95.50	-	-	31.83	191.00	191.00	159.17
Payoff Request after the 2nd request for the year	$ -	$ 10.00					36.00	360.00	360.00
Subtotal Housing			61,506.53	29,601.90	85,032.33	58,713.59		85,712.77	26,999.18
Rental									
Rental Processing Fee	$ -	$ 10.00	-	-	-	-	108.00	1,080.00	1,080.00
Rental Verification Fee	$ -	$ 5.00	-	-	-		108.00	540.00	540.00
Replacement Coupons per sheet	$ -	$ 5.00	-	-	-		12.00	60.00	60.00
Return Check Fee	$25.00	$ 50.00	100.00	25.00	50.00	58.33	2.33	116.67	58.34
Recovery of attorney's fees and cost for enforcement of terms and conditions of Rental Agreement	$ -	Legal charge passed on to the Tenant	1,050.00	-	-	350.00	25.00	8,750.00	8,400.00
Process Serving Fee	$ -	$55 - $75	240.00	-	-	80.00	25.00	1,625.00	1,545.00
Small claims and/or legal action to enforce Rental Agreement	$ -	Varying court fees passed on to Tenant	-	688.00	-	229.33	25.00	5,733.33	5,504.00
Subtotal Rental			1,390.00	713.00	50.00	717.67		16,825.00	17,187.34
Grand Total			**62,896.53**	**30,314.90**	**85,082.33**	**59,431.25**		**102,537.77**	**44,186.52**

" Exhibit A "

Doc. No. 35GL-20-1936.*

GUAM HOUSING CORPORATION PROPOSED SERVICE FEES ADJUSTMENTS
Effective Fanomnakan 2020

HOUSING DIVISION FEES	Current Fee	Proposed Fee
Loan Fee for Purchase of Property	2%	2.50%
Loan Fee for Construction of Residence	3%	3.50%
CAHAT Servicing Fee for New Loans	$5.00	$20.00
Loan Documentation Fee (Loan Packaging)	$0.00	$100.00
Replacement Coupon (per sheet)	$0.00	$5.00
Loan Processing Fee	$0.00	$25.00
Returned Check Fee	$20.00	$50.00
Release of Mortgage	$0.00	$25.00
Verification of Mortgage	$0.00	$15.00
Credit Report	$0.00	$25.00
Collection Analysis Request	$0.00	$40.00
Property Tax and Home Insurance Research	$0.00	$15.00
Copying Fee	$0.50	$1.00
Payoff request after 1st request for calendar year	$0.00	$10.00

RENTAL DIVISION FEES	CURRENT FEE	PROPOSED FEE
Rental Processing Fee	$0.00	$10.00
Rental Verification Fee	$0.00	$5.00
Replacement Coupons (per sheet)	$0.00	$5.00
Returned Check Fee	$25.00	$50.00
Attorney Fees & Costs for Enforcement of Lease Agreement	$0.00	**Pursuant to Contract**
Process Server Fees	$0.00	**Subject to Third-Party rates**
Small Claims Fees to Enforce Lease	$0.00	**Superior Court of Guam Rates**

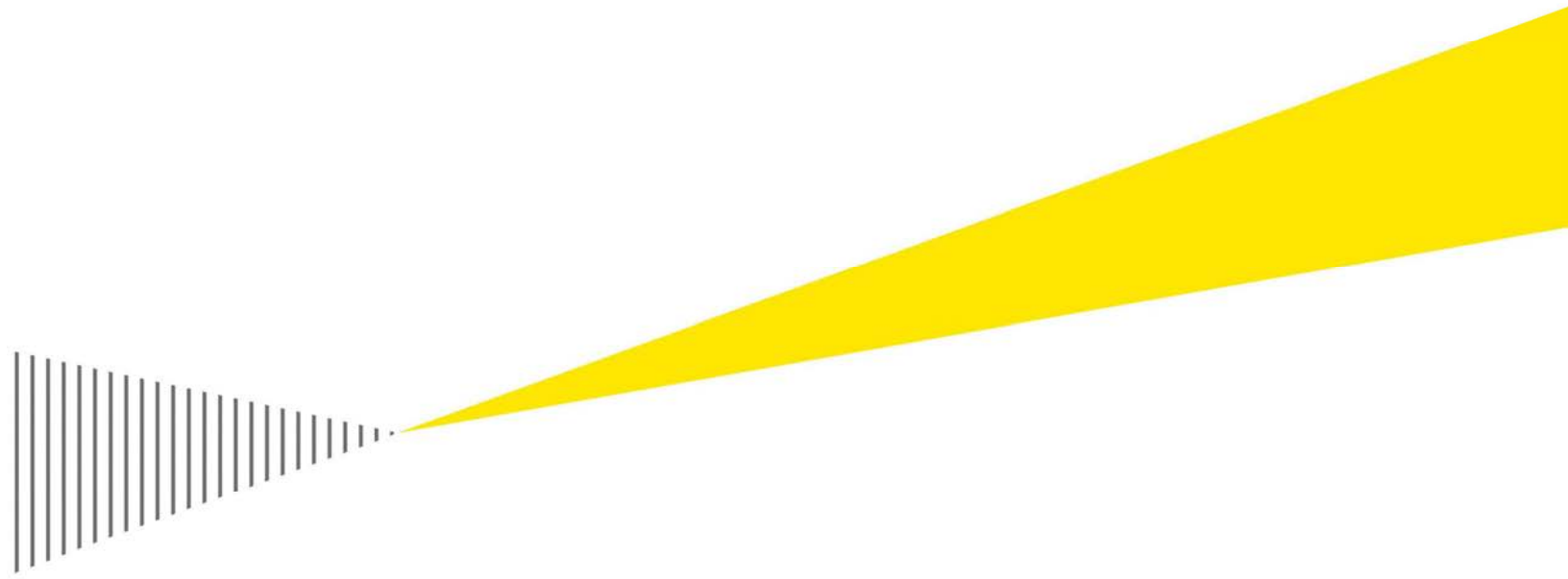
EXHIBIT "B"

Financial Statements, Required Supplementary Information and Supplementary Information

Guam Housing Corporation

(A Component Unit of the Government of Guam)

Years ended September 30, 2019 and 2018
with Report of Independent Auditors



Building a better working world

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Financial Statements, Required Supplementary Information, and Supplementary Information

Years ended September 30, 2019 and 2018

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Building a better working world

Report of Independent Auditors

The Board of Directors
Guam Housing Corporation

Report on the Financial Statements

We have audited the accompanying statements of net position of the Guam Housing Corporation (the Corporation), a component unit of the Government of Guam, as of September 30, 2019 and 2018, and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the Guam Housing Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

A member firm of Ernst & Young Global Limited

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of September 30, 2019 and 2018, and the changes in its financial position and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

Other Matters

Required Supplementary Information

U.S. generally accepted accounting principles require that the Management's Discussion and Analysis on pages 4 through 18, the Schedules of the Corporation's Proportionate Share of the Net Pension Liability on pages 55, 57 and 59, the Schedule of the Corporation's Contributions on pages 56, 58, 60 and 62 and the Schedule of the Corporation's Proportionate Share of Collective Total Other Postemployment Benefit Liability on page 61 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Corporation's basic financial statements. The supplementary information included in pages 64 through 68 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

Supplementary Information, continued

The information included in pages 64 through 68 is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we also have issued our report dated April 24, 2020 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

Ernst & Young LLP

April 24, 2020

Management's Discussion and Analysis
September 30, 2019

As Management of the Guam Housing Corporation (GHC, the Corporation), we offer the readers of the Corporation's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended September 30, 2019. We encourage the readers to consider the information presented as you review the financial statistics presented on the following pages.

A. About the Corporation

GHC was established by virtue of Title 12 Chapter 4 of the Guam Code Annotated in 1965. GHC's mandate is to (a) To encourage and promote the investment of private capital in low and moderate income residential housing in Guam. (b) To engage in land-use planning for residential housing purposes to the end that the most economic and socially beneficial use may be made of land, and to encourage and assist private persons and organizations to act in accordance with the results of such planning. (c) To encourage and engage in low and moderate income housing activities, including development of residential subdivisions, construction of housing for rental or resale, and to make loans to any person for the purchase, construction, improvement or repair of a home.

The management of the GHC is vested in a Board of Directors consisting of seven (7) members. The Board is responsible for overall policymaking and general supervision of the Corporation.

Loan & Supplemental Funding Programs

Currently, GHC makes available the following programs:

I. Regular Loan Program

The residential mortgage lending program is to assist families and individuals, who are first time homeowners and are unable to obtain financing for purchase or construction through conventional lending institutions. During the August 31, 2018 regular meeting of the Board of Directors, the current interest rate for this program was changed to 2% above the prevailing rate charged by local lenders.

II. Six Percent Loan Program

This is a low interest rate residential mortgage loan program to assist families and individuals who are first time homeowners and are unable to obtain financing from conventional mortgage lending institutions. The interest rate on this program was changed to match that of the local markets with a floor of 4% and a ceiling of 6% for a term of 30 years (P.L. 31-166).

III. Community Affordable Housing Action Trust (CAHAT)

This is an interest free second mortgage program designed as a program for first time homeowners for families and individuals who lack the resources to purchase or construct a typhoon-resistant home. Enabling legislation is Public Law 21-99. Term of the loan is 30 years.

IV. IV. Leveraged Loan Program

This loan program was effectuated via a Memorandum of Understanding between GHC (Government of Guam) and Rural Development (RD), United States Department of Agriculture (USDA) on September 5, 2005. The program is a joint financing concept whereby an applicant receives two separate loans to obtain a 100% financing. GHC provides 20%, holding the first mortgage; and the RD provides 80% for the second mortgage.

GHC's loan will be at the interest rates established for its regular loan program for a term of thirty (30) years. RD loans will be available at the prevailing interest rate for a term of thirty-three (33) years. However, because RD's loan is a subsidized loan, the interest rate may be reduced depending on the borrower's income. This subsidy increases the buying power of an individual.

V. First Time Homeowners Assistance Program (FTHAP)

This program was reestablished through the Housing Trust Fund Act established by P. L. 31-166 in January of 2012 with the first grant being awarded with the establishment of the Rules and Regulations for the program in June of 2012 through P. L. 31-277.

A real success story; since its reintroduction, the Corporation has issued grants totaling $3,938,114 to 546 families. Not only has this program helped so many first time homeowners realize the dream of ownership but it also has stimulated the real estate industry by a whopping $98 million.

Eligible recipients of the program are provided up to $10,000 or 4% of the total of the purchase price or construction cost and closing costs. The maximum total cost should not exceed $300,000 as amended by P.L. 34-100.

The program is not restricted to GHC loans. Currently, there are eleven (11) participating financial institutions, including GHC.

GHC also works in conjunction with the USDA RD and the Land Trust Initiative in supporting their housing initiatives. By virtue of Title 21, Chapter 75 of the Guam Code Annotated, GHC is the primary, and in most cases, the only authorized lender for chamorro land trust property recipients seeking mortgage financing. Loan programs available to veterans, who are also recipients of the chamorro land trust property, were limited to GHC's loan program and U.S. Veteran's Administration direct loan under the Native American Loan Program. However, a Memorandum of Understanding executed by the Chamorro Land Trust Commission (CLTC), GHC and RD on September 2005 was suspended due to suit on the Fair Housing Act. An Amended MOU is under review and expected to be executed by all parties in order to effectuate the original intent for RD to provide financial assistance to first-time homeowners with a CLTC lease and also meet RD's eligibility and qualifying criteria.

GHC's borrowers are diverse and includes teachers, firemen, police officers, office managers, office workers, hotel and restaurant employees. They walk through our doors seeking financing for their first home in order to fill the basic need of housing for their families. It is for this very reason why GHC seeks additional lending capital at the lowest cost possible for those families who have been pre-qualified.

Even though GHC continues to hold its own, its limited capital does hinder its ability to do all that it is capable of doing with respect to funding its own lending programs or in moving its special programs forward.

Currently the lack of skilled construction workers has driven the price of building and renovating houses beyond the buying powers of GHC's applicants. Also, the current inventory of affordable housing units is insufficient to meet the needs of our people. It is imperative that the Corporation as a government entity, continue to work to address the housing needs of our island residents. GHC under its mandate is geared to accomplish this mission.

Rental Division

GHC acquired 115 Lada Gardens homes in Dededo back in 1969 and are managed by the Corporation's Rental Division. These rental units are comprised of two, three, and four bedroom homes rented to eligible individuals and families. GHC also has two (2) single-family homes in Sagan Linahyan, consisting of two bedrooms, and two 12-unit apartment buildings in Yigo named Guma As-Atdas, consisting of two and three bedrooms.

GHC continued to increase its affordable housing inventory as PL 31-215 was enacted. This law provided GHC an additional ten (10) single family units, consisting of one, two, three and four bedrooms, for rent from the Department of Land Management (DLM) in Sagan Linahyan. The Department of Housing and Urban Development funded the renovation of these ten abandoned Sagan Linahyan units through Guam Housing & Urban Renewal Authority (GHURA) at a cost of approximately $650,000. The Renovation Project was completed in October 2012. Due to the source of funding for the rehabilitation of these units, the proposed tenants must meet the established income limits.

B. Overview of the Financial Statements

The discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. The Corporation's basic financial statements are comprised of two components: 1) Corporation–wide financial statements and 2) notes to the financial statements.

The Corporation utilizes the flow of economic resources measurement focus. Its financial statements are prepared in accordance with accounting principles generally accepted in the United States as applied to governmental units using the accrual basis of accounting. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting requires that proprietary activities apply all applicable GASB pronouncements as well as Statements and Interpretations issued by the Financial Accounting Standards Board (FASB), Accounting Principle Board Opinions and Accounting Research Bulletins issued on or before November 30, 1989, except those that conflict with a GASB pronouncement.

The *Statement of Net Positions* presents information on all of the Corporation's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the two reported as net positions. Over time, increases or decreases in net positions may serve as a useful indicator of whether the financial position of the Corporation is improving or deteriorating.

The *Statement of Revenues, Expenses and Changes in Net Positions* present information showing how the Corporation's net positions changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation, and earned but unused vacation leave).

The *Statement of Cash Flows* provides information about the Corporation's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities.

The Corporation-wide financial statements report on the function of the Corporation that is principally supported by intergovernmental revenues. The Corporation's function is to help first-time homeowner individuals and families secure mortgage financing who cannot otherwise qualify as borrowers through other conventional financing means and provide and administer low-cost housing rental projects. The Corporation-wide financial statements of the Corporation can be found on pages 19 through 68 of this report.

A condensed summary of the Corporation's statements of net position at September 30, 2019, 2018 and 2017 is shown below.

	2019	2018	2017
Cash & Investments	$ 10,794,353	$ 9,951,896	$ 9,361,591
Loans receivable, other receivables, prepaid exp. & inventory	27,233,491	28,287,200	29,527,266
Foreclosed assets held for resale	535,541	477,450	505,638
Capital Assets	6,030,003	6,216,039	6,335,993
Deferred outflows of resources – pension & OPEB	1,130,250	1,448,339	1,655,150
Total assets & deferred outflows of resources	45,723,638	46,380,924	47,385,638
Accounts payable & accrued expenses	887,337	771,197	841,714
Deposits by borrowers & security deposit	535,868	654,163	712,927
Bonds payable	3,495,000	3,715,000	3,905,000
Loans held in trust	147,408	166,738	191,461
Net Pension & OPEB Liability	9,302,919	14,668,683	15,916,557
Total Liabilities	14,368,532	19,975,781	21,567,659
Deferred inflows of resources – pension & OPEB	5,730,577	1,508,093	351,628
Invested in capital assets, net of related debt	6,030,003	6,216,039	6,335,993
Restricted	4,541,540	3,903,672	3,605,367
Unrestricted	15,052,986	14,777,339	15,524,991
Total net position	$ 25,624,529	$ 24,897,050	$ 25,466,351

	2019	2018	2017
Revenues	$ 2,633,641	$ 2,376,083	$ 2,558,943
Expenses	1,906,162	2,945,384	3,307,599
Increase (decrease) in net position	727,479	(569,301)	(748,656)
Net position at beginning of year	24,897,050	25,466,351	26,215,007
Net position at end of year	$ 25,624,529	$ 24,897,050	$ 25,466,351

C. Financials at a Glance

The Corporation ended fiscal year 2019 with an increase in net income of $727,479. The increase is attributed to the Other Post-Employment Benefits (OPEB) liability adjustments. The overall adjustments due to the OPEB increased the net position by $842,637. Before the OPEB and pension liability adjustment the corporation had a decrease in net position of $97,712.

Revenue increased by 11% due to the increase in Rental Income, gain on the sale of property, interest on investments held by bond trustee and interest on bank deposit this was offset by the decrease in miscellaneous income. An explanation of the variance of these revenue categories is provided below.

Expense decreased by 35% due to the decrease in Retiree Supplemental & Health Benefits, Professional Services and Loss on Impaired Assets this was offset by the increase in the Retirement & Medicare contributions. An explanation of the variance of these expense categories is provided below.

GHC's loan portfolio has decreased by $1.02 million to approximately $27.7 million decreasing 3.6% from the prior year. The decrease is due to $1.5 million in payoffs, $1.1 million in monthly payments plus $156 thousand from one foreclosure offset by new loan's principal disbursements and deferment totaling $1.7 million.

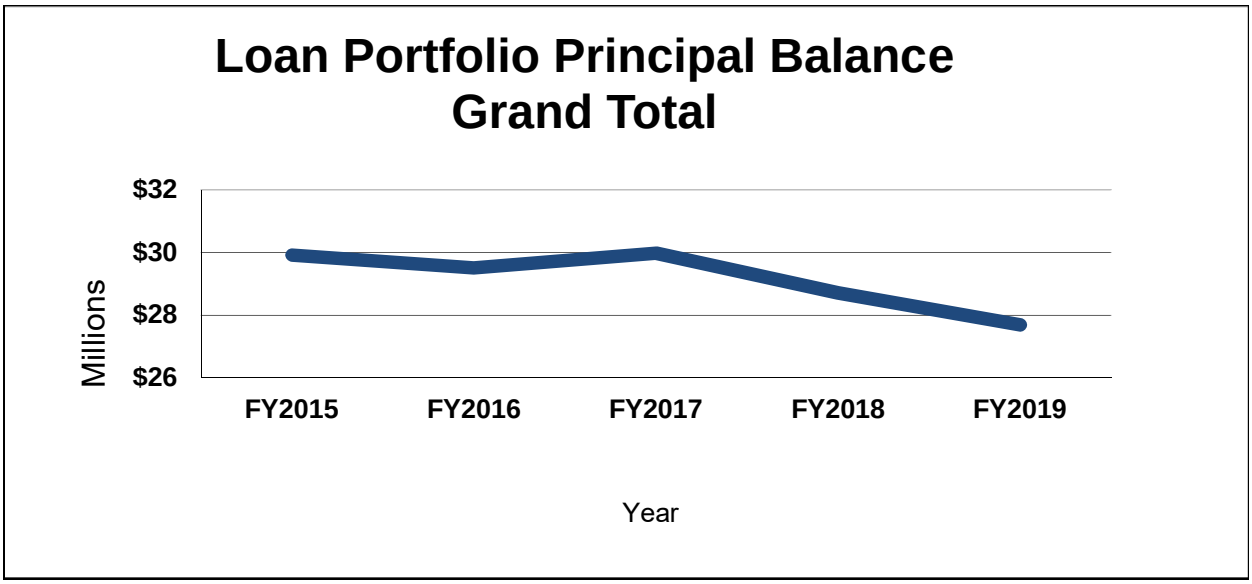
GHC originated five (5) loans totaling $824 thousand under the Direct Loan Program, five (5) loans totaling $930 thousand under the Revolving Loan Program and ten (10) loans totaling $342 thousand under the CAHAT program in fiscal year 2019.

At the end of fiscal year 2019, 14 applicants totaling $2.2 million were committed for loans and awaiting documents. Although there are loans committed, there has been delays in principal disbursement due to the limited number of skilled workers on Guam. GHC's borrowers are having a hard time securing a Contractor to build their homes. GHC continues its marketing efforts to disseminate information relative to all its authorized programs, including the FTHAP. Although GHC is limited in its lending capital and securing a Contractor is difficult, it continued to conduct pre-qualification interviews in order to determine the need for affordable housing. In fiscal year 2019, 228 applicants were interviewed. Of those interviewed only 106 are prospective applicants requiring a total of $12.1 million for loans. Most of these individuals are faced with the challenge of locating a dwelling within their affordability amount.

D. Financial Highlights

Loan Portfolio Principal Balance

FY2015	FY2016	FY 2017	FY 2018	FY 2019
$29,921,496	$29,512,782	$29,976,181	$28,708,835	$27,686,804
Total Number of Loans				
411	401	392	373	362

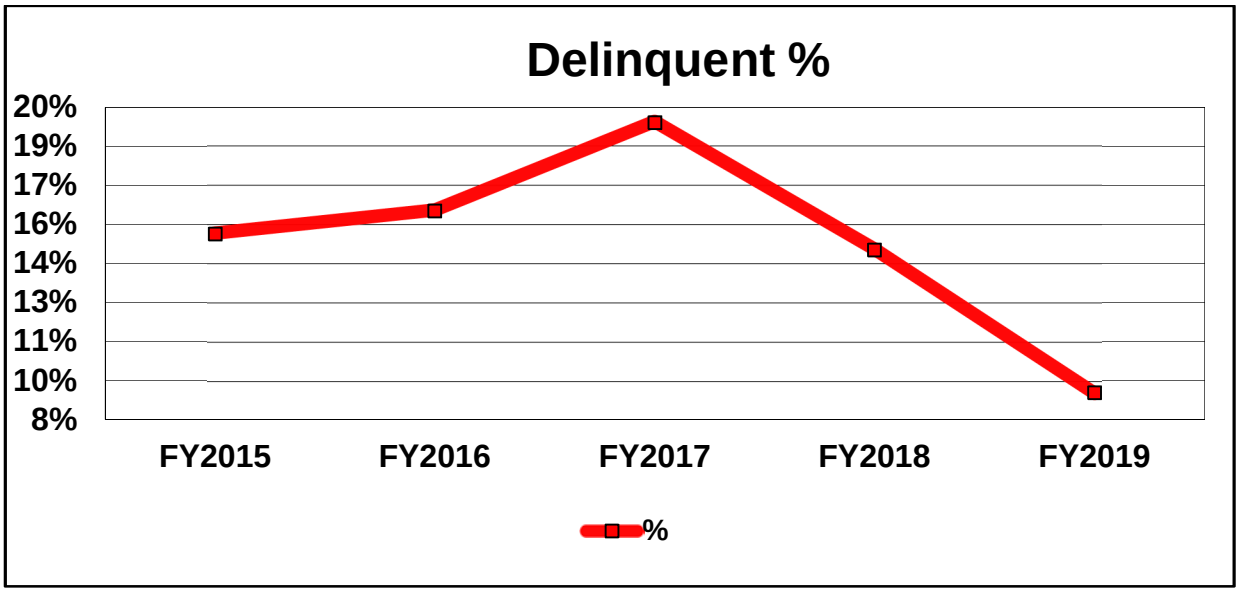


Delinquency

GHC provides financial assistance to individual and families who are unable to get assistance thru conventional means for their housing needs. As such, GHC takes a higher risk. Delinquent loans 30 days and over decreased by $1.7 million to $2.5 million in fiscal year 2019. Overall, loans delinquent 30 days and over decreased from 15% in fiscal year 2018 to 9% in fiscal year 2019. The decrease is due GHC's Legal Counsel's aggressive actions and some workout agreements with borrowers.

GHC's policy requires that all accounts past 90 days be reviewed and referred to legal counsel for further proceeding, however, each account is reviewed by the Credit and Collection Committee to determine if a workout agreement to reduce the Corporation's loss would be in the best interest of the Corporation rather than pursuing foreclosure. There may be some cases in which the current market value of the secured property could be lower than the payoff amount. If the borrower is committed and has demonstrated the ability to service the workout amount, the Corporation will authorize the workout. This, however, will not eliminate foreclosure should the borrower neglect to follow the approved payment arrangement.

FY2015	FY2016	FY2017	FY2018	FY2019
Delinquent %				
15.15%	16.04%	19.43%	14.54%	9.03%
Principal Balance				
$4,496,676	$4,697,389	$5,789,624	$4,150,819	$2,488,045
Total Number of Loans				
58	53	60	50	32



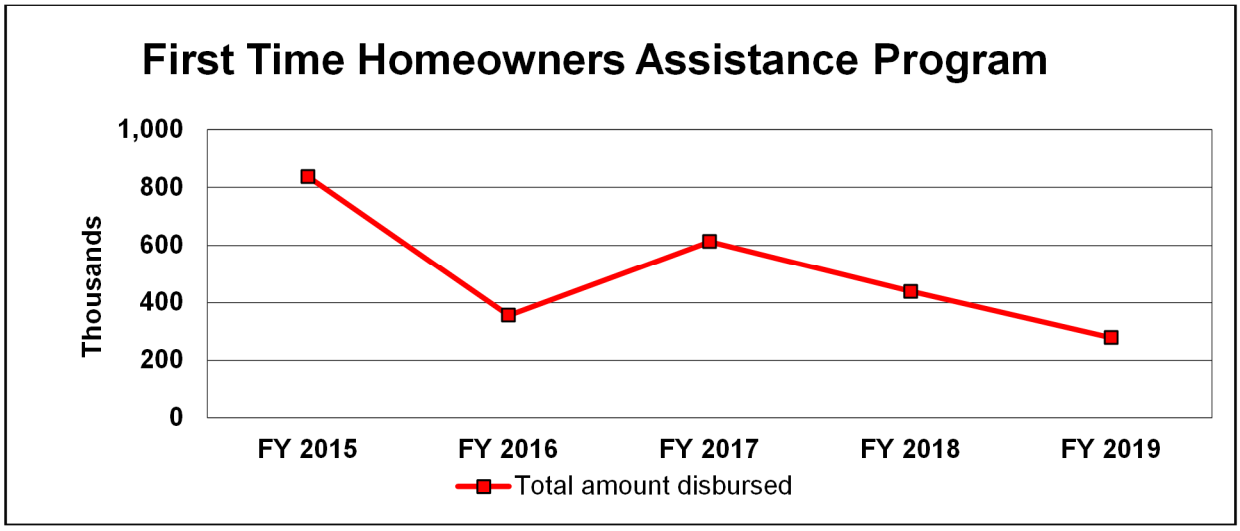
First-Time Homeowners Assistance Program

The total number of FTHAP grants disbursed have decreased from 54 in fiscal year 2018 to 34 in fiscal year 2019. GHC received $600,544 & $473,461 of escheated funds from the Department of Adminstration (DOA) during fiscal years 2019 & 2018 respectively. Half of the funds received in fiscal year 2019 was received in the latter part of the fiscal year so disbursements for these funds were disbursed in fiscal year 2020. As with the previous fiscal years, the funds were not enough for all the applications GHC received so the waiting list that was established is ongoing. GHC is still awaiting funds.

	FY 2015	FY 2016	FY 2017	FY2018	FY2019
Total amount disbursed	$837,997	$355,262	$612,575	$438,982	$276,991
Total number of grants	121	53	83	54	34

GHC funds	$0	$26,338	$0	$7,532	$0
Number of grants (GHC)	0	4	0	1	0

Escheated funds	$837,997	$328,924	$612,575	$431,450	$276,991
Number of grants (Escheated funds)	121	49	83	53	34



Foreclosed assets held for resale

Foreclosed assets held for resale increased from $477,450 in fiscal year 2018 to $535,541 in fiscal year 2019. During fiscal year 2019, one (1) property was sold which had a book value of $177,210 and one (1) property was added due to a foreclosure with a value of $235,301. At the end of fiscal year 2019 there were three (3) foreclosed assets held for resale.

Maintenance and security of these units throughout the Territory of Guam has fallen to the Rental Division, which due to its limited staff, struggles to accommodate the additional workload. Among others there are concerns of vandalism, theft, and generally the deterioration of the vacant properties.

Investment with trustee

Investment with trustee decreased by $383,056 to $1,868,261 in fiscal year 2019. This account is used to pay the trustee fees and the principal and interest of the mortgage revenue bond.

Pension & Other Post-employment Benefits (OPEB) Deferred Outflows of resources

The deferred outflows of resources decreased from $1,448,339 in fiscal year 2018 to $1,130,250 in fiscal year 2019 or 22% due to the changes in assumptions as reported in the OPEB valuation report. As per the KMS Actuaries' report dated March 12, 2020 many assumptions were updated in this valuation and the OPEB Expense and deferred outflows and inflows of resources primarily result from changes in the components of the total OPEB liability. The changes of assumptions resulted in a decrease in the OPEB deferred outflow of resources this was offset by an increase in the Pension deferred outflow of resources. The Pension deferred outflow of resources increased due to eleven employees changing retirement plans from the Define Contribution Retirement System (DCRS) to the Define Benefit 1.75 Retirement System (DB 1.75 Plan) in January 2018.

Restricted Accounts Payables

In fiscal years 2018 and 2019 in accordance with PL33-168, DOA transferred to GHC $473,461 and $600,544, respectively, of escheated funds for the FTHAP. Because of the restrictions, the funds received were placed under a restricted payable. During fiscal year 2019, $276,991 was disbursed to thirty-four (34) first time homeowners from this fund. The balance at the end of fiscal year 2019 was $411,113.

Pension Liability

Pension liability increased from $3,444,753 in fiscal year 2018 to $3,625,960 in fiscal year 2019 or 5%. The increase was due to the transfer of eleven employees from the DCRS plan to the DB 1.75 Plan in January 2018.

Other Post-employment Benefit Liability

The OPEB liability decreased by 49% from $11,223,930 in fiscal year 2018 to $5,676,959 in fiscal year 2019. The decrease is due to the changes of assumptions. As per the KMS Actuaries' report dated March 12, 2020 many assumptions were updated in this valuation as mentioned above.

Pension and OPEB Deferred Inflows of Resources

Deferred inflows of resources increased by $4,222,484 from $1,508,093 in fiscal year 2018 to $5,730,577 in fiscal year 2019 due to the changes of assumptions for the OPEB liability as mentioned above.

Interest/(loss) on Investment held by Bond Trustees

Interest/(loss) on Investment Held by Bond Trustees increased by $81,043 from a loss of $28,323 in fiscal year 2018 to a gain of $52,720 in fiscal year 2019. The increase is due to the decrease in in the market value in fiscal year 2018. The overall decrease in market value for fiscal year 2018 was $73,948 compared to an increase in market value of $8,313 in fiscal year 2019.

Rental Income

Rental Income increased by $113,679 or 15% due to the decrease in bad debts for tenant receivable. Bad debts decreased from $122,131 in fiscal year 2018 to $23,256 in fiscal year 2019. An amnesty program was offered in fiscal year 2019. The offer to the tenants was to pay half of the total rent due in three months and the other half will be written off after all payments were made. Twenty-three (23) tenants took advantage of the amnesty program in fiscal year 2019. The total write offs due to the amnesty program was $34,101. Due to the collection from the amnesty program the adjustment to the allowance for uncollectible at the end of the fiscal year 2019 was a decrease in allowance of $10,845.

Miscellaneous Revenues

Miscellaneous Revenues decreased by $17,168 or 19% from $89,783 in fiscal year 2018 to $72,615 in fiscal year 2019. The decrease is due to the decrease in late fee collected and decrease in administrative fee. The decrease in late fee is due to the decrease in delinquency. The decrease in administrative fee was due to the decrease in the number of grants disbursed in fiscal year 2019. Some of the funds received in fiscal year 2019 was disbursed in fiscal year 2020.

Gain/(Loss) on Sale of Assets

In fiscal year 2019 one foreclosed property was sold at a gain of $57,188. GHC received several offers for this property in Piti and accepted the highest offer at $234,398. In fiscal year 2018, one foreclosed property was sold at a loss of $38,098. This property had been a foreclosed property since 1999 and had issues which made it hard to sell.

Interest Income on Bank Deposit

Interest income on bank deposit increased by 37% from $35,341 in fiscal year 2018 to $48,261 in fiscal year 2019 due to the increase in the weighted average interest rate on bank accounts.

Retirement and Medicare Contributions

Retirement and Medicare Contributions increased by $443,897 from a credit balance of $85,165 in fiscal year 2018 to $358,732 in fiscal year 2019 due to the big decrease in the pension liability in fiscal year 2018 and an increase in the pension liability in fiscal year 2019. The increase in pension liability during fiscal year 2019 was due to the transfer of eleven (11) employees from the DCRS plan to the DB 1.75 plan during fiscal year 2018 which is reported in fiscal year 2019.

Professional Services

Professional Services decreased by $26,427 or 18% from $149,963 in fiscal year 2018 to $123,536 in fiscal year 2019 due to the decrease in information technology (IT) expenses. There was an increase in IT expenses in fiscal year 2018 due to a project to implement a new software for the Rental Division and in June 2019 the IT contract expired.

Employee benefits, other than retirement

Employee benefit, other than retirement increased by $10,825 or 15% from $70,064 in fiscal year 2018 to $80,889 in fiscal year 2019. More employees opted to have medical and dental insurance in fiscal year 2019.

Maintenance Expense

Maintenance Expense increased by $17,785 or 34% from $52,467 in fiscal year 2018 to $70,252 in fiscal year 2019 due to the increase in the issuance of materials.

Impairment Loss on Foreclosed Assets

The appraised values that were taken in fiscal year 2019 for the three (3) foreclosed properties were higher than the book value as such there was no impairment loss in fiscal year 2019. Impairment loss on foreclosed assets totaling $66,271 was recorded in fiscal years 2018 to reduce the book value of three foreclosed properties in fiscal year 2018 to the appraisal value.

Retiree Supplemental and Health Benefits

Retiree Supplemental and Health Benefits decreased by $1,415,955 from $792,099 in fiscal year 2018 to a credit balance of $623,856 in fiscal year 2019 due to the decrease in the OPEB liability.

E. FUTURE EVENTS

GHC continues to pursue its mission with numerous challenges. GHC's ability to secure lending capital at affordable rates would be its immediate concern to achieve many of its goals. GHC has made numerous efforts in educating both the executive and legislative branches, as well as private sector housing partners with respect to the "Trust Fund" initiative which addresses the funding of various programs and projects. There is proposed legislation for consideration on funding opportunities intended for the Housing Trust Fund.

GHC will continue its pursuit of Governor Lou Leon Guerrero's Affordable Housing Initiatives, including addressing the homelessness needs on Guam. GHC provides direction, cooperation, coordination and leveraging of federal agencies, programs, and grants, with Government of Guam agencies, and the participation and investment of the private industry. With these efforts, the dream of homeownership for the people of Guam will become a reality for many, and an opportunity to provide a safe and sanitary housing for many more in the future.

The homeless population on Guam is growing at an alarming rate. Once again, GHC under the leadership of President, Alice Taijeron, is tasked to lead the housing agencies and partnering industries to address this concern. Funding from federal grants and programs and local initiatives must be secured to alleviate the increased need for adequate safe and sanitary housing for those in need. A homeless task force has been convened to deal with the many social and economic distress facing this segment of the community.

Guam Housing Corporation has established the following goals to complete in 2020:

1. Continued work with the 35th Guam Legislature and the Leon Guerrero/Tenorio Administration to introduce and ratify legislation to fund the existing "Housing Trust Fund" and all provisions attached thereto.

2. Continued pursuit and promotion of alternative building materials, structure, and design to lessen the cost of constructing safe, sanitary, and very affordable, low cost housing.

3. Ongoing coordination with partnering Government of Guam agencies (DLM, Chamorro Land Trust Commission, Guam Ancestral Land Commission) to provide available, developable land to recipients that qualify for homeownership financing and programs (VA, USDA, Substantially Underserved Trust Areas).

4. Continued work with GHURA and federal agencies with funding sources and layering of grants and programs in development of affordable housing.

5. Statutory authority to finance the building of new homes by funding "Housing Trust Fund" for GHC programs & initiatives (i.e., FTHAP and CAHAT loan program).

6. Sagan Linahyan – Development of 59 unused lots with available infrastructure for affordable housing (rental & home ownership)

7. Source funding to provide emergency housing shelters and homes for the needy through various programs. Federal, local, private sector and NGO's have expressed the need and desire to participate in funding and managing programs to assist the homeless population.

8. Renovate rental units at Lada & As Atdas as funds are available.

The Corporation is cognizant of the lack of inventory of affordable homes. It will continue addressing this issue with its housing partners for possible solutions.

Doc. No. 35GL-20-1936.*

F. CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT

The Management Discussion and Analysis report is intended to provide information concerning known facts and conditions affecting the Corporation's operations. This financial report is designed to provide a general overview of the Corporation's finances and demonstrate its ability to manage its resources. For additional information concerning this report, please contact the President of Guam Housing Corporation, at 590 S. Marine Corps Drive, Suite 514 ITC Building, Tamuning, Guam 96931 or visit the website at www.guamhousing.org.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Statements of Net Position

	September 30, 2019	2018
Assets		
Current assets:		
Unrestricted assets:		
Cash and cash equivalents *(Note 2)*	$ 4,181,189	$ 3,596,744
Self-insurance fund *(Notes 2 and 9)*	1,156,703	1,132,357
Loans receivable, net *(Note 3)*	1,050,858	1,111,545
Tenants receivable, net	15,384	11,652
Accrued interest receivable	40,906	67,176
Prepaid expenses and other	44,134	73,714
Foreclosed assets held for resale *(Note 6)*	535,541	477,450
Total unrestricted assets	7,024,715	6,470,638
Restricted assets:		
Cash and cash equivalents *(Note 2)*	3,588,200	2,971,478
Investments *(Note 2)*	1,868,261	2,251,317
Total restricted assets	5,456,461	5,222,795
Total current assets	12,481,176	11,693,433
Loans receivable, net *(Note 3)*	24,034,480	25,154,593
Restricted other receivables *(Note 4)*	2,047,729	1,868,520
Depreciable capital assets *(Note 5)*	3,095,776	3,281,812
Non-depreciable capital assets *(Note 5)*	2,934,227	2,934,227
Total assets	44,593,388	44,932,585
Deferred outflows of resources		
Pension *(Note 8)*	561,499	449,481
Other postemployment benefits (*Note 8*)	568,751	998,858
Total deferred outflows of resources	1,130,250	1,448,339
Total assets and deferred outflows of resources	45,723,638	46,380,924

See accompanying notes.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Statements of Net Position, continued

	September 30, 2019	2018
Liabilities		
Current liabilities:		
Payable from unrestricted assets:		
Accounts payable and accrued expenses	$ 119,379	$ 164,740
Current portion of accrued compensated absences *(Notes 8 and 10)*	86,468	91,913
Unearned revenue	105,692	150,132
Total payable from unrestricted assets	311,539	406,785
Payable from restricted assets:		
Accounts payable	411,113	115,425
Bonds payable *(Notes 7 and 10)*	230,000	220,000
Accrued interest payable	16,340	17,202
Security deposits	49,945	47,557
Deposits by borrowers - insurance premiums and real estate taxes	485,923	606,606
Rebate liability *(Note 7)*	80,408	78,015
Total payable from restricted assets	1,273,729	1,084,805
Total current liabilities	1,585,268	1,491,590
Non-current liabilities:		
Payable from unrestricted assets:		
Non-current portion of accrued compensated absences *(Notes 8 and 10)*	67,937	153,770
Net pension liability *(Notes 8 and 10)*	3,625,960	3,444,753
Total collective other postemployment benefit liability *(Notes 8 and 10)*	5,676,959	11,223,930
Payable from restricted assets:		
Bonds payable *(Notes 7 and 10)*	3,265,000	3,495,000
Loans held in trust *(Notes 4 and 10)*	147,408	166,738
Total non-current liabilities	12,783,264	18,484,191
Total liabilities	14,368,532	19,975,781
Deferred inflows of resources		
Pension *(Note 8)*	157,960	209,703
Other postemployment benefits (Note 8)	5,572,617	1,298,390
Total deferred inflows of resources	5,730,577	1,508,093
Commitments and contingencies *(Notes 9)*		
Net position:		
Net investment in capital assets	6,030,003	6,216,039
Restricted for lending activities	4,541,540	3,903,672
Unrestricted	15,052,986	14,777,339
Total net position	$ 25,624,529	$ 24,897,050

See accompanying notes.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Statements of Revenues, Expenses and Changes in Net Position

	Year ended September 30, 2019	2018
Operating revenues:		
Interest income on loans receivable	$ 1,534,866	$ 1,563,068
Rental income	867,991	754,312
Miscellaneous revenues	72,615	89,783
Interest income on deposits	48,261	35,341
Interest (expense) income on investments held by bond trustees	52,720	(28,323)
Gain (loss) on sale of foreclosed asset	57,188	(38,098)
Total operating revenues	2,633,641	2,376,083
Operating expenses:		
Salaries	1,240,263	1,233,093
Retirement and Medicare contributions *(Note 8)*	358,732	(85,165)
Interest expense on borrowings	202,973	213,197
Depreciation and amortization *(Note 5)*	186,037	179,452
Professional services	123,536	149,963
Rent *(Note 9)*	105,054	105,054
Contractual services	82,067	80,943
Employee benefits, other than retirement	80,889	70,064
Maintenance	70,252	52,467
Other	61,229	69,811
Bond trustee fees	16,036	16,135
Director fees	2,950	2,000
Retiree supplemental and health benefits *(Note 8)*	(623,856)	792,099
Impairment loss on foreclosed assets	---	66,271
Total operating expenses	1,906,162	2,945,384
Increase (decrease) in net position	727,479	(569,301)
Net position at beginning of year	24,897,050	25,466,351
Net position at end of year	$ 25,624,529	$ 24,897,050

See accompanying notes.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Statements of Cash Flows

	Year ended September 30, 2019	Year ended September 30, 2018
Cash flows from operating activities:		
Cash received from customers	2,991,195	$ 3,271,431
Others	418,952	113,341
Cash paid to suppliers for goods and services	(457,919)	(468,307)
Cash paid to employees	(1,975,447)	(1,958,412)
Net cash provided by operating activities	976,781	958,053
Cash flows from investing activities:		
Decrease in investments	383,056	443,344
Proceeds from sale of foreclosed assets	234,398	121,819
Interest received on cash and investments with trustees	52,720	(28,323)
Increase in self-insurance fund	(24,346)	(11,778)
Net cash provided by investing activities	645,828	525,062
Cash flows from noncapital financing activities:		
Repayment of bonds payable	(220,000)	(190,000)
Increase of rebate liability	2,393	2,298
Interest paid on bonds payable	(203,835)	(214,044)
Net cash used in noncapital financing activities	(421,442)	(401,746)
Cash flows from capital and related financing activities:		
Acquisition of capital assets	---	(59,498)
Net increase in cash and cash equivalents	1,201,167	1,021,871
Cash and cash equivalents at beginning of year	6,568,222	5,546,351
Cash and cash equivalents at end of year	$ 7,769,389	$ 6,568,222
Consisting of:		
Unrestricted	$ 4,181,189	$ 3,596,744
Restricted	3,588,200	2,971,478
	$ 7,769,389	$ 6,568,222

See accompanying notes.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Statements of Cash Flows, continued

	Year ended September 30, 2019	2018
Reconciliation of change in net position to net used in operating activities:		
Increase (decrease) in net position	$ 727,479	$ (569,301)
Adjustments to reconcile increase (decrease) in net position to net cash provided by operating activities:		
Non-cash pension costs	361,983	(65,346)
Non-cash other postemployment benefit cost	(554,327)	808,283
Interest expense on borrowings reported as operating expenses	202,973	213,197
Depreciation and amortization	186,037	179,452
Provision for doubtful rental receivables	10,844	224,033
(Gain) loss on sale of foreclosed asset	(57,188)	38,098
Reversal of loan losses	(20,441)	(25,347)
Interest (income) expense on investments held by bond trustees reported as non-operating expenses	(52,720)	28,323
Impairment loss on foreclosed assets	---	66,271
Decrease (increase) in assets:		
Loans receivable, net	965,940	1,022,977
Tenants receivable, net	(14,577)	(220,991)
Other receivables	(179,209)	46,369
Accrued interest receivable	26,270	(2,393)
Prepaid expenses and other assets	29,580	(2,582)
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	250,327	(8,959)
Accrued compensated absences	(91,278)	(61,723)
Unearned revenue	(44,440)	(1,286)
Security deposits	2,388	(10,311)
Deposits by borrowers - insurance premiums and real estate taxes	(120,683)	(48,453)
Loans held in trust	(19,330)	(24,723)
Net pension liability	(344,537)	(383,167)
Total collective other postemployment benefit liability	(288,310)	(244,368)
Net cash provided by operating activities	$ 976,781	$ 958,053
Supplemental disclosure of cash flow information:		
Cash paid for interest expense during the year	$ 203,835	$ 214,044

See accompanying notes.

1. Organization and Summary of Significant Accounting Policies

Organization

Guam Housing Corporation (the Corporation), a component unit of the Government of Guam (GovGuam) was created by Public Law 8-80 to promote the general welfare of the Territory of Guam by encouraging investment in and development of low cost housing and providing low cost housing rental units. The Corporation provides for its operating needs by charging interest on its loans and rent from its tenants. As a governmental entity created by public law, the Corporation is not subject to taxes.

The Corporation consists of two divisions: housing division and rental division. The housing division is engaged in lending activities of the Corporation while the rental division is engaged in the rental of housing and apartment complexes known as Lada Gardens, Guma As-Atdas and Sagan Linahyan. During the normal course of operations, transactions have occurred between the housing and rental divisions of the Corporation. These receivables and payables are eliminated in the accompanying financial statements.

Basis of Accounting

The Corporation utilizes the flow of economic resources measurement focus. Its financial statements are prepared in accordance with accounting principles generally accepted in the United States as applied to governmental units using the accrual basis of accounting. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Net Position

Net position represents the residual of all other elements presented in the statement of net position and is presented in the following categories:

Net investment in capital assets

The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt also should be included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at the end of the reporting period, the portion of the debt or deferred inflows of resources attributable to the unspent amount should not be included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflow of resources should be included in the same net position component (restricted or unrestricted) as the unspent amount.

1. Organization and Summary of Significant Accounting Policies, continued

Net Position, continued

Restricted for lending activities

Nonexpendable – Net position subject to externally imposed stipulations that require the Corporation to maintain them permanently.

Expendable – Net position whose use by the Corporation is subject to externally imposed stipulations that can be fulfilled by actions of the Corporation pursuant to those stipulations or that expire with the passage of time.

All of the Corporation's restricted net position at September 30, 2019 and 2018 is expendable.

Unrestricted

The unrestricted component of net position is the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted components of net position.

Cash and Cash Equivalents

For purposes of the statement of net position and the statement of cash flows, cash and cash equivalents is defined as cash on hand, deposits in banks and time certificates of deposit with original maturities of three months or less.

Loans Receivable

The Corporation is permitted to make loans for the purchase, construction, or purchase of land and construction of homes not to exceed the loan limit established by the U.S. Department of Housing and Urban Development. The loan limit for FY2019 is $314,827 for single-unit dwellings.

The Corporation accepts loan applications only for single-unit dwellings. Public Law 26-123 states that the Board of Directors may adjust the rate of interest; however, it cannot assess a rate of interest greater than two (2) points over its cost of funds. The current interest rate for this program is 2% above the prevailing rate charged by local lenders.

Loans receivable are stated at principal amount outstanding less allowance for loan and lease losses. Interest on receivables is accrued and credited to income based on the principal amount outstanding. The accrual of interest is discontinued when principal or interest payments are delinquent for 90 days or more, or when in the opinion of management, there is an indication that the borrower may be unable to meet payments as they come due. Upon such discontinuance, all unpaid interest is transferred to overdue receivables account. Unpaid accrued interest is not reversed. Instead, a specific allowance is provided to cover unpaid accrued interest. Principal is reduced only to the extent cash payments are received after the accrued interest is recovered. Income is subsequently recognized only to the extent cash payments are received and until, in management's opinion, the borrower's ability to make periodic interest and principal payments is back to normal, in which case the loan is returned to accrual status.

1. Organization and Summary of Significant Accounting Policies, continued

Loans Receivable, continued

The allowance for loan and lease losses is maintained at a level, which in management's judgment is adequate to absorb credit losses inherent in the loan portfolio. The amount of the allowance is based on management's evaluation of the collectability of the loans receivable including the nature of the loan portfolio, estimated value of underlying collateral, credit concentration, trends in historical loss experience, specific delinquent loans, economic conditions, and other risks inherent in the portfolio. The allowance is increased by a provision for loan and lease losses and reversal of allowance. Because of the uncertainties inherent in the estimation process, management's estimate of credit losses in the loan portfolio and the related allowance may change in the near term. However, the amount of the change that is reasonably possible cannot be estimated.

Capital Assets

Capital assets, whether purchased or constructed, are recorded at historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

Depreciation and amortization of capital assets is computed using the straight-line method over estimated useful lives of 5 to 50 years for buildings and improvement, 2 to 10 years for vehicles and office furniture and equipment, and over the length of the lease term for leasehold improvements.

The Corporation generally capitalizes all expenditures for capital assets in excess of $5,000 with a useful life exceeding one year. Major renewals and betterments are charged to the capital assets, while maintenance and repairs which do not improve or extend the life of an asset are charged to expense. The cost of capital assets retired or otherwise disposed of and the related accumulated depreciation are eliminated from the accounts in the year of disposal with the resulting gain or loss credited or charged to other income or expenses, respectively.

Impairment of Capital Assets

In accordance with GASB Statement No. 42 *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries* the Corporation evaluates prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred.

A capital asset generally should be considered impaired if both (a) the decline in service utility of the capital asset is large in magnitude and (b) the event or change in circumstances is outside the normal life cycle of the capital asset. Impaired capital assets that will no longer be used are reported at the lower of carrying value or fair value.

1. Organization and Summary of Significant Accounting Policies, continued

Investments

Investments and related investment earnings are recorded at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Compensated Absences

In accordance with Public Law 27-005 and Public Law 28-068, employee vacation rates are credited at either 104, 156 or 208 hours per year, depending upon their length of service as follows:

1. One-half day (4 hours) for each full bi-weekly pay period in the case of employees with less than five (5) years of service.

2. Three-fourths day (6 hours) for each full bi-weekly pay period in the case of employees with five (5) years of service but less than fifteen (15) years of service.

3. One (1) day (8 hours) for each full bi-weekly pay period in the case of employees with fifteen (15) years or more service.

The statutes reduce the maximum accumulation of such vacation credits from 480 to 320 hours. Public Law 27-106 amended subsection (c) of 4 Guam Code Annotated §4109. Employees who have accumulated annual leave in excess of 320 hours as of February 28, 2003, may carry over their excess and shall use the excess amount of leave prior to retirement or termination from service. Any excess unused leave from February 28, 2003 shall be lost. Accrued annual leave up to 320 hours is converted to pay upon termination of employment.

Pensions

Pensions are required to be recognized and disclosed using the accrual basis of accounting. The Corporation recognizes a net pension liability for the pension plan in which it participates, which represents the Corporation's proportionate share of total pension liability (actuarially calculated) over the pension plan assets, measured as of the fiscal year end. Changes in the net pension liability during the period are recorded as pension expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Projected earnings on qualified pension plan investments are recognized as a component of pension expense. Differences between projected and actual investment earnings are reported as deferred inflows of resources or deferred outflows of resources and amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

1. Organization and Summary of Significant Accounting Policies, continued

Other Post-employment Benefits

Other post-employment benefits (OPEB) are required to be recognized and disclosed using the accrual basis of accounting. The Corporation recognizes a total collective OPEB liability for the OPEB plan in which it participates, which represents the Corporation's proportionate share of total collective OPEB liability (actuarially calculated) measured as of the fiscal year end. Changes in the total collective OPEB liability during the period are recorded as OPEB expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. As required by GASB Statements No. 68, 71, 73 and 75 the Corporation reports deferred outflows of resources for pension-related and OPEB related amounts: payments since the measurement date, changes in assumptions, and for difference between projected and actual earnings.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources until then. As required by GASB Statement No. 68 and 75, the Corporation reports deferred inflows of resources for pension-related and OPEB-related amounts: for its share of the difference between expected and actual earnings, for its share of the difference between its contributions and its proportionate share of contributions, and for the difference between expected and actual experience. The Corporation also reports deferred inflows of resources for the difference between the carrying amount and the reacquisition price of refunded bonds.

Operating and Non-operating Revenue and Expenses

The Corporation was created with the authority to invest in and develop low cost housing and provide low cost housing rental units. The primary operating revenues are the interest income on outstanding loans receivable and income from rental properties. The primary operating expenses include interest on borrowings, property maintenance, and general and administrative expenses directly related to the operations. Non-operating revenues and expenses result from financing activities and certain other non-recurring income and expenses.

1. Organization and Summary of Significant Accounting Policies, continued

Risk Management

The Corporation is exposed to various risks of loss; theft of, damage to, and destruction of assets; employee injuries and illnesses; natural disasters and employee health, dental and accident benefits. Commercial insurance coverage is provided for claims arising from most of these matters.

Recently Adopted Accounting Pronouncements

In November 2016, GASB issued Statement No. 83, *Certain Asset Retirement Obligations.* This Statement addresses accounting and financial reporting for certain asset retirement obligations. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance of this statement.

In April 2018, GASB issued Statement no. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt.

The implementation of these statements did not have a material effect on the accompanying financial statements.

Upcoming Accounting Pronouncements

In January 2017, GASB issued Statement No. 84, *Fiduciary Activities*. This Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The requirements of this Statement will enhance consistency and comparability by (1) establishing specific criteria for identifying activities that should be reported as fiduciary activities and (2) clarifying whether and how business-type activities should report their fiduciary activities. GASB Statement No. 84 will be effective for fiscal year ending September 30, 2020.

In June 2017, GASB issued Statement No. 87, *Leases.* The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. GASB Statement No. 87 will be effective for fiscal year ending September 30, 2021.

1. Organization and Summary of Significant Accounting Policies, continued

Upcoming Accounting Pronouncements, continued

In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. GASB Statement No. 89 will be effective for fiscal year ending September 30, 2021.

In March 2018, GASB issued Statement No. 90, *Majority Equity Interests – An Amendment of GASB Statements No. 14 and 61*. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value. GASB Statement No. 90 will be effective for fiscal year ending September 30, 2020.

In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. GASB Statement No.91 will be effective for fiscal year ending September 30, 2022.

In January 2020, GASB issued Statement No. 92, *Omnibus 2020*. The requirements of this Statement will enhance comparability in the application of accounting and financial reporting requirements and will improve the consistency of authoritative literature. More comparable reporting will improve the usefulness of information for users of state and local government financial statements. This Statement addresses a variety of topics and includes specific provisions about leases; reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other postemployment benefit (OPEB) plan; applicability of Statement no. 73 and 84 for postemployment benefits, measurement of liabilities (and assets, if any) related to asset retirement obligations (AROs) in a government acquisition; reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers; reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature and terminology used to refer to derivative instruments. GASB Statement No. 92 will be effective for fiscal year ending September 30, 2020.

1. Organization and Summary of Significant Accounting Policies, continued

In April 2020, GASB issued Statement No. 93 Replacement of Interbank Offered Rates. The primary objective of this statement is to address those and other accounting and financial reporting implications of the replacement of an IBOR. GASB Statement No. 93 will be effective for fiscal year ending September 30, 2021

The Corporation is currently evaluating whether or not the above listed new GASB pronouncements will have a significant impact to the Corporation's financial statements.

Subsequent Events

The Corporation has evaluated subsequent events through April 24, 2020, which is the date the financial statements were available to be issued.

2. Cash and Cash Equivalents, Self-Insurance Fund and Investments

As of September 30, 2019, and 2018, the Corporation's deposits had a total bank balance of $8,926,092 and $7,700,579 respectively. These deposits were insured up to $250,000 per bank by the Federal Deposit Insurance Corporation (FDIC). The Corporation does not require collateralization of its cash deposits. At September 30, 2019 and 2018, deposits were comprised of the following:

	2019	2018
FDIC Insured	$ 2,931,541	$ 2,609,459
Uncollateralized	5,994,551	5,091,120
Total deposits	$ 8,926,092	$ 7,700,579

Cash and cash equivalents, and investments at September 30, 2019 and 2018 are restricted as follows:

	2019	2018
Restricted cash and cash equivalents:		
Revolving Loan Fund	$1,824,980	$1,181,971
Trust fund and borrower's deposits	451,951	576,220
Foreclosure Protection Fund	519,939	508,789
Community Affordable Housing Action Trust (CAHAT)	51,636	290,058
Hazard Mitigation Program	163,258	163,241
Tenant security deposits	162,886	133,740
First-time Homeowner Assistance Program (FTHAP)	413,550	117,459
Total restricted cash and cash equivalents	3,588,200	2,971,478
Restricted investments - cash with Bond Trustees	1,868,261	2,251,317
Total restricted cash, cash equivalents and investments	$5,456,461	$5,222,795

2. Cash and Cash Equivalents, Self-Insurance Fund and Investments, continued

The restricted cash, cash equivalents and investments are restricted for specific uses from enabling Public Law 26-123, Public Law 31-166 and 12 GCA Chapter 4 §4209 for Revolving Loan Fund and related trust funds, the FTHAP and the CAHAT, respectively, the Mortgage Revenue Bonds and self-imposed restrictions on tenant security deposits for the Corporation's rental units.

The Corporation also maintains restricted investments for its Foreclosure Protection Fund. The Foreclosure Protection Fund is used by the Corporation to protect the interest of Guam's CAHAT program as holder of the second mortgage and is used exclusively for the purpose of paying off the first mortgage upon foreclosure.

The Mortgage Revenue Bond Indenture requires the establishment of special funds and accounts to be held and administered by the Corporation's trustees for the accounting of the bond proceeds. The Bank of New York Mellon manages the Corporation's investments by investing in U.S. securities, U.S. government agencies, money market funds and certificates of deposits insured by the FDIC. The U.S. securities are low risk investments as they are guaranteed by the full faith and credit of the U.S. government. While U.S. government agencies are not guaranteed, they are backed by the U.S. government and are recognized as low risk investments as well. All investment securities are within the requirement of the mortgage revenue bond indenture.

At September 30, 2019 and 2018, the Corporation's restricted investments held by trustee are as follows:

	Moody's Credit Rating	2019	2018
Federal Home Loan Mortgage Corporation	Aaa	$ 737,613	$ 810,850
Blackrock Liquidity T-Fund	Aaa	1,130,648	1,440,467
		$1,868,261	$2,251,317

The maturities of the Corporation's restricted investments at September 30, 2019 were:

	Investment Maturities (In Years)				
	Less than 1	1 to 5	6 to 10	Greater than 10	Total
Federal Home Loan Mortgage Corporation	$ ---	$ ---	$ ---	$ 737,613	$ 737,613
Blackrock Liquidity T-Fund	1,130,648	---	---	---	1,130,648
	$1,130,648	$ ---	$ ---	$ 737,613	$1,868,261

2. Cash and Cash Equivalents, Self-Insurance Fund and Investments, continued

The maturities of the Corporation's restricted investments at September 30, 2018 were:

	Investment Maturities (In Years)				
	Less than 1	1 to 5	6 to 10	Greater than 10	Total
Federal Home Loan Mortgage Corporation	$ ---	$ ---	$ ---	$ 810,850	$ 810,850
Blackrock Liquidity T-Fund	1,440,467	---	---	---	1,440,467
	$1,440,467	$ ---	$ ---	$ 810,850	$2,251,317

Custodial credit risk is the risk that the Corporation will not be able to recover the value of investments or collateral securities held by a third-party custodian, in the event that the custodian defaults. Based on negotiated trust and custody contracts, all of these investments were held in the Corporation's name by the Corporation's custodial financial institutions at September 30, 2019 and 2018.

The deposits and investment policies of the Corporation are governed by 5 GCA 21, *Investments and Deposits*, in conjunction with the applicable mortgage revenue bond indenture. Legally authorized investments include securities issued or guaranteed by the U.S. Treasury or agencies of the United States government; demand and time deposits in or certificates of, or bankers' acceptances issued by, any eligible financial institution; corporate debt obligations, including commercial paper; certain money market funds; state and local government securities, including municipal bonds; and repurchase and investment agreements. With the exception of investments in U.S. government securities, where explicitly guaranteed by the United States government, all other investments must be rated Aal/P-1 by Moody's.

Credit risk for investments is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of debt instruments. In compliance with the bond indenture, the Corporation minimized the interest rate risk, by limiting maturity of investments. A majority of the Corporation's investment securities have maturities of 5 years or less. This reduces the impact of interest rate movements seen with longer maturity investments.

Concentration of risk for investments is the risk of loss attributable to the magnitude of an entity's investment in a single issuer. GASB Statement No. 40 requires disclosure by issuer and amount of investments in one issuer that represents five percent (5%) or more of total investments for the Corporation. In compliance with the mortgage revenue bond indenture, the Corporation minimized credit risk loss by limiting investments to the safest types of securities.

2. Cash and Cash Equivalents, Self-Insurance Fund and Investments, continued

Investments Measured at Fair Value

The Corporation categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The following tables set forth by fair value hierarchy level the Corporation's assets carried at fair value:

		At September 30, 2019		
		Level 1	Level 2	Level 3
Investments by fair value level				
Debt security - Federal Home Loan Mortgage Corporation (FHLMC)	$ 737,613	$ ---	$ 737,613	$ ---
Equity security - Blackrock Liquidity T-Fund	1,130,648	1,130,648	---	---
Total investments by fair value level	$ 1,868,261	$ 1,130,648	$ 737,613	$ ---

		At September 30, 2018		
		Level 1	Level 2	Level 3
Investments by fair value level				
Debt security - Federal Home Loan Mortgage Corporation (FHLMC)	$ 810,850	$ ---	$ 810,850	$ ---
Equity security - Blackrock Liquidity T-Fund	1,440,467	1,440,467	---	---
Total investments by fair value level	$ 2,251,317	$ 1,440,467	$ 810,850	$ ---

3. Loans Receivable

At September 30, 2019 and 2018, loans receivable are as follows:

	2019	2018
Unrestricted	$25,639,074	$26,840,315
Less: Allowance for loan and lease losses	553,736	574,177
	25,085,338	26,266,138
Less: Current portion	1,050,858	1,111,545
	$24,034,480	$25,154,593

Loans to employees totaled $464,726 and $481,484 at September 30, 2019 and 2018, respectively. These loans meet the same criteria as all real estate loans made to non-related individuals by the Corporation. At September 30, 2019 and 2018, loans and other receivables in arrears three months or more or referred to an attorney for collection totaled $1,582,992 and $2,585,738, respectively.

4. Other Receivables

In 2002, the Corporation elected to record a receivable and the corresponding liability for loans under the CAHAT, Hazard Mitigation, Down Payment and Closing Cost Assistance (DPCCA) and the Sagan Linahyan Project programs. Except for the Hazard Mitigation Program, these programs are interest-free loans solely to assist first-time homeowners for purposes of retrofitting for typhoon resistant homes. The Foreclosure Protection Fund is restricted for the purpose of protecting the interest of CAHAT loans.

As of September 30, 2019 and 2018, other receivables due from borrowers for the aforementioned loans consisted of the following:

	2019	2018
CAHAT	$1,901,440	$1,702,725
CPCCA	146,289	165,795
	$2,047,729	$1,868,520

The Corporation recorded a corresponding liability on the DPCCA Program totaling $147,408 and $166,738 as of September 30, 2019 and 2018, respectively, which is reported as loans held in trust in the accompanying statements of net position. The DPCCA program was funded by the Guam Housing and Urban Renewal Authority (GHURA) with monies received from the U.S. Department of Housing and Urban Development.

The CAHAT and Foreclosure Protection Fund programs were funded by appropriations received from the Government of Guam (GovGuam) through Public Law 21-99. The DPCCA program, which was administered by the Corporation under a sub-recipient agreement with GHURA, was terminated on October 23, 2003. The repayments received by the Corporation from its borrowers are program income of GHURA and are remitted monthly.

5. Capital Assets

A summary of changes in net capital assets for the year ended September 30, 2019 is as follows:

	Beginning Balance October 1, 2018	Transfers-in and Additions	Transfers-out and Disposals	Ending Balance September 30, 2019
Capital assets depreciated and amortized:				
Buildings and improvements	$6,993,559	$ ---	$ ---	$6,993,559
Office furniture and equipment	322,299	---	(6,409)	315,890
Vehicles	157,615	---	---	157,615
Land improvements	64,749	---	---	64,749
Leasehold improvements	29,445	---	---	29,445
Total capital assets depreciated and amortized	7,567,667	---	---	7,561,258
Less accumulated depreciation and amortization	(4,285,855)	(186,036)	6,409	(4,465,482)
Net capital assets depreciated and amortized	3,281,812	(186,036)	---	3,095,776
Capital asset not depreciated and amortized - land	2,934,227	---	---	2,934,227
	$6,216,039	$(186,036)	$ ---	$6,030,003

A summary of changes in net capital assets for the year ended September 30, 2018 is as follows:

	Beginning Balance October 1, 2017	Transfers-in and Additions	Transfers-out and Disposals	Ending Balance September 30, 2018
Capital assets depreciated and amortized:				
Buildings and improvements	$6,993,559	$ ---	$ ---	$6,993,559
Office furniture and equipment	318,069	4,230	---	322,299
Vehicles	102,347	55,268	---	157,615
Land improvements	64,749	---	---	64,749
Leasehold improvements	29,445	---	---	29,445
Total capital assets depreciated and amortized	7,508,169	59,498	---	7,567,667
Less accumulated depreciation and amortization	(4,106,403)	(179,452)	---	(4,285,855)
Net capital assets depreciated and amortized	3,401,766	(119,954)	---	3,281,812
Capital asset not depreciated and amortized - land	2,934,227	---	---	2,934,227
	$6,335,993	$(119,954)	$ ---	$6,216,039

6. Foreclosed Assets Held for Resale

A summary of the activities in the foreclosed assets held for resale as of September 30, 2019 and 2018 is as follows:

	2019	2018
Foreclosed assets held for resale at beginning of year	$477,450	$505,638
Foreclosures during the year	235,301	198,000
Impairment loss	---	(66,271)
Foreclosed assets sold during the year	(177,210)	(159,917)
	$535,541	$477,450

At September 30, 2019 and 2018, foreclosed assets held for resale represent three residential units acquired by the Corporation due to the borrowers' default on their mortgages, respectively.

7. Mortgage Revenue Bonds Payable

	October 1, 2018	Payments	September 30, 2019	Due Within One Year
Single Family Mortgage Revenue Bonds 1998 Series A, with interest rate of 4.70% per annum payable semi-annually on March 1 and September 1 and matures on September 1, 2021. Semi-annual principal installments totaling from $110,000 to $120,000	$ 685,000	$ 220,000	$ 465,000	$ 230,000
Single Family Mortgage Revenue Bonds 1998 Series A, with interest rate of 5.75% per annum payable semi-annually on March 1 and September 1 and matures on September 1, 2031. Semi-annual principal installments totaling from $115,000 to $190,000	3,030,000	---	3,030,000	---
	$ 3,715,000	$ 220,000	$ 3,495,000	$ 230,000

7. Mortgage Revenue Bonds Payable, continued

	October 1, 2017	Payments	September 30, 2018	Due Within One Year
Single Family Mortgage Revenue Bonds 1998 Series A, with interest rate of 5.35% per annum payable semi-annually on March 1 and September 1 and matured on September 1, 2018. Semi-annual principal installments totaling $95,000	$ 190,000	$(190,000)	$ ---	$ ---
Single Family Mortgage Revenue Bonds 1998 Series A, with interest rate of 4.70% per annum payable semi-annually on March 1 and September 1 and matures on September 1, 2021. Semi-annual principal installments totaling from $110,000 to $120,000	685,000	---	685,000	220,000
Single Family Mortgage Revenue Bonds 1998 Series A, with interest rate of 5.75% per annum payable semi-annually on March 1 and September 1 and matures on September 1, 2031. Semi-annual principal installments totaling from $115,000 to $190,000	3,030,000	---	3,030,000	---
	$ 3,905,000	$(190,000)	$ 3,715,000	$ 220,000

On April 15, 1998, the Corporation issued $50,000,000 (Guaranteed Mortgage-Backed Securities Program) 1998 Series A tax-exempt Single Family Mortgage Revenue Bonds. The bonds were issued for the purpose of providing money to engage in a home-financing program within the Territory of Guam. Principal installments and interest due on the bonds are payable semi-annually on March 1 and September 1 of each year, commencing on September 1, 1998 at various rates indicated in the preceding paragraph.

7. Mortgage Revenue Bonds Payable, continued

The Corporation is required to calculate rebatable arbitrage as of the last day of any Bond year pursuant to the provisions of the U.S. Department Treasury Regulation Section 1.148. The arbitrage provisions require the Corporation to rebate excess arbitrage earnings from bond proceeds to the federal government. As provided for by the bond indenture, this amount has been recorded as "Rebate Liability" for the benefit of the federal government and will be paid as required by applicable regulations. As of September 30, 2019 and 2018, the rebate liability totaled $80,408 and $78,015, respectively, as reported in the accompanying statements of net position. The bonds are limited obligations of the Corporation payable from the revenues and other assets pledged for the payment thereof and are not a lien or charge upon the funds of the Corporation, except to the extent of the pledge and assignment set forth in the Indenture and in the bonds. The bonds do not constitute indebtedness or a loan of credit of the GovGuam or the United States of America, within the meaning of the Organic Act of Guam or statutory provisions. Neither the faith and credit nor the taxing power of the GovGuam is pledged to the payment of the principal of, or interest on the bonds. The Corporation has no taxing authority.

The bonds are not debts, liabilities or obligations of the GovGuam and the GovGuam is not liable for the payment should the Corporation default on the loan.

The bonds maturing on September 1, 2031 are not subject to optional redemption prior to maturity. The bonds maturing after September 1, 2008 but on or before September 1, 2021 are subject to redemption on any date on or after September 1, 2008, at the option of the Corporation, in whole, or in part from such maturities as are determined by the Corporation, from any source of available monies, at the redemption prices of 100%.

The Bond Indenture contains certain restrictive covenants, including restrictions on the use of bond funds. Management of the Corporation is of the opinion that the Corporation is in compliance with all significant covenants of the mortgage revenue bonds as of September 30, 2019 and 2018.

Future bond principal and mandatory sinking fund installments payable by the Corporation to the bond trustees are as follows:

Year ending September 30,	Principal	Interest	Total
2020	$ 230,000	$ 193,378	$ 423,378
2021	235,000	182,450	417,450
2022	235,000	170,919	405,919
2023	245,000	157,263	402,263
2024	260,000	142,888	402,888
2025 to 2029	1,545,000	468,625	2,013,625
2030 to 2032	745,000	54,050	799,050
	$ 3,495,000	$ 1,369,573	$ 4,864,573

8. Employee Benefits

General Pension Plan Descriptions

Defined Benefit Plan (DB Plan)

The DB Plan is a single-employer plan. A single actuarial valuation is performed annually covering all plan members and the same contribution rate applies to each employer. The Government of Guam Retirement Fund (GGRF) issues a publicly available financial report that includes financial statements and required supplementary information for the DB Plan. That report may be obtained by writing to the Government of Guam Retirement Fund, 424 A Route 8, Maite, Guam 96910, or by visiting GGRF's website - www.ggrf.com.

The Guam Retirement Security Plan (GRSP) is the primary retirement plan for new employees beginning January 1, 2018, unless the employee elects to participate in the DCRS within 60 days of the employee's hire date. Certain existing and reemployed employees are also provided limited opportunity to participate in the GRSP. Employee contributions are made by mandatory pre-tax payroll deduction at the rate of 6.2% of the employee's base salary. The employer makes matching contributions at the same rate of 6.2% of the employee's base salary.

In September 2016, Public Law 33-186 was enacted to create two benefits under the DB Plan. Beginning January 2018, the DB 1.75 Plan and GRSP are to become the primary retirement systems for all new hires. Members of the DB 1.75 Plan also automatically participate in the GovGuam deferred compensation plan, pursuant to which employees are required to contribute 1% of base salary as a pre-tax mandatory contribution.

The DB Plan is administered by the GGRF, to which The Corporation contributes based upon a fixed percentage of the payroll for those employees who are members of the Plan.

Membership: Employees of The Corporation hired before September 30, 1995 are under the Government of Guam Employees Retirement System, the DB Plan. Until December 31, 1999, and for several limited periods after December 31, 1999, those employees who are members of the defined benefit plan with less than 20 years of service at September 30, 1995, had the option to switch to the DCRS. Otherwise, they remained under the old plan.

The DB 1.75 Plan is open for participation by certain existing employees, new employees and reemployed employees who would otherwise participate in the DCRS or the new GRSP and who make election on a voluntary basis to participate in the DB 1.75 plan by December 31, 2017.

Contributions: Plan members of the DB Plan are required to contribute a certain percentage of their annual covered salary. The contribution requirements of the plan members and the Corporation are established and may be amended by the GGRF.

8. Employee Benefits, continued

General Pension Plan Descriptions, continued

Defined Benefit Plan (DB Plan), continued

The Corporation's statutory contribution rates were 26.56% and 27.83%, respectively, for the years ended September 30, 2019 and 2018. Employees are required to contribute 9.5% of their annual pay for the years ended September 30, 2019 and 2018.

Benefits: The DB Plan provides pension benefits to retired employees generally based on age and/or years of credited service and an average of the three highest annual salaries received by a member during years of credited service, or $6,000, whichever is greater.

Actuarial Assumptions: The actuarial assumptions used are based upon recommendations from the actuarial experience study for the period October 1, 2011 through September 30, 2015. A summary of actuarial assumptions applied to all periods included in the measurement is shown below.

Actuarial cost method:	Entry age normal
Valuation of assets:	3-year phase in of gain/losses relative to interest rate assumption.
Investment income:	7.0% per year
Total payroll growth:	2.75%
Salary increases:	Graduated based on service with the GovGuam ranging from 4.0% for service in excess of 15 years to 7.5% for service from zero to five years.
Disability:	1974-78 SOA LTD Non-Jumbo, with rates reduced by 50% for males and 75% for females.
Retirement age:	50% of probability of retirement at earliest age of eligibility for unreduced retirement benefits; 20% per year thereafter until age 75, 100% at age 75.
Return of contributions:	100% withdrawing before retirement with less than 20 years of service assumed to elect a return of contributions. All those who have previously withdrawn assumed to elect a return of contributions. Contributions earn 4.5% interest.
Mortality:	Based on the RP-2000 combined mortality table, set forward 3 years for males and 2 years for females.
Amortization method:	Level percentage of payroll, closed.
Remaining amortization period:	At September 30, 2019, the remaining period is 15.58 years.

8. Employee Benefits, continued

General Pension Plan Descriptions, continued

Defined Benefit Plan (DB Plan), continued

Discount Rate: The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Expected Remaining Service Lives: Under GASB Statement No. 68, gains and losses that are deferred and amortized over future periods are presented as deferred inflows or gains, and deferred outflows or losses. Economic and demographic gains and losses and changes in the total pension liability due to changes in assumptions are recognized over a closed period equal to the average expected remaining services lives of all covered active and inactive members, determined as of the beginning of the measurement period. The amortization period was calculated at 1.5 years in the 2014 valuation, at 1.4 in the 2015 actuarial valuation, at 1.3 years in the 2016 actuarial valuation, at 1.0 in the 2017 actuarial valuation and 3.1 years in the 2018 actuarial valuation. The amortization period is calculated as the weighted average of expected remaining service lives assuming zero years for all inactive members.

Expected Rate of Return and Asset Allocation: The Fund has a target asset allocation based on the investment policy adopted by the GGRF Board of Trustees. The target allocation and best estimates of the expected nominal return for each major asset class are summarized as follows:

Asset Class	Target Asset Allocation	Expected Nominal Return	Component Return
U.S. Equities (large cap)	29%	7.47%	2.17%
U.S. Equities (small cap)	7%	8.73%	0.61%
Non-U.S. Equities	16.5%	9.27%	1.53%
Non-U.S. Equities (emerging markets)	2%	11.09%	0.22%
U.S. Fixed Income (aggregate)	21.5%	4.67%	1.00%
Risk Parity	8%	6.50%	0.52%
High Yield Bonds	8%	6.59%	0.53%
Global Real Estate (REITs)	5%	8.60%	0.43%
Master Limited Partnerships	3%	6.56%	0.20%
Expected average return for one year			7.21%
Expected geometric mean (30 years)			6.69%

8. Employee Benefits, continued

General Pension Plan Descriptions, continued

Defined Benefit Plan (DB Plan), continued

The assumption used in the actuarial valuation (7.0%) is slightly lower than the expected geometric average return over the next 30 years. If the investments do not return the expected results, future pension expense will increase.

Ad Hoc COLA/Supplemental Annuity (COLA/SA) Plan for DB Participants

Members of the DB Plan also receive ad hoc cost of living allowance and supplemental annuity benefits that are appropriated yearly by the Guam Legislature. Those benefits are deemed to be substantively automatic, requiring reporting under GASB Statement No. 73. The Ad Hoc COLA/SA Plan for DB Participants is a single-employer plan. A single actuarial valuation is performed annually covering all plan members. GGRF issues a publicly available financial report that includes financial statements and required supplementary information for the Ad Hoc COLA/SA Plan for DB Participants. That report may be obtained by writing to the Government of Guam Retirement Fund, 424 A Route 8, Maite, Guam 96910, or by visiting GGRF's website - www.ggrf.com.

Membership: The plan membership is the same as the DB Plan described above.

Benefits: The supplemental annuity is an amount which, when added to a retiree's annuity increases the annual annuity up to $40,000.

The COLA payment is $2,000 per DB retiree.

Contributions: The Corporation's contribution to the supplemental annuity portion of the Plan, when added to a retiree's annuity, increases the annual annuity to $40,000.

The Corporation's contribution to the COLA payment of the Plan is $2,000 per DB retiree.

Actuarial Assumptions: The actuarial assumptions used are based upon recommendations from the actuarial experience study for the period October 1, 2011 through September 30, 2015. A summary of actuarial assumptions applied to all periods included in the measurement is shown below.

Actuarial cost method:	Entry age normal
Total payroll growth:	2.75%
Salary increases:	Graduated based on service with the GovGuam ranging from 4.0% for service in excess of 15 years to 7.5% for service from zero to five years.
Disability:	1974-78 SOA LTD Non-Jumbo, with rates reduced by 50% for males and 75% for females.
Retirement age:	50% of probability of retirement at earliest age of eligibility for unreduced retirement benefits; 20% per year thereafter until age 75, 100% at age 75.

8. Employee Benefits, continued

General Pension Plan Descriptions, continued

Ad Hoc COLA/Supplemental Annuity (COLA/SA) Plan for DB Participants, continued

Mortality:	Based on the RP-2000 combined mortality table, set forward 3 years for males and 2 years for females.
Amortization method:	Level percentage of payroll, closed.
Remaining Amortization period:	At September 30, 2019, the remaining period is 15.58 years.

Discount Rate: The discount rate used to measure the Ad Hoc COLA/SA was a municipal bond rate of 4.18% and 3.64% for the years ended September 30, 2019 and 2018, respectively. This rate was used as the benefits are not funded with the accumulated assets; they are funded historically through appropriations from the Government of Guam.

Expected Remaining Service Lives: The expected remaining service life is the same as that used in the DB Plan.

Ad Hoc COLA Plan for Defined Contribution Retirement System (DCRS) Participants

The DCRS is administered by the GGRF. Members of DCRS receive ad hoc cost of living allowance (COLA) that are appropriated yearly by the Guam Legislature. Those benefits are deemed to be substantively automatic, requiring reporting under GASB Statement No. 73. The Ad Hoc COLA Plan for DCRS Participants is a single-employer plan. A single actuarial valuation is performed annually covering all plan members. GGRF issues a publicly available financial report that includes financial statements and required supplementary information for the Ad Hoc COLA Plan for DCRS Participants. That report may be obtained by writing to the Government of Guam Retirement Fund, 424 A Route 8, Maite, Guam 96910, or by visiting GGRF's website - www.ggrf.com.

Membership: Employees hired after September 30, 1995, are members of the DCRS.

Benefits: Ad Hoc COLA Plan for DCRS participants are the same as those for DB Participants.

Contributions: The Corporation's contribution to the COLA payment of the Plan is $2,000 per DCRS retiree.

8. Employee Benefits, continued

General Pension Plan Descriptions, continued

Ad Hoc COLA Plan for Defined Contribution Retirement System (DCRS) Participants, continued

Actuarial Assumptions: The actuarial assumptions used are based upon recommendations from the actuarial experience study for the period October 1, 2011 through September 30, 2015. A summary of actuarial assumptions applied to all periods included in the measurement is shown below.

Actuarial cost method:	Entry age normal
Total payroll growth:	2.75%
Salary increases:	Graduated based on service with the GovGuam ranging from 4.0% for service in excess of 15 years to 7.5% for service from zero to five years.
Disability:	1974-78 SOA LTD Non-Jumbo, with rates reduced by 50% for males and 75% for females.
Retirement age:	5% per year from age 55 to 64, 10% per year from age 65 to 74, 100% at age 75.
Mortality:	Based on the RP-2000 combined mortality table, set forward 3 years for males and 2 years for females.
Amortization method:	Level percentage of payroll, closed.
Remaining Amortization period:	At September 30, 2019, the remaining period is 15.58 years.

Discount Rate: The discount rate is the same as that used in the Ad Hoc COLA/SA Plan for DB Participants.

Expected Remaining Service Lives: The expected remaining service life is the same as that used in the DB Plan.

8. Employee Benefits, continued

Pension liabilities, pension expense and deferred outflows of resources and deferred inflows of resources related to pensions

Net pension liability at the fiscal years presented for the aforementioned plans were measured on and was determined by actuarial valuations as of the following dates:

Reporting date	September 30, 2019	September 30, 2018
Measurement date:	September 30, 2018	September 30, 2017
Valuation date:	September 30, 2017	September 30, 2016

Net pension liability as of September 30, 2019 and 2018 for the aforementioned plans are as follows:

	2019	2018
DB Plan	$2,823,658	$2,616,172
Ad hoc COLA/SA Plan for DB Participants	644,322	600,954
Ad hoc COLA Plan for DCRS Participants	157,980	227,627
	$3,625,960	$3,444,753

Proportionate share of net pension liabilities at September 30, 2019 and 2018 for the aforementioned plans are as follows:

	2019	2018
DB Plan	0.24%	0.23%
Ad hoc COLA/SA Plan for DB Participants	0.22%	0.21%
Ad hoc COLA Plan for DCRS Participants	0.32%	0.36%

Pension expense for the years ended September 30, 2019 and 2018 for the aforementioned Plans are as follows:

	2019	2018
DB Plan	$335,705	$(228,189)
Ad hoc COLA/SA Plan for DB Participants	70,990	143,878
Ad hoc COLA Plan for DCRS Participants	(44,712)	18,965
	$361,983	$(65,346)

8. Employee Benefits, continued

Pension liabilities, pension expense and deferred outflows of resources and deferred inflows of resources related to pensions, continued

As of September 30, 2019 and 2018, the Corporation reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	September 30, 2019					
	DB Plan		Ad Hoc COLA/SA Plan for DB Participants		Ad Hoc COLA Plan for DCRS Participants	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 7,969	$ ---	$ 9,533	$ ---	$ 22,698	$((1,444))
Net difference between projected and actual earnings on pension plan investments	---	(50,619)	---	---	---	---
Corporation's contributions subsequent to the measurement date	293,201	---	55,191	---	6,000	---
Changes in assumption	---	---	---	(21,386)	18,815	(21,085)
Changes in proportion and difference between the Corporation's contributions and proportionate share of contributions	84,779	---	26,775	---	36,538	(63,426)
	$ 385,949	$(50,619)	$ 91,499	$(21,386)	$ 84,051	$(85,955)

	September 30, 2018					
	DB Plan		Ad Hoc COLA/SA Plan for DB Participants		Ad Hoc COLA Plan for DCRS Participants	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ ---	$ ---	$ ---	$ ---	$ 10,342	$(1,768)
Net difference between projected and actual earnings on pension plan investments	---	(127,143)	---	---	---	---
Corporation's contributions subsequent to the measurement date	313,792	---	57,190	---	6,000	---
Changes in assumption	---	---	---	---	22,990	(15,139)
Changes in proportion and difference between the Corporation's contributions and proportionate share of contributions	---	(28,156)	---	(9,253)	39,167	(28,244)
	$ 313,792	$(155,299)	$ 57,190	$(9,253)	$ 78,499	$(45,151)

Deferred outflows of resources at September 30, 2019 and 2018, resulting from the Corporation's employer contributions for the following plans are as follows:

	2019	2018
DB Plan	$293,201	$313,792
Ad hoc COLA/SA Plan for DB Participants	55,191	57,190
Ad hoc COLA Plan for DCRS Participants	6,000	6,000
	$354,392	$376,982

8. Employee Benefits, continued

Pension liabilities, pension expense and deferred outflows of resources and deferred inflows of resources related to pensions, continued

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2020	$90,733
2021	(42,877)
2022	(24,447)
2023	13,982
2024	836
Thereafter	10,920
	$49,147

In the table above, positive amounts will increase pension expense, while negative amounts will decrease pension expense.

Sensitivity analysis: The following presents the net pension liability calculated using a discount rate that is one percentage point (1.0%) lower or 1% higher than the current rate:

DB Plan

	1% Decrease 6.00%	Current Discount 7.00%	1% Increase 8.00%
Net pension liability	$3,608,638	$2,823,658	$2,161,745

Ad Hoc COLA/SA for DB Participants

	1% Decrease 3.18%	Current Discount 4.18%	1% Increase 5.18%
Total collective pension liability	$ 697,650	$ 644,322	$ 585,935

Ad Hoc COLA for DCRS Participants

	1% Decrease 3.18%	Current Discount 4.18%	1% Increase 5.18%
Total collective pension liability	$ 177,629	$ 157,980	$ 141,041

Detailed information about the DB Plan's fiduciary net position is available in the separately issued GGRF financial report.

8. Employee Benefits, continued

DCRS

The DCRS was created by Public Law 23-42:3 to provide an individual account retirement system for any person who is employed by the Government of Guam. Contributions into the DCRS, by members are based on an automatic deduction of 6.2% of the member's regular base pay. The contribution is periodically deposited into an individual annuity account within the DCRS. Employees are afforded the opportunity to select from different annuity accounts available under the DCRS.

Statutory employer contributions into the DCRS for the years ended September 30, 2019 and 2018 are determined using the same rates as the DB plan. Of the amount contributed by the employer, only 6.2% of the member's regular base pay is deposited into the member's individual annuity account. The remaining amount is contributed towards the unfunded liability of the defined benefit plan.

Members of the DCRS who have completed five years of government service, have a vested balance of 100% of both member and employer contributions plus any earnings thereon.

During the years ended September 30, 2019 and 2018, contributions made and amounts accrued under the DCRS amounted to $143,499 and $157,340, respectively.

Employee contributions are made by mandatory pre-tax payroll deduction at the rate of 6.2% of the employee's base salary while employer contributions are actuarially determined.

Other Post-employment Benefit (OPEB) Plan

OPEB Plan Description

GovGuam, through its substantive commitment to provide other post-employment benefits (OPEB), maintains an agent multiple employer defined benefit plan to provide certain post-retirement healthcare benefits to retirees who are members of the GGRF known as the GovGuam Group Health Insurance Program. GovGuam issues a publicly available financial report that includes financial statements and required supplementary information for the OPEB Plan. That report may be obtained by writing to the Government of Guam Department of Administration, Suite 224, 2nd Floor, ITC Building, 590 South Marine Corps Drive, or by visiting Guam Housing Corporation website – https://guamhousing.org

Membership: All employees of the Corporation who are members of the GGRF are members of the OPEB Plan.

Contributions: The Corporation is invoiced a portion of the medical and dental premiums. Retirees are required to pay a portion of the medical and dental insurance premiums.

8. Employee Benefits, continued

OPEB Plan, continued

OPEB Plan Description, continued

Benefits: GovGuam provides postemployment medical, dental and life insurance benefits to retirees, spouses, children and survivors. Active employees and retirees who waive medical and dental coverage are considered eligible for the life insurance benefit only.

Actuarial Assumptions: A summary of actuarial assumptions applied to all periods included in the measurement is shown below:

Inflation:	2.75%
Healthcare cost trend rate:	Non-Medicare 13.5%, Medicare -25% and Part B 5.33%. For the second year, 6.75% then reducing 0.25% anually to an ultimate rate of 4.25% for 2029 and later years.
Health retiree mortality rates:	RP-2000 Combined Health Mortality Table, set forward 3 years and 2 year for males and females, respectively.
Disabled retiree mortality rates:	RP-2000 Disabled Mortality Table set forward 6 years and 4 years for males and females, respectively, projected generationally using 30% of Scale BB.

Discount Rate: The discount rate used to measure the total OPEB liability was 4.18% and 3.63% for the years ended September 30, 2019 and 2018, respectively. The projection of cash flows used to determine the discount rate assumed that contributions will be made in accordance with the plan's funding policy. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be insufficient to make all projected benefits of current plan members. Therefore, the municipal bond rate at each year end was applied to all periods to determine the total OPEB liability.

Expected Remaining Service Lives: Under GASB Statement No. 75, gains and losses that are deferred and amortized over future periods are presented as deferred inflows or gains, and deferred outflows or losses. Economic and demographic gains and losses and changes in the total pension liability due to changes in assumptions are recognized over a closed period equal to the average expected remaining services lives of all covered active and inactive members, determined as of the beginning of the measurement period. The amortization period was calculated at 5.57 years. The amortization period is calculated as the weighted average of expected remaining service lives assuming zero years for all inactive members.

8. Employee Benefits, continued

OPEB Plan, continued

OPEB liabilities, OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB

Total OPEB liability at the fiscal years presented for the OPEB Plan was measured on and was determined by actuarial valuations as of the following dates:

Reporting date:	September 30, 2019	September 30, 2018
Measurement date:	September 30, 2018	September 30, 2017
Valuation date:	September 30, 2018	September 30, 2016

Total OPEB liability as of September 30, 2019 and 2018 is $5,676,959 and $11,223,930, respectively.

Proportionate share of total OPEB liability at September 30, 2019 and 2018 is 0.30% and 0.46%, respectively.

OPEB benefit and expense for the years ended September 30, 2019 and 2018 is $554,327 and $808,283, respectively.

As of September 30, 2019 and 2018, the Corporation reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	2019		2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ ---	$(1,297,629)	$ ---	$ ---
Corporation's contributions subsequent to the measurement date	157,591	---	164,294	---
Changes in assumption	411,160	(942,172)	834,564	(961,803)
Changes in proportion and difference between the Corporation's contributions and proportionate share of contributions	---	(3,332,816)	---	(336,587)
	$ 568,751	$(5,572,617)	$ 998,858	$(1,298,390)

Deferred outflows of resources at September 30, 2019 and 2018, resulting from the Corporation’s employer contributions totaled $157,591 and $164,294, respectively.

8. Employee Benefits, continued

OPEB Plan, continued

OPEB Liabilities, OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB, continued

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

2020	$(1,121,413)
2021	(1,121,413)
2022	(1,121,413)
2023	(1,194,386)
2024	(602,832)
	$(5,161,457)

In the table above, positive amounts will increase OPEB expense, while negative amounts will decrease pension OPEB.

Sensitivity analysis: The following presents the total OPEB liability calculated using a discount rate that is one percentage point (1.0%) lower or 1% higher than the current rate:

		2019	
	1% Decrease 3.18%	Current Discount 4.18%	1% Increase 5.18%
Total OPEB liability	$ 6,694,955	$ 5,676,959	$4,859,220

The following presents the total OPEB liability calculated using a healthcare cost trend rate that is one percentage point (1.0%) lower or 1% higher than the current rate:

		2019	
	1% Decrease	Current Discount	1% Increase
Total OPEB liability	$4,733,997	$5,676,959	$6,897,578

8. Employee Benefits, continued

Accrued Sick Leave

Public Law 26-86 allows members of the DCRS to receive a lump sum payment of one-half of their accumulated sick leave upon retirement. As of September 30, 2019 and 2018, The Corporation has accrued an estimated liability of $35,389 and $92,819, respectively, which is reported as a component of accrued compensated absences in the accompanying statements of net position. However, this amount is an estimate and actual payout could differ from those estimates.

9. Commitments and Contingencies

Commitments

As of September 30, 2019 and 2018, the Corporation has loan commitments totaling $2,205,617, and $1,619,498 respectively.

The Corporation leases office space from the Guam Economic Development Authority (GEDA) under an operating lease which expired on February 28, 2020. The Corporation is currently renegotiating to renew its lease agreement. The lease agreement calls for a monthly rental payment of $8,312. For each of the years ended September 30, 2019 and 2018, rental expense totaling $99,744 was paid to GEDA, which is reported as a component of rent expense in the accompanying statements of revenues, expenses and changes in net position.

The future minimum lease payments for the aforementioned operating lease are as follows:

Year ending September 30,	
2020	$41,560

Litigation

The Corporation is involved in certain litigation and management is of the opinion that liabilities of a material nature will not be realized.

The Corporation has claims under legal procedures for approximately $1.1 million in which foreclosure, litigation or bankruptcy is involved. These claims are at various stages and the ultimate outcome is uncertain. Therefore, no additional provision for any potential liability that may result from these claims has been made in the accompanying financial statements.

9. Commitments and Contingencies, continued

Self-Insurance

The Corporation self-insures for all risks to Lada Gardens and Guma As-Atdas. A separate account was established to fund any damages that may arise in the future, to be increased on a monthly basis by the weighted-average yield of the Corporation's checking account. This amount is primarily invested in time certificate of deposits with original maturities greater than 90 days. Excess of losses over the fund is recognized in the year realized. At September 30, 2019 and 2018, the self-insurance fund totaled $1,156,703 and $1,132,357, respectively, as reported in the accompanying statements of net position.

10. Long-Term Liabilities

A summary of changes in long-term liabilities during fiscal years 2019 and 2018 is as follows:

	October 1, 2018	Increases	Decreases	September 30, 2019	Current	Noncurrent
Accrued compensated absences	$ 245,683	$ 124,199	$ 215,477	$ 154,405	$ 86,468	$ 67,937
Net pension liability	3,444,753	181,207	---	3,625,960	---	3,625,960
Total collective other postemployment benefit liability	11,223,930	---	5,546,971	5,676,959	---	5,676,959
Bonds payable	3,715,000	---	220,000	3,495,000	230,000	3,265,000
Loans held in trust	166,738	---	19,330	147,408	---	147,408
	$ 18,796,104	$ 305,406	$ 6,001,778	$ 13,099,732	$ 316,468	$ 12,783,264

	October 1, 2017	Increases	Decreases	September 30, 2018	Current	Noncurrent
Accrued compensated absences	$ 307,406	$ 42,017	$ 103,740	$ 245,683	$ 91,913	$ 153,770
Net pension liability	4,035,146	---	590,393	3,444,753	---	3,444,753
Total collective other postemployment benefit liability	11,881,411	---	657,481	11,223,930	---	11,223,930
Bonds payable	3,905,000	---	190,000	3,715,000	220,000	3,495,000
Loans held in trust	191,461	---	24,723	166,738	---	166,738
	$ 20,320,424	$ 42,017	$ 1,566,337	$ 18,796,104	$ 311,913	$ 18,484,191

Required Supplementary Information

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Proportionate Share of the Net Pension Liability
(Unaudited)

Defined Benefit Plan

Last 10 Fiscal Years*

	2019	2018	2017	2016	2015	2014
Corporation's proportion of the net pension liability	0.24%	0.23%	0.24%	0.24%	0.24%	0.26%
Corporation's proportionate share of the net pension liability	$ 2,823,658	$ 2,616,172	$ 3,256,011	$ 3,472,473	$ 2,948,762	$ 3,330,515
Corporation's covered payroll	$ 805,614	$ 1,197,094	$ 1,266,692	$ 1,354,686	$ 1,284,400	$ 1,260,920
Corporation's proportionate share of the net pension liability as a percentage of its covered payroll	350.50%	219.00%	257.00%	256.00%	230.00%	264.00%
Plan fiduciary net position as a percentage of total pension liability	63.28%	60.63%	54.62%	52.32%	56.60%	53.94%

*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Contributions
(Unaudited)

Defined Benefit Plan

Last 10 Fiscal Years

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Contractually required contribution	$ 352,971	$ 251,090	$ 337,983	$ 357,522	$ 405,266	$ 380,600	$ 361,800	$ 330,901	$ 288,917	$ 258,253
Contribution in relation to the contractually required contribution	$ 354,391	$ 257,874	$ 336,166	$ 356,654	$ 417,357	$ 373,951	$ 357,826	$ 339,454	$ 279,922	$ 249,159
Contribution excess (deficiency)	$ 1,420	$ 6,784	$ (1,817)	$ (868)	$ 12,091	$ (6,649)	$ (3,974)	$ 8,553	$ (8,995)	$ (9,094)
Corporation's covered payroll	$ 1,224,691	$ 805,614	$ 1,197,094	$ 1,266,692	$ 1,354,686	$ 1,284,400	$ 1,260,920	$ 1,187,344	$ 1,067,363	$ 1,102,909
Contribution as a percentage of the covered payroll	28.94%	32.01%	28.08%	28.16%	30.81%	29.11%	28.38%	28.59%	26.23%	22.59%

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Proportionate Share of the Collective Total Pension Liability
(Unaudited)

Ad Hoc COLA/Supplemental Annuity Plan for DB Participants

Last 10 Fiscal Years*

	2019	2018	2017	2016
Corporation's proportionate share of the collective total pension liability	$ 644,322	$ 600,954	$ 518,756	$ 522,556
Corporation's proportion of the collective total pension liability	0.22%	0.21%	0.23%	0.22%

*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Contributions
(Unaudited)

Ad Hoc COLA/Supplemental Annuity Plan for DB Participants

Last 10 Fiscal Years

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Contractually required contribution	$54,981	$57,400	$53,879	$54,078	$54,198	$51,198	$40,278	$40,478	$36,442	$40,880
Contribution in relation to the contractually required contribution	$55,191	$57,190	$53,879	$54,078	$54,198	$51,198	$40,278	$40,478	$36,442	$40,880
Contribution excess (deficiency)	$ 210	$ (210)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Proportionate Share of the Collective Total Pension Liability
(Unaudited)

Ad Hoc COLA Plan for DCRS Participants

Last 10 Fiscal Years*

	2019	2018	2017	2016
Corporation's proportionate share of the collective total pension liability	$ 157,980	$ 227,627	$ 260,379	$ 173,951
Corporation's proportion of the collective total pension liability	0.32%	0.36%	0.42%	0.33%

*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Contributions
(Unaudited)

Ad Hoc COLA Plan for DCRS Participants

Last 10 Fiscal Years*

	2019	2018	2017	2016	2015	2014	2013	2012	2011
Contractually required contribution	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 4,000	$ 3,600	$ 2,200	$ 1,100	$ 1,100
Contribution in relation to the contractually required contribution	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 4,000	$ 3,600	$ 2,200	$ 1,100	$ 1,100
Contribution excess (deficiency)	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---

*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Proportionate Share of the Collective Total Other Postemployment Benefit Liability
(Unaudited)

Last 10 Fiscal Years*

	2019	2018	2017
Corporation's proportion of the collective total other postemployment benefit liability	0.30%	0.46%	0.47%
Corporation's proportionate share of the collective total other postemployment benefit liability	$ 5,676,959	$ 11,223,930	$ 11,881,411

*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Required Supplementary Information
Schedule of the Corporation's Contributions
(Unaudited)

Other Postemployment Benefit Plan

Last 10 Fiscal Years

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Contractually required contribution	$ 157,591	$ 164,294	$ 172,595	$ 172,046	$ 166,763	$ 114,056	$ 121,439	$ 126,018	$ 147,806	$ 112,872
Contribution in relation to the contractually required contribution	$ 157,591	$ 164,294	$ 172,595	$ 172,046	$ 166,763	$ 114,056	$ 121,439	$ 126,018	$ 147,806	$ 112,872
Contribution excess (deficiency)	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Note to Required Supplementary Information
(Unaudited)

Last 10 Fiscal Years

Changes in Assumptions – Pension Plans

Amounts reported in 2018 actuarial valuation reflected an assumption related to administrative expenses to increase to $7,082,000 per year.

Amounts reported in the 2017 actuarial valuation reflect a change in assumption of payroll growth to 2.75% rather than 3%. The mortality, retirement age and disability assumption were changed to more closely reflect actual experience. Assumption related to administrative expense reflected an increase to $6,344,000 per year and a revised allocation to the various pension plans to reflect actual experience.

Amounts reported in 2016 actuarial valuation reflect a change in assumption of administrative expenses to $6,078,000 per year rather than $5,806,000.

Amounts reported in 2015 actuarial valuation reflect a change in assumption of payroll growth to 3% rather than 3.5% which was used to determine amounts reported prior to 2015. Amounts reported in 2014 reflect an adjustment of the expectations of salary increases, disability and retirement age to more closely reflect actual experience. The amounts reported in the 2011 actuarial valuation reflect an expectation of retired life mortality based on the RP-2000 Mortality Table rather than the 1994 U.S. Uninsured Pensioners Table, which was used to determine amounts reported prior to 2011. Amounts reported in 2011 also reflect a change in assumption on valuation of assets to a 3-year phase in for gains/losses relative to interest rate assumption from market value, with fixed income investments at amortized costs which was used to determine amounts reported prior to 2011.

Supplementary Information

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Combining Statement of Net Position

September 30, 2019

	Housing	Rental	Combined Total
Assets			
Current assets:			
Unrestricted assets:			
Cash and cash equivalents	$ 3,617,579	$ 563,610	$ 4,181,189
Self-insurance fund	---	1,156,703	1,156,703
Loans receivable, net	1,050,858	---	1,050,858
Tenants receivable, net	2,899	12,485	15,384
Accrued interest receivable	37,220	3,686	40,906
Prepaid expenses and other	1,814	42,320	44,134
Foreclosed assets held for resale	535,541	---	535,541
Interdivision	(308,226)	308,226	---
Total unrestricted assets	4,937,685	2,087,030	7,024,715
Restricted assets:			
Cash and cash equivalents	3,425,314	162,886	3,588,200
Investments	1,868,261	---	1,868,261
Total restricted assets	5,293,575	162,886	5,456,461
Total current assets	10,231,260	2,249,916	12,481,176
Loans receivable, net	24,034,480	---	24,034,480
Restricted other receivables	2,047,729	---	2,047,729
Depreciable capital assets	---	3,095,776	3,095,776
Non-depreciable capital assets	---	2,934,227	2,934,227
Total assets	36,313,469	8,279,919	44,593,388
Deferred outflows of resources			
Pension	340,530	220,969	561,499
Other postemployment benefits	337,550	231,201	568,751
Total deferred outflow of resources	678,080	452,170	1,130,250
Total assets and deferred outflows of resources	36,991,549	8,732,089	45,723,638

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Combining Statement of Net Position, continued

September 30, 2019

	Housing	Rental	Combined Total
Liabilities			
Current liabilities:			
Payable from unrestricted assets:			
Accounts payable and accrued expenses	$ 80,892	$ 38,487	$ 119,379
Current portion of accrued compensated absences	43,132	43,336	86,468
Unearned revenue	98,330	7,362	105,692
Total payable from unrestricted assets	222,354	89,185	311,539
Payable from restricted assets:			
Accounts payable	411,113	---	411,113
Bonds payable	230,000	---	230,000
Accrued interest payable	16,340	---	16,340
Security deposits	900	49,045	49,945
Deposits by borrowers - insurance premiums and real estate taxes	485,923	---	485,923
Rebate liability	80,408	---	80,408
Total payable from restricted assets	1,224,684	49,045	1,273,729
Total current liabilities	1,447,038	138,230	1,585,268
Non-current liabilities:			
Payable from unrestricted assets:			
Non-current portion of accrued compensated absences	30,534	37,403	67,937
Net pension liability	2,051,568	1,574,392	3,625,960
Total collective other postemployment benefit liability	3,211,941	2,465,018	5,676,959
Payable from restricted assets:			
Bonds payable	3,265,000	---	3,265,000
Loans held in trust	147,408	---	147,408
Total non-current liabilities	8,706,451	4,076,813	12,783,264
Total liabilities	10,153,489	4,215,043	14,368,532
Deferred inflows of resources			
Pension	89,374	68,586	157,960
Other postemployment benefits	3,152,906	2,419,711	5,572,617
Total deferred outflow of resources	3,242,280	2,488,297	5,730,577
Net position			
Net investment in capital assets	---	6,030,003	6,030,003
Restricted for lending activities	4,427,699	113,841	4,541,540
Unrestricted	19,168,081	(4,115,095)	15,052,986
Total net position	$ 23,595,780	$ 2,028,749	$ 25,624,529

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Combining Statement of Revenues, Expenses and Changes in Net Position

Year ended September 30, 2019

	Housing	Rental	Combined Total
Operating revenues:			
Interest income on loans receivable	$ 1,534,866	$ ---	$ 1,534,866
Rental income	---	867,991	867,991
Miscellaneous revenues	68,204	4,411	72,615
Interest income on deposits	22,355	25,906	48,261
Interest income on investments held by bond trustees	52,720	---	52,720
Gain on sale of foreclosed assets	57,188	---	57,188
Total operating revenues	1,735,333	898,308	2,633,641
Operating expenses:			
Salaries	680,047	560,216	1,240,263
Retirement and Medicare contributions	32,336	326,396	358,732
interest expense on borrowings	202,973	---	202,973
Depreciation and amortization	---	186,037	186,037
Professional services	90,417	33,119	123,536
Rent	105,054	---	105,054
Contractual services	36,874	45,193	82,067
Employee benefits, other than retirement	50,551	30,338	80,889
Maintenance	---	70,252	70,252
Other	18,299	42,930	61,229
Bond trustee fees	16,036	---	16,036
Director fees	2,950	---	2,950
Retiree supplemental and health benefits	(865,395)	241,539	(623,856)
Total operating expenses	370,142	1,536,020	1,906,162
Increase (decrease) in net position	1,365,191	(637,712)	727,479
Net position at beginning of year	22,230,589	2,666,461	24,897,050
Net position at end of year	$ 23,595,780	$ 2,028,749	$ 25,624,529

Guam Housing Corporation
(A Component Unit of the Government of Guam)

Salaries, Wages and Benefits

	Year ended September 30, 2019	2018
Salaries, wages and benefits:		
Salaries	$ 1,240,263	$ 1,233,093
Retirement and Medicare contributions	358,732	(85,165)
Retiree supplemental and health benefits	(623,856)	792,099
Employee benefits other than retirement	80,889	70,064
Total salaries, wages and benefits	$ 1,056,028	$ 2,010,091
Employees at end of year	22	25

Guam Housing Corporation
(A Component Unit of the Government of Guam)

First-time Homeowner Assistance Program

Year ended September 30, 2019

	Number of Grantees	Balance at September 30, 2018	Total Fund Allocated	Total Amount Disbursed	Interest Earned	Administration Fee	Balance at September 30, 2019
Guam Housing Corporation	---	$ 1,510	$ ---	$ ---	$ ---	$ ---	$ 1,510
Department of Administration	34	115,425	600,544	(276,991)	263	(28,488)	411,113
Total	34	$ 116,935	$ 600,544	$(276,991)	$ 263	$(28,488)	$ 412,623

Year ended September 30, 2018

	Number of Grantees	Balance at September 30, 2017	Total Fund Allocated	Total Amount Disbursed	Interest Earned	Administration Fee	Balance at September 30, 2018
Guam Housing Corporation	1	$ 9,042	$ ---	$(7,532)	$ ---	$ ---	$ 1,510
Department of Administration	53	116,896	473,461	(431,450)	585	(44,067)	115,425
Total	54	$ 125,938	$ 473,461	$(438,982)	$ 585	$(44,067)	$ 116,935

Guam Housing Corporation
PCOR1 TIMESHEET
Onsite Hours
Hours worked from April 5, 2020 to May 10, 2020

Position Title	Effective 4/5/2020 Differential Hours	10% Pay Amount	Total Pay Amount	26.28% Retirement Expense	1.45% Medicare Expense	Total Expense
Trust Fund Technician	22	29.11	29.11	-	0.43	29.54
Collection Agent	40	65.76	65.76	-	0.96	66.72
Mortgage Loan Underwriter	45	121.05	121.05	-	1.75	122.80
Loan Administrator	31	128.65	128.65	-	1.86	130.51
Loan Technician	22	40.24	40.24	-	0.58	40.82
Accounting Tech III	61.5	152.15	152.15	-	2.20	154.35
Accounting Manager	80.5	329.88	329.88	86.69	4.78	421.35
Accountant II	66	177.54	177.54	-	2.57	180.11
Accounting Tech II	63	138.98	138.98	36.53	2.01	177.52
Administrative Secretary I	0	-	-	-	-	-
Asst. Supply Mgmnt Administrator	20	52.16	52.16	-	0.75	52.91
Senior Tenant Relations Advisor	53.5	119.31	119.31	-	1.72	121.03
Maintenance Worker	2	4.22	4.22	-	0.06	4.28
Maintenance Worker	4	8.18	8.18	-	0.12	8.30
Bldg. Maintenance Supervisor	6	15.15	15.15	-	0.22	15.37
Maintenance Leader	4	9.59	9.59	2.52	0.14	12.25
	520.50	1,391.97	1,391.97	125.74	20.15	1,537.86

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CHAPTER 7

HOURS OF WORK, OVERTIME AND PREMIUM PAY

STATEMENT OF POLICY

The purpose of this chapter is to establish the standard for hours of work, wages, overtime compensation, compensatory time-off in lieu of overtime pay, observance of holidays and a system under which the pay of certain employees shall be adjusted for certain hours, days or conditions of work. These provisions shall be in compliance with the Fair Labor Standards Act (FLSA), as amended.

7.000 GENERAL PROVISIONS

A. The basic workweek is 40 hours. The workweek need not coincide with the calendar week. It may begin any day of the week and any hour of the day, but it must in each case, be established in advance. The workweek may be changed but only if the change is intended to be permanent and is not made to evade overtime requirements or policies.

B. An employee's workweek may be in accordance with office hours, with designated shifts, or with such flexible or variable hours program as are implemented by GHC, provided that GHC shall not operate less than a 40-hour workweek except as provided by law.

C. A full-time employee may be allowed a 15-minute break period in the first half and second half of the work day, provided further that:

1. No single work break shall exceed fifteen (15) minutes absence from the employee's work station.

2. An employee may not accumulate unused work breaks.

3. Work break time shall not be authorized for covering an employee's late arrival on duty or early departure from duty.

D. Full-time employees shall be allowed a minimum of 30 minutes and up to a one-hour meal period during each work day.

E. The schedule of workweek for shift workers shall be prepared and prominently posted at least two weeks in advance so that the employees affected will be informed. Such schedules shall not be less than 2 weeks and shall not be changed except for good cause and provided affected employees are given at least 24 hours prior notice. Whenever possible, work schedules shall permit an employee to enjoy a holiday on the day it is observed.

F. The President may permit flexible work schedules as may be appropriate.

7.100 MINIMUM WAGE

Employees shall be paid not less than the established minimum wage for Guam.

7.200 HOURS WORKED

As a general rule, hours worked will include:

A. All time during which an employee is required to be on GHC's premises or at a prescribed work place.

B. All time during which an employee is suffered or permitted to work, whether or not required to do so. The determination of an employee's working hours will include, in the ordinary case, all hours from the beginning of the work day to the end of the work day, with the exception of periods when the employee is relieved of all duties for the purpose of eating meals.

7.300 HOURLY RATE OF PAY

The hourly rate of pay is the rate published by the Civil Service Commission.

7.400 OVERTIME

7.401 Coverage

A. Upon the occurrence of overtime work, covered classified employees

shall be entitled to receive overtime compensation calculated at the rate of 1 and ½ times the regular rate of pay for each hour or portion of the hour of overtime worked.

B. In determining the number of hours worked by an employee within a given workweek or work period, time spent off on annual, administrative, sick, compensatory time-off, other leave (with or without pay), or holidays will not be counted as time worked. Such time off with pay shall be included in straight time pay, but it is not included in computing whether a covered employee has worked in excess of forty (40) straight time hours in a workweek.

C. Any fraction of an hour of overtime worked shall be converted to the nearest 15 minutes.

D. Covered employees include those classes of positions that are not in the executive, administrative, and professional categories as determined by the Civil Service Commission and in accordance with the Fair Labor Standards Act.

7.402 <u>Occurrence of Overtime Work</u>

A. Overtime work shall be authorized by the President in cases of emergency or when the best interest of the GHC services indicate that overtime work is required.

B. The President shall hold hours worked by employees to the GHC's established 40-hour workweek standard except in those cases where excessive hours of work are necessary because of weather conditions, necessary seasonal activities or emergencies.

C. It shall be the responsibility of the President to determine that the provisions of overtime pay are administered in the best interest of GHC services. Recognizing that the President is responsible for the manner in which overtime work is authorized, it is especially important to control unauthorized overtime.

D. The President is responsible for internal controls which will provide a means of reviewing and evaluating the use of overtime.

E. Overtime work will occur when an employee renders service under

any of the following conditions:

1. The employee renders service in excess of 40 straight time hours per workweek.

2. The employee renders service on the employee's scheduled day off and there has been no change, by mutual consent or by due prior notice, in the work schedule.

7.403 Emergency Situations Defined

The President shall arrange the employment and work programs of GHC in such a way that overtime is not required except in emergency situations.

Overtime work may be required for any covered employee in emergency situations as described below:

A. Where an established post of duty must be covered 24 hours per day and an employee is not available to cover that post on a given shift.

B. When danger to life, health, or well-being of the public, employees, customers or other persons could occur if an employee is not required to be on duty or where danger to property is eminent.

C. Other situations where the President determines that the responsibilities prescribed for the GHC cannot be accomplished unless overtime work is authorized.

D. Employees who work during emergency periods as declared by the Governor of Guam.

7.404 Compensation For Overtime Work

A. Payment for overtime work shall be made no later than the next pay period after the overtime work is performed.

B. Overtime compensation shall be at the rate of 1 and ½ times the regular rate of pay for each hour or portion of the hour of overtime worked.

C. An employee who is subject to the maximum 240 hours of compensatory time under the FLSA, as amended, shall be paid cash

wages of time and one-half the regular rate of pay for overtime hours in excess of this maximum.

D. The requirement that overtime must be paid after 40 hours a week may not be waived by an agreement between management and the employee, except as provided in Section 7.405.

E. Consistent with Section 4105(e), Title 4 of the Guam Code Annotated, no person shall be required to work overtime unless the employee has received certification by the President that funds for overtime pay are available.

F. Employees who work during emergency periods as declared by the Governor of Guam, shall be compensated in the following manner:

1. Employees occupying permanent positions in the classified service or the unclassified service, except for the President and their first assistants, by whatever title called, whose regularly scheduled hours of work fall within such an emergency period, but whose presence is not required at work, shall be granted administrative leave. Employees not occupying permanent positions are not eligible for administrative leave.

2. Employees not occupying permanent positions in the classified service, who were required to report to and did work during such an emergency period, shall be entitled to overtime pay for all such hours worked.

3. Employees occupying permanent positions in the classified service or unclassified service, except for the President and their first assistants, by whatever title called, whose regularly scheduled hours of work fall within such an emergency period, and who are required to report for and be on duty during such emergency period, shall be entitled to overtime pay for all such hours worked, in addition to full compensation for any administrative leave taken.

4. Employees occupying permanent positions in the classified service or the unclassified service, except the President and their first assistants, by whatever title called, whose regularly scheduled hours of work do not fall within such an emergency period, but who are required to report for, and be on duty, shall be entitled to overtime pay for all such hours worked including overtime, but not for administrative leave.

5. In the event that a typhoon emergency period includes a legal holiday, then such employees required to report for and be on duty, shall be entitled to overtime pay for all such hours worked, including overtime, in addition to full compensation for holiday pay.

7.405 Compensatory Time Off in Lieu of Overtime Pay

A. In the absence of any funds for overtime compensation, compensatory time off shall be granted in lieu of overtime pay by mutual agreement in writing between the employee and the President, before work is performed.

A record of this agreement in writing must be kept with the GHC Administration Division.

B. The number of hours of overtime work shall be converted to compensatory time credit at the rate of 1 and ½ hours of compensatory time credit for each hour of overtime work or portion of the hour consistent with Rule 7.401.

C. Employees may accrue not more than 240 hours of compensatory time.

D. Any additional overtime work performed by employees, who have already accumulated the maximum 240 hours of compensatory time or 160 hours of actual overtime work, compensatory time off credits shall be compensated not later than the pay period immediately following the period during which the overtime was worked.

E. When sickness lasting one or more days occurs during a scheduled compensatory time off, and the employee substantiates such to the satisfaction of the President, the employee shall be charged sick leave and permitted to reschedule his compensatory time off. Application for such substitution of sick leave for compensatory time off shall be made within 3 working days upon return to duty and shall be in conformance to applicable sick leave provisions in these Rules and Regulations.

F. An employee who has requested the use of compensatory time-off shall be permitted to use such time, within a reasonable period after

making the request, if the use of the compensatory time does not unduly disrupt the operations of GHC.

G. An employee on compensatory time off shall be deemed to be on official leave with pay status.

H. The President may require an employee to use any accumulated compensatory time off credits upon mutual agreement with the employee as to the schedule and use of these credits.

7.406 Conversion of Compensatory Time Off to Cash

A. The President may direct, at the option of the employee, payments for accrued compensatory time earned, at any time, in any combination, and which shall be paid at the regular rate earned by the employee at the time the employee receives such payment.

B. At the time of separation, the employee shall be paid in cash for all unused compensatory time credit earned at a rate of compensation not less than:

1. the average regular rate received by such employee during the last 3 years of the employee's employment; or

2. the final regular rate received by such employee, whichever is higher.

7.500 NON-OVERTIME WORKWEEKS

When an employee is on non-pay status for less than 40 hours during a workweek, such workweek shall be considered a non-overtime workweek and all hours worked shall be paid at the regular rate in accordance with established personnel policies except as provided by law.

7.600 UNAUTHORIZED WORK

Hours worked by an employee without the President's permission or contrary to his instructions or, not authorized by budget shall not be considered as hours worked. Unrecorded hours worked during a workweek or work period by an employee at the job site or at his home or other duly authorized designated place,

must be counted as hours worked if the President has reason to know of such practice. The President must enforce his no-work rule and may not unjustly benefit from work performed without his knowledge.

7.700 HOLIDAY PAY

A. When an employee is absent from duty at the close of the working day immediately preceding a holiday, and at the beginning of the working day immediately following a holiday, and such absences are determined to have been on a leave without pay status, the employee shall not be considered eligible for compensation for the holiday under these rules but shall be considered as on leave without pay status.

B. Employees who are required, because of an emergency or other reasons, to work on holidays (or their equivalent day) shall be paid at a rate equivalent to double their hourly rate of pay exclusive of any additional pay except as otherwise provided by statute.

C. For purposes of these rules, holidays are declared to be those identified in these Rules or as otherwise provided by statute.

7.800 NIGHT DIFFERENTIAL PAY

Work performed between the hours of 6:00 p.m. and 6:00 a.m. shall be compensated as follows:

Any employee (except the President and their first assistants, by whatever title called) who works between the hours of 6:00 p.m. to 6:00 a.m. shall be entitled to night differential pay, calculated at the rate of their regular wage plus ten percent (10%) for all periods worked between the hours of 6:00 p.m. and 6:00 a.m. except as otherwise provided by statute.

7.900 DUAL EMPLOYMENT

No employee of the GHC may be employed on a full-time, part-time, or contractual basis by more than one department, agency or branch of the government of Guam at any time, except for:

A. persons serving as part-time teachers, and instructors for the Guam Community College and for the University of Guam and instructors who

excused from duty with full pay and without charge to leave for all hours required for such duty not to exceed the number of hours in the employee's normal work day. However, if the jury duty does not require absence for the entire work day, the employee shall return to duty immediately upon release by the court.

B. An employee called for jury duty is required to submit a copy of the Jury Duty Call Notification to his immediate supervisor.

C. Supervisors are responsible for advising employees that all compensation earned for such jury service, except allowances for travel, must be paid to GHC in accordance with Section 6505, Chapter 6, Title 4 of the Guam Code Annotated. An employee may elect to request for annual leave for the purpose of jury duty service, in which case the employee may keep the compensation earned for such jury duty.

8.404 Participation as a Competitor in a Government of Guam Personnel Examination or Interview

A. Employees who are participating in a competitive examination or interview for government of Guam instrumentalities, departments and agencies for employment, shall be excused from work with pay and without charge to leave for the time required for the examination or interview. Employees are required to report to their work location after completion of the examination or interview.

B. Employees must advise their immediate supervisor in advance of the need for excused absence to participate in a scheduled examination or interview. The employee shall provide to his immediate supervisor a copy of the notice as soon as the employee receives information of the scheduled date and time of examination or interview.

8.405 Participation in Examinations for Military Service

An employee who is scheduled to appear for an examination for entrance into the United States military service shall be excused from work with pay and without charge to leave for the time required for the examination. The employee shall submit written confirmation of scheduled examination.

8.406 Natural Disasters and Other Emergency Conditions

A. Excused absence with pay and without charge to leave shall be granted employees when natural disasters or other emergency conditions create unsafe working conditions.

B. Excused absence for natural disaster or other emergency conditions, may be granted only when there has been an official proclamation of the hazardous conditions by Executive Order or an equivalent announcement by the Governor.

C. When the Governor declares a State of Emergency, the President shall determine whether affected facilities or portions thereof, which are located in the area covered by the Executive Order or proclamation, are to be closed. With the exception of the following:

   1. Employees determined by GHC as non-essential for the cause in such emergency situation shall be released from duty with pay without charge to leave for the period the facility is closed.

   2. Employees, required to remain on duty to provide essential services, shall be paid at double the regular rate or granted compensatory leave credits for the hours worked during the period the facility is closed and the non-essential employees are on excused leave.

D. Employees who are on annual or sick leave status when an emergency condition is declared by Executive Order or announcement by the Governor and are not required to report to duty, shall be considered as released from duty with pay without charge to leave for the period the work facility is closed.

8.407 Participation in Officially Sanctioned Events

An employee, who is a participating member of an official Guam delegation which is sanctioned by the Governor, shall be excused from duty with pay and without charge to leave for a period not to exceed five (5) work days in a calendar year.

8.408 Absence Pending Formal Investigation

An employee, who is under formal investigation for misconduct or violation of a Rule or statute, may be placed on excused absence with pay from duty without charge to leave not to exceed 20 work days when

# of units (inventory)	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Lada	115	115	115	115	115	115	114	114	114	114	114	114	114
At-Atdas	24	24	24	24	24	24	24	24	24	24	24	24	24
Sagan Linayan	10	10	10	10	10	10	10	10	10	10	10	10	10
Total units on hand	149	149	149	149	149	149	148	148	148	148	148	148	148

# of vacant units at EOM	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Lada	27	28	29	31	33	33	31	30	30	30	30	30	29
At-Atdas	6	6	6	6	8	9	10	9	10	11	13	14	13
Sagan Linayan	3	3	3	2	2	2	1	2	1	2	2	1	1
Total vacant units	36	37	38	39	43	44	42	41	41	43	45	45	43

# of Homeless	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Lada													
At-Atdas									1	1	0	1	0
Sagan Linayan	2	2	2	2	2	2	2	1	1	1	1	1	1
Total Homeless	2	2	2	2	2	2	2	1	2	2	1	2	1

	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Vacancy rate	24%	25%	26%	26%	29%	30%	28%	28%	28%	29%	30%	30%	29%
Delinquency rate	39.28%	31.07%	21.74%	19.51%	17.72%	16.08%	15.08%	13.75%	47.56%	33.28%	25.90%	20.15	17.52%

# of units for major repairs	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Lada (STAFF)	5	5	5	5	5	5	6	6	5	5	6	6	6
Lada (CONTRACTOR)	12	12	13	13	13	13	13	13	13	13	13	13	13
At-Atdas (CONTRACTOR)	5	5	5	5	5	6	6	6	6	6	7	7	7
Sagan Linayan (STAFF)	1	1	1	1	1	1	1	1	0	1	1	1	1
Sagan Linayan (CONTRACTOR)													
Subtotal Staff	6	6	6	6	6	6	7	7	5	6	7	7	7
Subtotal Contractor	17	17	18	18	18	19	19	19	19	19	20	20	20
Total units for major repair	23	23	24	24	24	25	26	26	24	25	27	27	27

Waiting list	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
1 Bedroom												0	0
2 Bedroom												9	9
3 Bedroom												10	10
4 Bedroom												0	1
Total waiting list	21	26	27	30	32	33	35	36	37	39	37	19	20

Work Orders	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
# carryover not resolved													
Lada	69	69	84	92	95	102	123	130	129	134	145	147	149
At-Atdas	16	19	18	19	19	20	19	16	16	16	17	19	20
Sagan Linayan	4	4	2	3	3	3	4	4	4	4	6	5	7
# of work orders not resolved	89	92	104	114	117	125	146	150	149	154	168	171	176

# of work orders requests	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Lada	32	33	44	36	38	30	45	52	37	25	48	33	25
At-Atdas	10	6	2	6	7	7	6	5	9	7	5	5	3
Sagan Linayan	4	1	1	3	1	0	2	4	2	0	4	1	2
Total work order requests	46	40	47	45	46	37	53	61	48	32	57	39	30
								568					

Work Orders	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
# duplicatte/cancelled													
Lada	0	1	1	1	3	2	2	1	1	1	0	7	0
At-Atdas	0	0	1	0	0	2	1	1	1	0	0	0	0
Sagan Linayan	0	0	0	0	0	0	0	1	0	0	0	0	0
# of work orders not resolved	0	1	2	1	3	4	3	3	2	1	0	7	0
								26					

# of work orders closed	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Lada	26	32	28	27	32	21	22	44	37	19	37	24	23
At-Atdas	8	3	2	5	7	4	6	7	8	7	4	3	2
Sagan Linayan	3	1	3	2	1	0	1	3	2	0	2	2	0
GHC Foreclosure(s)	0	3	1	0	0	0	1	0	0	2	0	1	0
GHC ITC office/Maint/Admin	1	0	0	1	0	1	1	1	0	0	0	2	0
# of renovated units completed													
Lada	1	0	0	0	0	1	3	0	1	0	0	0	0
At-Atdas	0	0	0	0	0	0	0	0	0	0	0	0	0
Sagan Linayan	0	0	1	0	0	0	1	0	0	1	0	1	1
Total work order closed	39	39	35	35	40	27	35	55	48	29	43	33	26
% work orders completed	31%	30%	25%	23%	25%	18%	20%	27%	24%	16%	20%	16%	13%

GUAM HOUSING

Loan Portfolio	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan	133	132	132	132	132	132	131	129	128	128	124	124	124
6% loan	140	137	137	137	135	132	132	131	131	129	129	126	125
CAHAT	79	79	80	80	81	82	84	83	84	83	83	84	84
DownPayment	21	20	20	20	20	20	19	19	18	17	16	16	16
Total loans	373	368	369	369	368	366	366	362	361	357	352	350	349
Deliquency rate	12.73%	12.18%	9.94%	9.11%	7.20%	10.97%	10.86%	9.03%	9.83%	8.08%	12.23%	10.73%	12.28%

Loans Approved	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan			1		1	1			0	0	0	0	0
6% loan	1				1				2	0	0	0	0
CAHAT		1			1	1	2		1	1	2	1	0
Total loans	1	1	1	0	3	2	2	0	3	1	2	1	0

	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
FTHAP certificate issued			33						37	0	0	0	0
FTHAP committed	10	42	33	11	24	24	29	40	27	9	7	0	0
FTHAP disbursed		1	9	21				1	14	18	1	1	1

Loans Closed	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan	1			1		1			0	0	0	0	0
6% loan	1				1				0	0	0	1	2
CAHAT			1		1	1	2		1	0	0	2	0
Total loans	2	0	1	1	2	2	2	0	1	0	0	3	2

# of payoff	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan		2			1	1	1	2	1	0	4		
6% loan		3			3	3			0	2	0	3	1
CAHAT								1	0	1	0	1	
Down Payment Program		1					1		1	1	1		
Total loan payoff	0	6	0	0	4	4	2	3	2	4	5	4	1

Availablility of funds	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan	$523,000	$649,000	$428,000	$514,000	$671,000	$1,130,000	$1,401,000	$1,441,000	$1,649,000	$1,525,736	$1,932,275	$2,049,799	$2,079,363
6% Loan	422,000	528,000	571,000	568,000	788,000	805,000	717,000	913,000	952,000	1,195,072	1,231,210	1,272,574	1,308,177
CAHAT	129,000	105,000	113,000	97,000	104,000	113,000	52,000	99,000	40,920	2,761	11,863	15,939	20,800
FTHAP (Escheated)	7,651	5,645	6,132	134,000	24,400	47,000	1,300	8,377	9,059	9,522	9,600	24,995	25,020
FTHAP (GHC)	606	606	606	606	606	606	606	606	606	606	606	1,510	1,510
Total funds available	$1,082,257	$1,288,251	$1,118,738	$1,313,606	$1,588,006	$2,095,606	$2,171,906	$2,461,983	$2,651,585	$2,733,696	$3,185,554	$3,364,817	$3,434,870

LEGAL COUNSEL REPORT

Legal counsel referred Beg. Bal.	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan	11	11	9	9	9	6	6	6	6	4	4	4	4
6% loan	16	14	13	13	13	11	11	11	10	9	7	7	7
CAHAT	1	1	1	1	1	1	1	1	0	0	0	0	0
DPCCA	1	1	1	1	1	1	1	1	1	1	1	1	1
Total accounts referred	29	27	24	24	24	19	19	19	17	14	12	12	12

Loans resolved	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Carryover referrals													
Direct loan		2			3				2				
6% loan	2	1			2			1	1	2			1
CAHAT								1					
DPCCA													
Total loans resolved	2	3	0	0	5	0	0	2	3	2	0	0	1

Pending loans w/legal	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Carryover referrals													
Direct loan	11	9	9	9	6	6	6	6	4	4	4	4	4
6% loan	14	13	13	13	11	11	11	10	9	7	7	7	6
CAHAT	1	1	1	1	1	1	1	0	0	0	0	0	0
DPCCA	1	1	1	1	1	1	1	1	1	1	1	1	1
Total pending loans	27	24	24	24	19	19	19	17	14	12	12	12	11

Loans foreclosed	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Direct loan													
6% loan								1					
CAHAT													
Total loans forclosed	0	0	0	0	0	0	0	1	0	0	0	0	0

# of units (inventory)	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Lada	115	115	115	115	115	114	114	114	114	114	114	114	114
At-Atdas	24	24	24	24	24	24	24	24	24	24	24	24	24
Sagan Linayan	10	10	10	10	10	10	10	10	10	10	10	10	10
Total units on hand	149	149	149	149	149	148	148	148	148	148	148	148	148

# of vacant units at EOM	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Lada	28	29	31	33	33	31	30	30	30	30	30	29	30
At-Atdas	6	6	6	8	9	10	9	10	11	13	14	13	11
Sagan Linayan	3	3	2	2	2	1	2	1	2	2	1	1	1
Total vacant units	37	38	39	43	44	42	41	41	43	45	45	43	42

# of Homeless	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Lada													
At-Atdas								1	1	0	1	0	1
Sagan Linayan	2	2	2	2	2	2	1	1	1	1	1	1	1
Total Homeless	2	2	2	2	2	2	1	2	2	1	2	1	2

Vacancy rate	25%	26%	26%	29%	30%	28%	28%	28%	29%	30%	30%	29%	28%
Delinquency rate	31.07%	21.74%	19.51%	17.72%	16.08%	15.08%	13.75%	47.56%	33.28%	25.90%	20.15	17.52%	19.69%

# of units for major repairs	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Lada (STAFF)	5	5	5	5	5	6	6	5	5	6	6	6	6
Lada (CONTRACTOR)	12	13	13	13	13	13	13	13	13	13	13	13	13
At-Atdas (CONTRACTOR)	5	5	5	5	6	6	6	6	6	7	7	7	7
Sagan Linayan (STAFF)	1	1	1	1	1	1	1	0	1	1	1	1	1
Sagan Linayan (CONTRACTOR)													
Subtotal Staff	6	6	6	6	6	7	7	5	6	7	7	7	7
Subtotal Contractor	17	18	18	18	19	19	19	19	19	20	20	20	20
Total units for major repair	23	24	24	24	25	26	26	24	25	27	27	27	27

Waiting list	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
1 Bedroom											0	0	0
2 Bedroom											9	9	9
3 Bedroom											10	10	10
4 Bedroom											0	1	1
Total waiting list	26	27	30	32	33	35	36	37	39	37	19	20	20

Work Orders	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
# carryover not resolved													
Lada	69	84	92	95	102	123	130	129	134	145	147	149	151
At-Atdas	19	18	19	19	20	19	16	16	16	17	19	20	22
Sagan Linayan	4	2	3	3	3	4	4	4	4	6	5	7	7
# of work orders not resolved	92	104	114	117	125	146	150	149	154	168	171	176	180

# of work orders requests	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Lada	33	44	36	38	30	45	52	37	25	48	33	25	11
At-Atdas	6	2	6	7	7	6	5	9	7	5	5	3	6
Sagan Linayan	1	1	3	1	0	2	4	2	0	4	1	2	0
Total work order requests	40	47	45	46	37	53	61	48	32	57	39	30	17
							568						

Work Orders	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
# duplicatte/cancelled													
Lada	1	1	1	3	2	2	1	1	1	0	7	0	0
At-Atdas	0	1	0	0	2	1	1	1	0	0	0	0	0
Sagan Linayan	0	0	0	0	0	0	1	0	0	0	0	0	0
# of work orders not resolved	1	2	1	3	4	3	3	2	1	0	7	0	0
							26						

# of work orders closed	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Lada	32	28	27	32	21	22	44	37	19	37	24	23	9
At-Atdas	3	2	5	7	4	6	7	8	7	4	3	2	4
Sagan Linayan	1	3	2	1	0	1	3	2	0	2	2	0	0
GHC Foreclosure(s)	3	1	0	0	0	1	0	0	2	0	1	0	0
GHC ITC office/Maint/Admin	0	0	1	0	1	1	1	0	0	0	2	0	0
# of renovated units completed													
Lada	0	0	0	0	1	3	0	1	0	0	0	0	0
At-Atdas	0	0	0	0	0	0	0	0	0	0	0	0	0
Sagan Linayan	0	1	0	0	0	1	0	0	1	0	1	1	0
Total work order closed	39	35	35	40	27	35	55	48	29	43	33	26	13
% work orders completed	30%	25%	23%	25%	18%	20%	27%	24%	16%	20%	16%	13%	7%

GUAM HOUSING

Loan Portfolio	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan	132	132	132	132	132	131	129	128	128	124	124	124	124
6% loan	137	137	137	135	132	132	131	131	129	129	126	125	123
CAHAT	79	80	80	81	82	84	83	84	83	83	84	84	85
DownPayment	20	20	20	20	20	19	19	18	17	16	16	16	16
Total loans	368	369	369	368	366	366	362	361	357	352	350	349	348
Deliquency rate	12.18%	9.94%	9.11%	7.20%	10.97%	10.86%	9.03%	9.83%	8.08%	12.23%	10.73%	12.28%	12.28%

Loans Approved	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan		1		1	1			0	0	0	0	0	0
6% loan				1				2	0	0	0	0	0
CAHAT	1			1	1	2		1	1	2	1	0	0
Total loans	1	1	0	3	2	2	0	3	1	2	1	0	0

	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
FTHAP certificate issued		33						37	0	0	0	0	3
FTHAP committed	42	33	11	24	24	29	40	27	9	7	0	0	3
FTHAP disbursed	1	9	21				1	14	18	1	1	1	0

Loans Closed	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan			1		1			0	0	0	0	0	0
6% loan				1				0	0	0	1	2	1
CAHAT		1		1	1	2		1	0	0	2	0	1
Total loans	0	1	1	2	2	2	0	1	0	0	3	2	2

# of payoff	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan	2			1	1	1	2	1	0	4			
6% loan	3			3	3			0	2	0	3	1	2
CAHAT							1	0	1	0	1		
Down Payment Program	1					1		1	1	1			
Total loan payoff	6	0	0	4	4	2	3	2	4	5	4	1	2

Availability of funds	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan	$649,000	$428,000	$514,000	$671,000	$1,130,000	$1,401,000	$1,441,000	$1,649,000	$1,525,736	$1,932,275	$2,049,799	$2,079,363	2,053,451
6% Loan	528,000	571,000	568,000	788,000	805,000	717,000	913,000	952,000	1,195,072	1,231,210	1,272,574	1,308,177	1,358,735
CAHAT	105,000	113,000	97,000	104,000	113,000	52,000	99,000	40,920	2,761	11,863	15,939	20,800	29,299
FTHAP (Escheated)	5,645	6,132	134,000	24,400	47,000	1,300	8,377	9,059	9,522	9,600	24,995	25,020	390
FTHAP (GHC)	606	606	606	606	606	606	606	606	606	606	1,510	1,510	1,510
Total funds available	$1,288,251	$1,118,738	$1,313,606	$1,588,006	$2,095,606	$2,171,906	$2,461,983	$2,651,585	$2,733,696	$3,185,554	$3,364,817	$3,434,870	$3,443,385

LEGAL COUNSEL REPORT

Legal counsel referred Beg. Bal.	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan	11	9	9	9	6	6	6	6	4	4	4	4	4
6% loan	14	13	13	13	11	11	11	10	9	7	7	7	6
CAHAT	1	1	1	1	1	1	1	0	0	0	0	0	0
DPCCA	1	1	1	1	1	1	1	1	1	1	1	1	1
Total accounts referred	27	24	24	24	19	19	19	17	14	12	12	12	11

Loans resolved	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Carryover referrals													
Direct loan	2			3				2					
6% loan	1			2			1	1	2			1	
CAHAT							1						
DPCCA													
Total loans resolved	3	0	0	5	0	0	2	3	2	0	0	1	0

Pending loans w/legal	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Carryover referrals													
Direct loan	9	9	9	6	6	6	6	4	4	4	4	4	4
6% loan	13	13	13	11	11	11	10	9	7	7	7	6	6
CAHAT	1	1	1	1	1	1	0	0	0	0	0	0	0
DPCCA	1	1	1	1	1	1	1	1	1	1	1	1	1
Total pending loans	24	24	24	19	19	19	17	14	12	12	12	11	11

Loans foreclosed	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Direct loan													
6% loan							1						
CAHAT													
Total loans forclosed	0	0	0	0	0	0	1	0	0	0	0	0	0

# of units (inventory)	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Lada	115	115	115	115	114	114	114	114	114	114	114	114	114
At-Atdas	24	24	24	24	24	24	24	24	24	24	24	24	24
Sagan Linayan	10	10	10	10	10	10	10	10	10	10	10	10	10
Total units on hand	149	149	149	149	148	148	148	148	148	148	148	148	148

# of vacant units at EOM	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Lada	29	31	33	33	31	30	30	30	30	30	29	30	30
At-Atdas	6	6	8	9	10	9	10	11	13	14	13	11	11
Sagan Linayan	3	2	2	2	1	2	1	2	2	1	1	1	1
Total vacant units	38	39	43	44	42	41	41	43	45	45	43	42	42

# of Homeless	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Lada													
At-Atdas							1	1	0	1	0	1	1
Sagan Linayan	2	2	2	2	2	1	1	1	1	1	1	1	1
Total Homeless	2	2	2	2	2	1	2	2	1	2	1	2	2

Vacancy rate	26%	26%	29%	30%	28%	28%	28%	29%	30%	30%	29%	28%	28%
Delinquency rate	21.74%	19.51%	17.72%	16.08%	15.08%	13.75%	47.56%	33.28%	25.90%	20.15	17.52%	19.69%	24.01%

# of units for major repairs	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Lada (STAFF)	5	5	5	5	6	6	5	5	6	6	6	6	6
Lada (CONTRACTOR)	13	13	13	13	13	13	13	13	13	13	13	13	13
At-Atdas (CONTRACTOR)	5	5	5	6	6	6	6	6	7	7	7	7	7
Sagan Linayan (STAFF)	1	1	1	1	1	1	0	1	1	1	1	1	1
Sagan Linayan (CONTRACTOR)													
Subtotal Staff	6	6	6	6	7	7	5	6	7	7	7	7	7
Subtotal Contractor	18	18	18	19	19	19	19	19	20	20	20	20	20
Total units for major repair	24	24	24	25	26	26	24	25	27	27	27	27	27

Waiting list	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
1 Bedroom										0	0	0	0
2 Bedroom										9	9	9	9
3 Bedroom										10	10	10	10
4 Bedroom										0	1	1	1
Total waiting list	27	30	32	33	35	36	37	39	37	19	20	20	20

Work Orders	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
# carryover not resolved													
Lada	84	92	95	102	123	130	129	134	145	147	149	151	151
At-Atdas	18	19	19	20	19	16	16	16	17	19	20	22	22
Sagan Linayan	2	3	3	3	4	4	4	4	6	5	7	7	7
# of work orders not resolved	104	114	117	125	146	150	149	154	168	171	176	180	180

# of work orders requests	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Lada	44	36	38	30	45	52	37	25	48	33	25	11	0
At-Atdas	2	6	7	7	6	5	9	7	5	5	3	6	0
Sagan Linayan	1	3	1	0	2	4	2	0	4	1	2	0	0
Total work order requests	47	45	46	37	53	61	48	32	57	39	30	17	0
						568							

Work Orders	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
# duplicatte/cancelled													
Lada	1	1	3	2	2	1	1	1	0	7	0	0	0
At-Atdas	1	0	0	2	1	1	1	0	0	0	0	0	0
Sagan Linayan	0	0	0	0	0	1	0	0	0	0	0	0	0
# of work orders not resolved	2	1	3	4	3	3	2	1	0	7	0	0	0
						26							

# of work orders closed	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Lada	28	27	32	21	22	44	37	19	37	24	23	9	0
At-Atdas	2	5	7	4	6	7	8	7	4	3	2	4	0
Sagan Linayan	3	2	1	0	1	3	2	0	2	2	0	0	0
GHC Foreclosure(s)	1	0	0	0	1	0	0	2	0	1	0	0	0
GHC ITC office/Maint/Admin	0	1	0	1	1	1	0	0	0	2	0	0	0
# of renovated units completed													0
Lada	0	0	0	1	3	0	1	0	0	0	0	0	0
At-Atdas	0	0	0	0	0	0	0	0	0	0	0	0	0
Sagan Linayan	1	0	0	0	1	0	0	1	0	1	1	0	0
Total work order closed	35	35	40	27	35	55	48	29	43	33	26	13	0
% work orders completed	25%	23%	25%	18%	20%	27%	24%	16%	20%	16%	13%	7%	0%

GUAM HOUSING

Loan Portfolio	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan	132	132	132	132	131	129	128	128	124	124	124	124	124
6% loan	137	137	135	132	132	131	131	129	129	126	125	123	123
CAHAT	80	80	81	82	84	83	84	83	83	84	84	85	85
DownPayment	20	20	20	20	19	19	18	17	16	16	16	16	15
Total loans	369	369	368	366	366	362	361	357	352	350	349	348	347
Deliquency rate	9.94%	9.11%	7.20%	10.97%	10.86%	9.03%	9.83%	8.08%	12.23%	10.73%	12.28%	12.28%	18.08%

Loans Approved	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan	1		1	1			0	0	0	0	0	0	0
6% loan			1				2	0	0	0	0	0	0
CAHAT			1	1	2		1	1	2	1	0	0	1
Total loans	1	0	3	2	2	0	3	1	2	1	0	0	1

	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
FTHAP certificate issued	33						37	0	0	0	0	3	0
FTHAP committed	33	11	24	24	29	40	27	9	7	0	0	3	0
FTHAP disbursed	9	21				1	14	18	1	1	1	0	0

Loans Closed	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan		1		1			0	0	0	0	0	0	0
6% loan			1				0	0	0	1	2	1	0
CAHAT	1		1	1	2		1	0	0	2	0	1	0
Total loans	1	1	2	2	2	0	1	0	0	3	2	2	0

# of payoff	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan			1	1	1	2	1	0	4				
6% loan			3	3			0	2	0	3	1	2	
CAHAT						1	0	1	0	1			
Down Payment Program					1		1	1	1				1
Total loan payoff	0	0	4	4	2	3	2	4	5	4	1	2	1

Availability of funds	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan	$428,000	$514,000	$671,000	$1,130,000	$1,401,000	$1,441,000	$1,649,000	$1,525,736	$1,932,275	$2,049,799	$2,079,363	2,053,451	2,037,660
6% Loan	571,000	568,000	788,000	805,000	717,000	913,000	952,000	1,195,072	1,231,210	1,272,574	1,308,177	1,358,735	1,387,287
CAHAT	113,000	97,000	104,000	113,000	52,000	99,000	40,920	2,761	11,863	15,939	20,800	29,299	37,097
FTHAP (Escheated)	6,132	134,000	24,400	47,000	1,300	8,377	9,059	9,522	9,600	24,995	25,020	390	406
FTHAP (GHC)	606	606	606	606	606	606	606	606	606	1,510	1,510	1,510	1,510
Total funds available	$1,118,738	$1,313,606	$1,588,006	$2,095,606	$2,171,906	$2,461,983	$2,651,585	$2,733,696	$3,185,554	$3,364,817	$3,434,870	$3,443,385	$3,463,960

LEGAL COUNSEL REPORT

Legal counsel referred Beg. Bal.	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan	9	9	9	6	6	6	6	4	4	4	4	4	4
6% loan	13	13	13	11	11	11	10	9	7	7	7	6	6
CAHAT	1	1	1	1	1	1	0	0	0	0	0	0	0
DPCCA	1	1	1	1	1	1	1	1	1	1	1	1	1
Total accounts referred	24	24	24	19	19	19	17	14	12	12	12	11	11

Loans resolved	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Carryover referrals													
Direct loan			3				2						
6% loan			2			1	1	2			1		
CAHAT						1							
DPCCA													
Total loans resolved	0	0	5	0	0	2	3	2	0	0	1	0	0

Pending loans w/legal	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Carryover referrals													
Direct loan	9	9	6	6	6	6	4	4	4	4	4	4	4
6% loan	13	13	11	11	11	10	9	7	7	7	6	6	6
CAHAT	1	1	1	1	1	0	0	0	0	0	0	0	0
DPCCA	1	1	1	1	1	1	1	1	1	1	1	1	1
Total pending loans	24	24	19	19	19	17	14	12	12	12	11	11	11

Loans foreclosed	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Direct loan													
6% loan						1							
CAHAT													
Total loans forclosed	0	0	0	0	0	1	0	0	0	0	0	0	0

GUAM HOUSING CORPORATION
Kotporasion Ginima' Guåhan

FY 2019 CITIZEN-CENTRIC REPORT

ABOUT US

Guam Housing Corporation was created through Public Law 8-80 on August 21, 1965. Our mandate is to help individuals and families secure mortgage financing who cannot otherwise qualify as borrowers through conventional means. We are authorized to engage in housing activities including development of residential subdivisions and construction of housing for rental or resale. As part of our programs, GHC owns 125 houses in Dededo and 24 apartment units in Yigo providing rental opportunities for low to moderate income families.

OUR MISSION

To create and preserve sustainable communities through innovative financing and the development of affordable housing in our community.

OUR GOALS

- Increase the number of first-time, low to moderate income families realizing their dream of homeownership.
- Secure lower interest rates, infrastructure needs, and pursue newer technologies in home construction.
- Pursue the research and planning of the development of affordable homes.

Board of Directors

Francisco Florig
Chairman

Tomas Flores
Vice-Chairman

Lanita B. Tiong
Secretary

Sandra F. Bordallo
Member

Doreen T. Crisostomo
Member

Gabriel A. Jugo
Member

Cecilia G. Mantanoña
Member

Alice M. Taijeron
President

Angela M. Camacho
Manager

Patricia Kier
Audrey Topasña

Admin Division
Cassandra Santos
Arleen Evangelista

Accounting Division
Alysia Leon Guerrero
Robert Sabang
Stephen Barcinas
Christine Torres

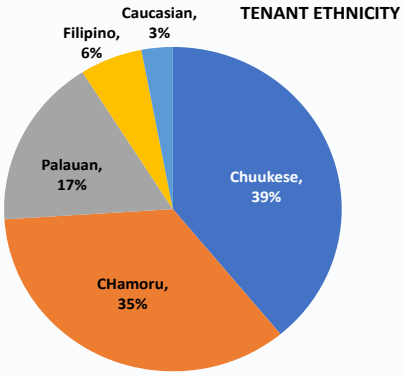
Loan Division
Mary Guerrero
Emily Flores
SusyMae Santos
Linda Charfauros
Lynn Arnaiz

Rental Division
John Potter
Deborah Santos

Maintenance Division
John Muña
Paul Techaira
Brian Asuncion
Randy Barcinas
Edward Aguon Jr.



2019 GovGuam Relay For Life - Team GHC



DEMOGRAPHICS	FY17	FY18	FY19	% CHANGE
Employees	24	25	22	(12.00%)
Loans at the end of the fiscal year	392	373	362	(2.95%)
Average interest rate for first mortgages closed	4.39%	4.27%	4.90%	14.75%
Rental units	149	149	148	(0.67%)
Active tenants	109	104	109	4.81%
RENTAL UNITS				
Chuukese	35%	46%	39%	(15.22%)
CHamoru	35%	26%	35%	34.62%
Palauan	18%	15%	17%	13.33%
Filipino	9%	10%	6%	(40.00%)
Caucasian	3%	3%	3%	0.00%

For more information about us, please log onto our website: https://guamhousing.org/

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Main Office Location: ***590 S. Marine Corps Drive, ITC Bldg, Suite 514 Tamuning, Guam 96913 // Telephone: 671-647-4143***
Rental Office Location: ***#370 Lada Avenue Lada Gardens Dededo, Guam 96929 // Telephone: 671-632-5660***

Doc. No. 35GL-20-1936.*

Our Performance

GHC Programs

Regular Loan Program

Interest Rate is prevailing rate plus 2% for a term up to 30 years.

Six Percent Program

Interest rate is no lower than 4.00% and no higher than 6.00% for a term up to 30 years.

CAHAT Program

An interest free second mortgage designed as a down payment assistance program for first time home-owners for term up to 30 years.

First-Time Homeowner Assistance Program (FTHAP)

GHC is the Administrator of the FTHAP. Eligible recipients of the program are provided a grant up to $10,000.00 or 4% of the total purchase price or construction cost of the home inclusive of closing costs. There are currently eleven (11) other participating financial institutions. For Fiscal Year 2019, thirty-four (34) families were awarded FTHAP grants totaling $276,991.

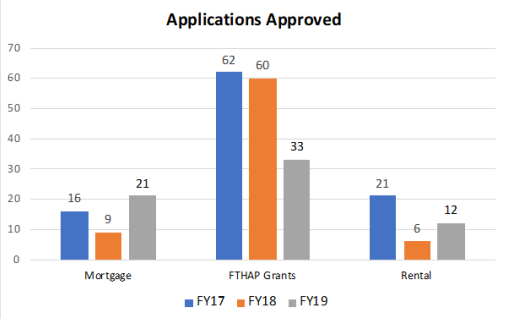


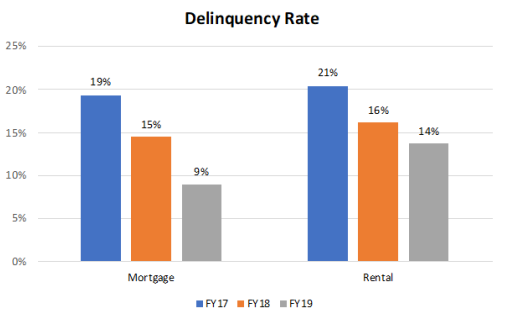
GHC employees, Brian Asuncion and Randy Barcinas, attended GCA Annual Safety Conference and attained certification.

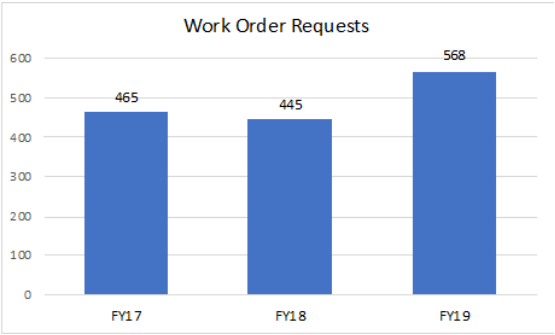
GHC participated in the "GovGuam Island Wide Cleanup"



HOUSING MORTGAGE	FY17	FY18	FY19	% CHANGE
Mortgage Applications Processed	413	142	106	(25.35%)
Mortgage Loans Closed	22	8	20	150.00%
FTHAP Grants Processed	70	65	58	(10.77%)
FTHAP Grants Disbursed	83	54	34	(37.04%)
Mortgage Loan Payoffs	27	27	30	11.11%
Accounts Referred to Legal	34	3	0	(100.00%)
Accounts Resolved	20	6	14	133.33%
Accounts Foreclosed	3	1	1	0.00%







Due to the age of the Rental Units, major renovations are needed for 18% of the units causing high vacancies and service calls.

RENTAL UNITS	FY17	FY18	FY19	% CHANGE
Rental Application processed	85	60	37	(38.33%)
Evictions	31	21	13	(38.10%)
Emergency housing families placed	1	6	9	50.00%
Homeless placed	8	10	3	(70.00%)
Units for major repairs	23	23	26	13.04%
Vacancy rate	22.22%	25.73%	25.85%	0.47%

What would you like to see reported on this page? Please let us know by contacting Patricia Kier at patricia.kier@ghc.guam.gov

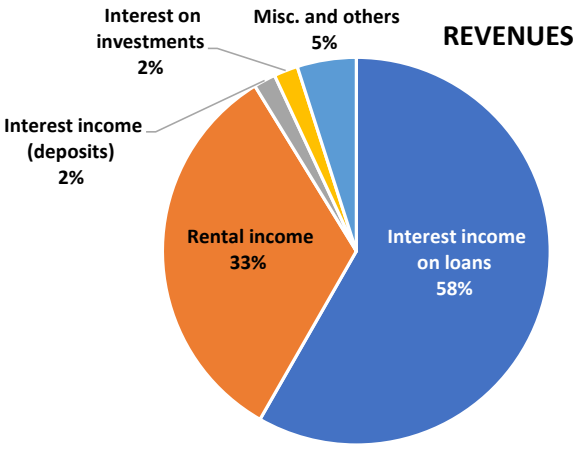
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Our Finances



GHC and Guam Energy Office staff participated in "Active Shooter Training"

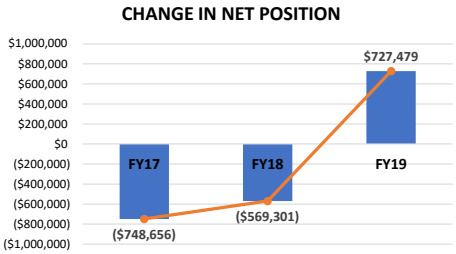
REVENUES	FY17	FY18	FY19	% CHANGE
Interest income on loans	$1,544,411	$1,563,068	$1,534,866	(2%)
Rental income	838,268	754,312	867,991	15%
Interest income (deposits)	19,999	35,341	48,261	37%
Interest on investments	2,775	-28,323	52,720	286%
Misc. and others	153,490	51,685	129,803	151%
Total	**$2,558,943**	**$2,376,083**	**$2,633,641**	**11%**



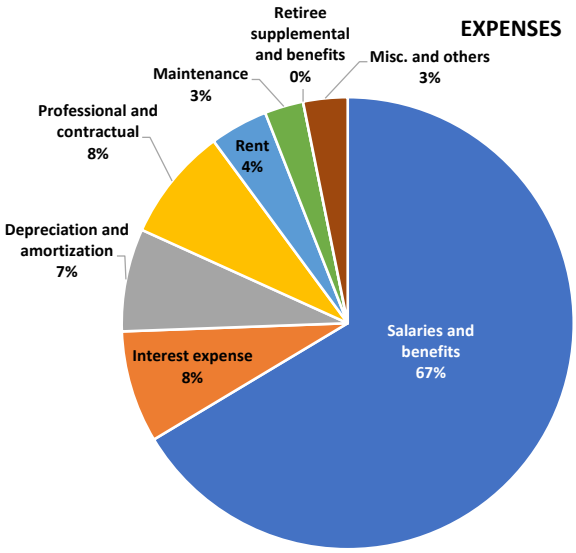
Revenue increased by 11% due to the increase in Rental Income, gain on the sale of property, interest on investments held by bond trustee and interest on bank deposit.



GHC staff participated in "GET YOUR PINK ON"



The Corporation ended fiscal year 2019 with an increase in net income of $727,479. The increase is attributed to the Other Post-Employment Benefits (OPEB) liability adjustments.



Expense decreased by 35% due to the decrease in Retiree Supplemental & Health Benefits, Professional Services and Loss on Impaired Assets.

EXPENSES	FY17	FY18	FY19	% CHANGE
Salaries and benefits	$1,591,363	$1,217,992	$1,679,884	38%
Interest expense	223,005	213,197	202,973	(5%)
Depreciation and amortization	176,843	179,452	186,037	4%
Professional and contractual	172,389	230,906	205,603	(11%)
Rent	105,054	105,054	105,054	0%
Maintenance	35,025	52,467	70,252	34%
Retiree supplemental and benefits	920,401	792,099	-623,856	(179%)
Misc. and others	83,519	154,217	80,215	(48%)
Total	**$3,307,599**	**$2,945,384**	**$1,906,162**	**(35%)**

An independent audit was conducted, resulting in a clean audit opinion. Complete financial information can be found at https://guamhousing.org/financial-statements/

Doc. No. 35GL-20-1936.*

Our Challenges

Affordable Housing Inventory

The availability of homes for purchase in the low to moderate price range greatly decreased making it challenging for approved borrowers to locate and purchase homes in their price range. Safe, insurable homes are currently priced well above what most low to moderate income residents are qualified to borrow. Construction of affordable homes also presents challenges due to the unavailability of skilled labor to build homes being severely impacted by the elimination of H2 Visa workers for Guam. Contractors are finding it increasingly difficult to keep up with the demand for construction contracts and have been unable to commit to and complete contracts for the construction of low to moderately priced residential homes.

Rental Housing Market

The rental market has seen an upswing in rental rates due to the Military market. The Federal Government pays as much as $1,374.00 for a 2-bedroom unit and $1,982.00 for a 3-bedroom unit, effectively pricing the rental market beyond the reach of low to moderate income families. It is essential that GHC bring the full inventory of our affordable rental units on-line in order to make them available to low to moderate income residents.

COVID-19

The full financial impact of the COVID-19 pandemic on Guam Housing Corporation has yet to be fully realized. Because of the reduction of income to thousands of families due to furloughs or a reduction in work hours, we anticipate that we will see a rise in delinquencies for both the rental and mortgage loan divisions in fiscal year 2020. We are challenged with identifying tools and strategies to assist our tenants and clients in these precarious financial times.

Guam Housing Corporation is reviewing requests for deferments on rental fees or mortgage loan payments on a case by case basis. Research on possible grant funding or programs to assist in mitigating foreclosures or evictions is also ongoing.

Our Outlook

Guam Housing Corporation is currently working on researching and developing affordable housing through various means to include insurable alternative building systems, application for grant funding to support affordable home and mixed income development, contractor partnerships and commitments to build affordable homes, and rehabilitation of GHC OREOS (Other Real Estate Owned). We continue to be the only lender to finance homes to qualified borrowers on CHamoru Land Trust properties.

Guam Housing Corporation has entered into a partnership with the Guam Community College to utilize GHC rental units as living labs for students under the supervision of licensed professionals. This partnership allows the GHC maintenance team to expand their skillset as they work alongside industry professionals. Adding these units to our rental inventory as quickly and as safely as possible will allow GHC to assist low to moderate income families needing safe and affordable rental housing.



GHC donated school supplies to our Adopted School, Wettengel Elementary



GHC Donations to DOE, "Broken Crayon 2019"

We want to hear from you. Do you like this report? Do you believe it should include any other information? Please let us know by contacting Patricia Kier at patricia.kier@ghc.guam.gov

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