Minutes of the AHA Board of Housing Commissioners

Regular Meeting
Wednesday, January 15, 2014
Carnis Salisbury Building
1840 University Blvd. SE
Albuquerque, NM 87106

1. **Call to Order**
The meeting was called to order at 12:04 p.m. (MST) on January 15, 2014. Vice Chairperson Roxanne Rivera-Wiest presided. The Board met in the Manuel Cordova Conference Room in Open Session.

2. **Roll Call**
AHABHC MEMBERS PRESENT
Ms. Rebecca Chavez, Resident Commissioner
Mr. D. Todd Clarke, Commissioner at Large (arrived at 12:05 p.m.)
Ms. Roxanne Rivera-Wiest, Vice Chairperson
Mr. Stephen J. Vogel, Commissioner at Large

AHABHC MEMBERS PRESENT
Ms. Janet McHard, Chairperson, Excused
A quorum was present.

STAFF PRESENT
Ms. Loretta Baca, Compliance Inspector, AHA
Ms. Ramona Baca, Housing Services Specialist, AHA
Mr. Matt Bailon, Housing Assistance Coordinator, AHA
Mr. Augustine Balderrama, Maintenance Technician, AHA
Mr. Mark Balistreri, Housing Services Specialist, AHA
Ms. Grace Barragan, Housing Services Specialist, AHA
Ms. Mundy Boen, Executive Assistant, AHA
Ms. Linda Bridge, Executive Director, AHA
Ms. Cynthia Cavazos, Compliance Inspector, AHA
Mr. Brian Eagan, Assistant City Attorney, COA Legal Dept
Mr. Andrew Estocin, Associate Director, AHA
Ms. Anna Gonzales, Compliance Inspector, AHA
Mr. Joey Gonzales, Maintenance Technician, AHA
Mr. Christopher Krupar, Technical Program Manager, AHA
Mr. Luis Marquez, Maintenance Technician, AHA
Mr. Raymond Murrietta, Warehouse Assistant, AHA
Mr. Tom Portillo, Maintenance Manager, AHA
Mr. Vicente Quevedo, Section 8 Program Housing Assistance Coordinator, AHA
Ms. Annamarie Romero, Housing Services Specialist, AHA
Mr. John Romero, Maintenance Technician, AHA

Ms. Anita Sanchez-Triviso, Sr. Personnel/Labor Relations Officer, AHA
Ms. Phyllis Santillanes, Compliance Inspector, AHA
Mr. Jerome Singleton, Maintenance Technician, AHA
Mr. Jim Tacosa, Capital Improvement Program (CIP) Coordinator, AHA
Ms. Erika Torres, Compliance Inspector, AHA
Ms. Janice Wright, Housing Paralegal, COA Legal Dept

VISITORS PRESENT
Mr. Bob Smith, iCast
Ms. Cynthia Sisneros, AHA Applicant for Admission

3. **Approval of Minutes**
Board of Housing Commissioners regular meeting, held on December 18, 2013.

Member Clarke moved to approve the minutes; seconded by Member Vogel. The motion carried by a vote of 4-0.

4. **Public Comment**
Ms. Cynthia Sisneros, AHA Applicant, voiced her concern regarding her place on the AHA waiting list, and the problems she has had in the past with her position changing on the waiting list.

5. **Consent Agenda**

a) Resolution 2014-01 - Section 8 HCV (Housing Choice Voucher) Program Payment Standards (Section 8 Program Housing Assistance Coordinator Vicente Quevedo)

Member Vogel asked if all four resolutions presented today are required by the Annual Contribution Contract (ACC) on an annual basis and inquired about the information attached to each resolution and its origins. Executive Director Linda Bridge confirmed that the ACC requires payment standards, utility allowance and flat rents be approved on an annual basis. Ms. Bridge stated that the information attached to each resolution is produced by AHA staff in collaboration with Bernalillo County Housing Authority and GoSection8.com database.

Member Vogel moved to adopt "Resolution 2014-01 - Section 8 HCV Program Payment Standards"; seconded by Member Clarke. The motion carried by a 4-0 vote.

b) Resolution 2014-02 - Section 8 HCV Program Participant Utility Allowance Schedule (Section 8 Program Housing Assistance Coordinator Vicente Quevedo)

Member Clarke moved to adopt "Resolution 2014-02 - Section 8 HCV Program Participant Utility Allowance Schedule"; seconded by Member Chavez. The motion carried by a 4-0 vote.

c) Resolution 2014-03 - Low Rent Public Housing Program Flat Rents (Associate Director Andrew Estocin)

Member Vogel moved to adopt "Resolution 2014-03 - Low Rent Public Housing Program Flat Rents"; seconded by Member Chavez. The motion carried by a 4-0 vote.

d) Resolution 2014-04 - Low Rent Public Housing Program Participant Utility Allowance Schedules (Associate Director Andrew Estocin)

Member Chavez moved to adopt "Resolution 2014-04 - Low Rent Public Housing Program Participant Utility Allowance Schedules"; seconded by Member Clarke. The motion carried by a 4-0 vote.

6. Resolutions and Communications

a) Report of the Secretary – (Executive Director Linda Bridge, Associate Director Andrew Estocin, & CIP Coordinator James Tacosa)

Ms. Bridge and Mr. Estocin presented the AHA Update 2013 in the Report of the Secretary, both addressed questions from Members of the Board. Please see the attached Report.

Member Vogel asked if the road map was compliant with Section 504 (of the Rehabilitation Act of 1973) requirements, and if it removes any impediments from AHA from receiving further grant funding from HUD. Ms. Bridge confirmed that once we receive the official written confirmation from HUD that we are in compliance with the Voluntary Compliance Agreement (VCA) with HUD then the impediments to receiving more grant funds from HUD have been removed.

Member Vogel asked if AHA was on track to qualify as a high performer with HUD (the U.S. Department of Housing and Urban Development). Ms. Bridge stated that AHA is working to maintain the current standard performer status given the various challenges encountered this last year that could impact that rating.

Member Clarke moved to accept receipt of the Report; seconded by Member Chavez. The motion was carried by a 4-0 vote.

Mr. Tacosa presented the Capital Fund Report and addressed questions from Members of the Board.

Member Clarke moved to accept receipt of the Report; seconded by Member Chavez. The motion was carried by a 4-0 vote.

7. Old Business

There were no items of Old Business.

8. New Business

a) The Board is going to meet in Closed Session under §10-15-1 (H)(7) NMSA 1978 to discuss pending litigation against AHA. (*Unified Contractors, Inc. v. Albuquerque Housing Authority*), case no. D-202-CV-201309848.

Member Vogel moved to meet in Closed Session under §10-15-1 (H)(7) NMSA 1978 at 12:37 p.m. to discuss pending litigation against AHA, (*Unified Contractors, Inc. v. Albuquerque Housing Authority*), case no. D-202-CV-201309848. The motion was seconded by Member Clarke and carried by a 4-0 roll call vote. All board members recessed to discuss this matter.

b) Re-Convene in Open Session; to vote in public on action items, if any.

(*Unified Contractors, Inc. v. Albuquerque Housing Authority*), case no. D-202-CV-201309848

Chairperson Rivera-Wiest announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was pending litigation against AHA.

The Board re-convened in open session at 1:11 p.m. The Vice Chairperson then asked if any members wanted to make a Motion. No motions were made by any members.

9. Other Business

The next Regular Meeting of the Board will be on Wednesday, February 19, 2014 at 12 noon in the Manuel Cordova Conference Room, at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building at 1840 University Blvd SE, Albuquerque, NM 87106.

Member Chavez commented on audience behavior during Board Meetings. Ms. Chavez stated that at the previous two Board Meetings she has noticed some unprofessional behavior (side conversations) by some AHA staff members sitting in the back of the meeting room during the Report of the Secretary, and she invited all staff that wanted to speak to the Board to sign up to speak during the public comment period of the Board Meeting.

10. Adjournment

There being no further business to be brought before the Board, Member Clarke moved to adjourn the meeting at 1:14 p.m.; seconded by Member Vogel. The motion was carried by a 4-0 vote.

SUBMITTED:

Ms. Linda Bridge
Secretary to the Board

READ AND APPROVED:

Ms. Janet McHard
Chairperson of the Board

Date: February 19, 2014