Minutes of the AHA Board of Housing Commissioners

Regular Meeting
Wednesday, April 15, 2015
Carnis Salisbury Building
1840 University Blvd. SE
Albuquerque, NM 87106

1. Call to Order

The meeting was called to order at 12:05 p.m. (MDT) on April 15, 2015. Chairperson Vogel presided. The Board met in the Manuel Cordova Conference Room in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Mr. Stephen J. Vogel, Chairperson
Mr. D. Todd Clarke, Vice Chairperson
Ms. Roxanne Rivera-Wiest, Commissioner at Large
Ms. Rebecca Chavez, Resident Commissioner (arrived at 12:08 p.m.)
A quorum was present.

AHABHC MEMBERS ABSENT

Ms. Janet McHard, Commissioner at Large, Excused

VISITORS

Ms. Lisa Seepaul, Cubra Law
Mr. Doug Chaplin, City of Albuquerque
Ms. Laura Hurd, New Life Homes
Ms. Lisa Huval, New Mexico Coalition to End Homelessness

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager, AHA
Mr. Thomas Austad, Interim Paralegal, AHA
Ms. Loretta Baca, Housing Quality Compliance Inspector, AHA
Mr. Matt Bailon, Assistant Manager for Public Housing, AHA
Mr. Mark Balistreri, Section 8 Housing Specialist, AHA
Ms. Mundy Boen, Executive Assistant, AHA
Ms. Linda Bridge, Executive Director, AHA
Mr. David DeYoung, Accounting Manager, AHA
Ms. Barbara D'Onofrio, Director of Finance, AHA
Mr. Brian Eagan, Attorney, AHA
Mr. Marcos Espinosa, Interim Information Systems Manager, AHA
Mr. Andrew Estocin, Deputy Director, AHA
Ms. Vivian Gabaldon, Sr. Accounting Technician, AHA
Ms. Anna Gonzales, Housing Quality Compliance Inspector, AHA
Mr. Daryl Grimm, Warehouse and Facility Manager, AHA
Ms. Bernice Hughes, Contract Buyer, AHA

Ms. Helen Lopez, Accountant, AHA
Mr. Raymond Murrietta, Procurement Technician Warehouse, AHA
Ms. Anita Sanchez-Triviso, Human Resources Director, AHA
Mr. Don Porter, Capital Funds Buyer, AHA

3. Approval of Minutes

Board of Housing Commissioners regular meeting March 18, 2015.

Member Clarke moved to approve the minutes; seconded by Member Vogel. The motion carried by a 2-0-1 vote. (For: Vogel, Clarke; Abstain: Rivera-Wiest).

4. Public Comment

Ms. Lisa Seepaul, Cubra Law, addressed the Board regarding her concerns with the "2015 Admissions and Continued Occupancy Policy" and the proposed change for eligible households from three years to seven years regarding applicants with drug-related and/or violent criminal activity.

Mr. Doug Chaplin, City of Albuquerque, Family and Community Services, addressed the Board regarding his concerns with the chronic homelessness in Albuquerque, requesting AHA to add a preference for homelessness.

Ms. Laura Hurd, New Life Homes, addressed the Board regarding her concerns with the "2015 Admissions and Continued Occupancy Policy" the proposed change for eligible households from three years to seven years regarding applicants with drug-related and/or violent criminal activity and requesting AHA add a preference for homelessness.

Ms. Lisa Huval, New Mexico Coalition to End Homelessness, addressed the Board regarding her concerns with the "2015 Admissions and Continued Occupancy Policy" and her concerns with the chronic homelessness in Albuquerque, requesting AHA to add a preference for homelessness.

5. Consent Agenda

There were no Consent Agenda items.

6. Resolutions and Communications

a) Resolution 2015-04 Adoption of the 2015 Admissions and Continued Occupancy Policy (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2015-04 Adoption of the 2015 Admissions and Continued Occupancy Policy" and addressed questions from Members of the Board.

Member Clarke made a floor amendment to correct the title of "Resolution 2015-02 Adoption of the 2015 Admissions and Continued Occupancy Policy" to "Resolution 2015-04 Adoption of the 2015 Admissions and Continued Occupancy Policy"; seconded by Member Chavez. The motion floor amendment carried by a 4-0 vote.

Member Clarke moved to adopt "Resolution 2015-04 Adoption of the 2015 Admissions and Continued Occupancy Policy"; seconded by Member Chavez. The motion was carried by a 3-1 vote. (For: Vogel, Clarke, Chavez; Against: Rivera-Wiest).

Member Clarke requested that AHA staff draft a Resolution for the AHA Board to consider adopting at the next regular meeting of the Board (on May 20, 2015). The topic of the proposed resolution would be: what is the best way to manage limited public resources to provide the most affordable housing to quickly meet the needs of homeless persons in Albuquerque? The resolution would create an ad hoc working study group at AHA to allow AHA to study and discuss how to prioritize the needs of homeless persons and the impacts of a proposed change in AHA policy. The proposed change is to create a priority preference in admissions to AHA Public Housing and Section 8 Housing programs, for applicants that are homeless persons. The change would be to the AHA Admissions and Continued Occupancy Policy (ACOP). The ad hoc working study group members would be appointed by the AHA Board Chairperson. The study group members would include: no less than one AHA staff member, one AHA Board member, and three local community advocates for homeless persons. The study group mission is to find a way to balance the administrative overhead for AHA of any admissions policy changes and/or new programs, with the tangible increased benefit to our community in providing affordable housing to end homelessness. The study group shall study and do research on how other Public Housing Authorities in other cities have been addressing the needs of people experiencing homelessness and meeting their needs in other cities. The request for this Resolution to be drafted and placed on the agenda for the next regular meeting of the Board was seconded by Member Chavez.

b) Resolution 2015-03 Adoption of the 2015 Section 8 Administrative Plan (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2015-03 Adoption of the 2015 Section 8 Administrative Plan" and addressed questions from Members of the Board.

Member Clarke moved to adopt "Resolution 2015-03 Adoption of the 2015 Section 8 Administrative Plan"; seconded by Member Rivera-Wiest. The motion was carried by a 4-0 vote.

c) Resolution 2015-02 Approval of the Annual Plan and Capital Fund Five Year Action Plan (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2015-02 Approval of the Annual Plan and Capital Fund Five Year Action Plan" and addressed questions from Members of the Board.

Member Clarke made a floor amendment to correct the title of "Resolution 2015-04 Approval of the Annual Plan and Capital Fund Five Year Action Plan" to "Resolution 2015-02 Approval of the Annual Plan and Capital Fund Five Year Action Plan"; seconded by Rivera-Wiest. The floor amendment carried by a 4-0 vote.

Member Clarke moved to adopt "Resolution 2015-02 Approval of the Annual Plan and Capital Fund Five Year Action Plan"; seconded by Member Chavez. The motion was carried by a 4-0 vote.

Member Clarke left the meeting at 1:10 p.m.

d) Report of the Secretary (Executive Director Linda Bridge and Deputy Director Andrew Estocin)

Ms. Bridge and Mr. Estocin presented the AHA March/April Update in the Report of the Secretary, the Albuquerque Housing Authority Production Snapshot Report and the Capital Fund Report; both addressed questions from Members of the Board. Please see the attached Report.

Member Chavez moved to accept receipt of the Report; seconded by Member Rivera-Wiest. The motion was carried by a 3-0 vote.

7. Old Business

There were no items of Old Business.

8. New Business

There were no items of New Business.

9. Other Business

The next Regular Meeting of the Board will be on Wednesday, May 20, 2015 at 12 noon in the Manuel Cordova Conference Room, at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM.

10. Adjournment

There being no further business to be brought before the Board, Member Rivera-Wiest moved to adjourn the meeting at 1:12 p.m.; seconded by Member Chavez. The motion was carried by a 3-0 vote.

SUBMITTED:

Ms. Linda Bridge, Secretary to the Board
Date: May 20, 2015

READ AND APPROVED:

Mr. Stephen J. Vogel, Chairperson of the Board