Minutes of the AHA Board of Housing Commissioners

Regular Meeting
Wednesday, December 16, 2015
Carnis Salisbury Building
1840 University Blvd. SE, Albuquerque, NM 87106

1. Call to Order

The meeting was called to order at 12:02 p.m. (MDT) on December 16, 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. Rebecca Chavez, Resident Commissioner
A quorum was present.

AHABHC MEMBERS ABSENT

Ms. Janet McHard, Commissioner at Large, Excused
Ms. Roxanne Rivera-Wiest, Commissioner at Large, Excused

VISITORS

Mr. Chris Jedd, Denver Housing Authority
Mr. Richard Sissick, R. Sissick Consulting, LLC

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager, AHA
Mr. Thomas Austad, Interim Paralegal, AHA
Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector, AHA
Ms. Ramona Baca, Section 8 Housing Specialist, AHA
Mr. Matt Bailon, Assistant Manager for Public Housing, AHA
Ms. Linda Bridge, Executive Director, AHA
Ms. Ramona Campbell, Public Housing Specialist, AHA
Ms. Cynthia Cavazos, Housing Quality Compliance Inspector, AHA
Ms. Barbara D'Onofrio, Director of Finance, AHA
Mr. Brian Eagan, Attorney, AHA
Mr. Marcos Espinosa, Information Systems Manager, AHA
Mr. Andrew Estocin, Deputy Director, AHA
Ms. Anna Gonzales, Housing Quality Compliance Inspector, AHA
Mr. Dan Foster, Capital Fund Projects Manager, AHA
Mr. Joel Herrera, Maintenance Technician, AHA
Ms. Esther Lucero, Section 8 Program Manager, AHA
Ms. Amanda Mora, Resident Services Assistant, AHA
Mr. Raymond Murrietta, Procurement Technician Warehouse, AHA
Mr. Vernon Ortiz, Maintenance Technician, AHA

Ms. Bernadette Rodriguez, Community Services Specialist, AHA
Mr. Taft Weebothee, Maintenance Technician, AHA

Member Clarke made a floor amendment to adjust the sequence of the agenda items; seconded by Member Chavez. The floor amendment carried by a 3-0 vote.

The agenda was adjusted as follows: items 6 b-g, item 6 a. However, these minutes, for purposes of clarity, follow the original agenda.

3. Approval of Minutes

Board of Housing Commissioners regular meeting November 18, 2015.

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

4. Public Comment

There were no Public Comments.

5. Consent Agenda

There were no Consent Agenda items.

6. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge, Deputy Director Andrew Estocin, Capital Fund Projects Manager Dan Foster)

Ms. Bridge and Mr. Estocin presented the AHA November/December Update in the Report of the Secretary, the Albuquerque Housing Authority Production Snapshot Report, and Mr. Foster presented the Capital Fund Report, and all addressed questions from Members of the Board. Please see the attached Reports.

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

b) Resolution 2015-21 Authorizing the Amendment of the Interagency Agreement (IGA) with the Housing Authority of the City and County of Denver (DHA) to Pursue a Self-Managed Energy Performance Contract (EPC) (Executive Director Linda Bridge)

Ms. Bridge presented "Resolution 2015-21 Authorizing the Amendment of the Interagency Agreement (IGA) with the Housing Authority of the City and County of Denver (DHA) to Pursue a Self-Managed Energy Performance Contract (EPC)" Ms. Bridge, Mr. Jedd, and Mr. Sissick addressed questions from Members of the Board.

Member Clarke moved to adopt "Resolution 2015-21 Authorizing the Amendment of the Interagency Agreement (IGA) with the Housing Authority of the City and County of Denver (DHA) to Pursue a Self-Managed Energy Performance Contract (EPC)"; seconded by Member Chavez. The motion was carried by a 3-0 vote.

c) Resolution 2015-22 Section 8 HCV Program Payment Standards (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2015-22 Section 8 HCV Program Payment Standards" and addressed questions from Members of the Board.

Member Clarke moved to adopt "Resolution 2015-22 Section 8 HCV Program Payment Standards"; seconded by Member Chavez. The motion was carried by a 3-0 vote.

d) Resolution 2015-23 Section 8 HCV Program Participant Utility Allowance Schedule (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2015-23 Section 8 HCV Program Participant Utility Allowance Schedule" and addressed questions from Members of the Board.

Member Clarke moved to adopt "Resolution 2015-23 Section 8 HCV Program Participant Utility Allowance Schedule"; seconded by Member Chavez. The motion was carried by a 3-0 vote.

e) Resolution 2015-24 Public Housing Program Flat Rents (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2015-24 Public Housing Program Flat Rents" and addressed questions from Members of the Board.

Member Clarke moved to adopt "Resolution 2015-24 Public Housing Program Flat Rents"; seconded by Member Chavez. The motion was carried by a 3-0 vote.

f) Resolution 2015-25 Notice Requirements for Meeting of the Board in 2016 (Attorney Brian Eagan)

Mr. Eagan presented "Resolution 2015-25 Notice Requirements for Meeting of the Board in 2016" and addressed questions from Members of the Board.

Member Chavez moved to adopt "Resolution 2015-25 Notice Requirements for Meeting of the Board in 2016"; seconded by Member Clarke. The motion was carried by a 3-0 vote.

g) Resolution 2015-26 Setting the Official List of Regular Meeting dates of the AHA Board for the year 2016 (Attorney Brian Eagan)

Mr. Eagan presented "Resolution 2015-26 Setting the Official List of Regular Meeting dates of the AHA Board for the year 2016" and addressed questions from Members of the Board.

Member Clarke moved to adopt "Resolution 2015-26 Setting the Official List of Regular Meeting dates of the AHA Board for the year 2016"; seconded by Member Chavez. The motion was carried by a 3-0 vote.

7. **Old Business**
There were no items of Old Business.

8. **New Business**
a) Election of Board Chairperson and Vice-Chairperson for 1 year term (December 2015 to December 2016)

Member Clarke moved to re-elect Member Vogel as Chairperson. Member Vogel accepted the nomination. The motion was seconded by Member Chavez. There were no other nominations. The motion was carried by a vote of 2-0-1. (For: Clarke, Chavez; Abstain: Vogel)

Member Vogel moved to re-elect Member Clarke as Vice Chairperson. Member Clarke accepted the nomination. The motion was seconded by Member Chavez. There were no other nominations. The motion was carried by a vote of 2-0-1. (For: Vogel, Chavez; Abstain: Clarke)

Chairperson Vogel and Vice Chairperson Clarke were re-elected for 2016.

b) Introduction of the Core Value Employee of the Quarter
Ms. Bridge introduced Anna Gonzales as AHA's Core Value Employee of the Quarter.

c) Introduction of New Employees
Ms. Bridge and supervisors introduced new employees.

9. **Other Business**
The next scheduled Regular Meeting of the Board will be on January 20, 2016 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 Clarke moved to adjourn the meeting at 1:01 p.m.; seconded by Member Chavez. The motion was carried by a 3-0 vote.

SUBMITTED:

Ms. Linda Bridge, Secretary to the Board
Date: January 20, 2016

READ AND APPROVED:

Mr. Stephen J. Vogel, Chairperson of the Board