



Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, January 17, 2018 at 12:00 p.m. (MT)

Carnis Salisbury Building

1840 University Blvd. SE, Albuquerque, NM

1. Call to Order

The meeting was called to order at 12:00 p.m. (MT) on January 17, 2018. Chairperson Clarke presided. The Board met in the Manuel Cordova Conference Room in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Mr. Todd Clarke, Chairperson

Ms. Janet McHard, Vice Chairperson

Mr. Stephen J. Vogel, Commissioner at Large

Ms. Rebecca Robinson, Resident Commissioner

A quorum was present.

AHABHC MEMBERS NOT PRESENT

Ms. Roxanne Rivera-Wiest, Commissioner at Large, excused

VISITORS

Mr. Alan Armijo, City of Albuquerque Office of the Mayor, Director of Constituent Services

Mr. Charles V. Garcia, Attorney (Counsel for AHA), Cuddy & McCarthy LLP

Ms. Judy Higuera, Embudo Towers Resident

Ms. Janice Edmondson, Embudo Towers Resident

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager

Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Mundy Boen, Executive Assistant

Ms. Cheryl Cates, Accounting Manager - S8

Ms. Barbara D'Onofrio, Director of Finance

Mr. Brian Eagan, Housing Attorney

Mr. Marcos Espinosa, Information Systems Manager

Mr. Andrew Estocin, Deputy Director

Mr. Dan Foster, Capital Fund Project Manager

Mr. Raymond Murrietta, Warehouse and Facility Manager

Ms. Bernadette Rodriguez, Community Services Specialist

Ms. Annamarie Romero, Public Housing Specialist

Ms. Anita Sanchez-Triviso, Human Resources Director



/abqha



/HousingABQ



Equal Housing Opportunity Agency



3. Approval of Minutes

Board of Housing Commissioners Meeting December 20, 2017

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

4. Public Comment

Ms. Janice Edmondson, Resident, addressed the Board regarding her concern with issues at Embudo Towers.

Mr. Alan Armijo, City of Albuquerque, Office of the Mayor, Director of Constituent Services, introduced himself as a representative of Mayor Tim Keller. Mr. Armijo addressed the Board regarding the new Mayor's interest in conducting general oversight of the operation of all City government Boards and Commissions, to improve their operation by filling all vacant seats on all of the various (70 plus) different Boards & Commissions in City government. Mayor Keller is seeking to appoint new, more active members to activate all of the city's Boards & Commissions. He is also seeking to refer people who contact the Mayor's office seeking affordable housing to apply for services at AHA.

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 and Capital Fund Projects Manager Dan Foster)

Ms. Bridge and Mr. Estocin presented the AHA Review of 2017 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 Vogel moved to accept receipt of the Report; seconded by Member McHard. The motion was carried by a 4-0 vote.

- b) Memorial 2018-01 Expressing Gratitude to Donors to 2017 Winter Holiday Food and Toy Drive (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented 'Memorial 2018-01 Expressing Gratitude to Donors to 2017 Winter Holiday Food and Toy Drive' and addressed questions from Members of the Board.

Member McHard moved to adopt 'Memorial 2018-01 Expressing Gratitude to Donors to 2017 Winter Holiday Food and Toy Drive'; seconded by Member Robinson. The motion was carried by a 4-0 vote.

7. Old Business

There were no items of Old Business.

8. New Business

- a) Closed Session, §10-15-1(H)(7) NMSA 1978 "meetings subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant."

Member McHard moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:50 p.m. to discuss threatened or pending litigation in which AHA is or may become a participant. The motion was seconded by Member Robinson and carried by a 4-0 roll call vote. All Board members recessed to discuss this matter with attorney Charles V. Garcia.

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

The Board re-convened in open session at 1:28 p.m. Chairperson Clarke announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was the threatened or pending litigation. No motions were made by any members during the open session.

- b) Discussion of Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan timeline

Mr. Estocin presented the Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan timeline and addressed questions from Members of the Board. Chairperson Clarke requested that staff prepare a Resolution for the Board to consider in a future meeting to approve opening a Limited Intake of pre-applications for admission to the AHA Section 8 HCV rental assistance program using an admissions lottery.

- c) Introduction of New Employees
There were no new employees to introduce.

9. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, February 21, 2018 12:00 p.m. 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. Announcements

Special Meeting: Rio Vista Apartments, Ribbon Cutting Celebration, 1-19-2018 at 9:30 a.m. A quorum of 3 or more members of the AHA Board may be attending this free, public event. No votes by the members of the AHA Board will be taken at the Ribbon Cutting event and no public comments received at the event. Mayor Tim Keller has been invited to speak. And NM State Auditor and Bernalillo County Commissioner Wayne Johnson will speak.

Ribbon Cutting Celebration

For the completion of the Rio Vista Apartments Renovation Project on Friday morning, January 19, 2018 at 9:30 a.m. to 11:30 a.m. at Rio Vista Apartments, in the Gazebo and 1st floor Meeting Room, 770 Juan Tabo Blvd NE, Albuquerque, NM.

11. Adjournment

There being no further business to be brought before the Board, Member McHard moved to adjourn the meeting at 1:32 p.m.; seconded by Member Robinson. The motion was carried by a 4-0 vote.

SUBMITTED:

READ AND APPROVED:

_____/s Linda Bridge
Ms. Linda Bridge, Secretary to the Board
Date: February 21, 2018

_____/s Janet McHard
Janet McHard, Vice-Chairperson of the Board