Minutes of the AHA Board of Housing Commissioners

Regular Meeting
Wednesday, November 17, 2021 at 12:00 p.m. (MT)
Manuel Cordova Conference Room (#186) & Zoom Video Conference
Special Procedures were used for joining this meeting

1. Call to Order

The meeting was called to order at 12:00 p.m. (MT) on November 17, 2021. Chairperson Robinson presided. The Board met via Zoom in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Rebecca Robinson, Chairperson
Ms. Roxanne Rivera-Wiest, Vice Chairperson, via phone
Ms. Lovie McGee, Commissioner at Large
Ms. Maurreen Skowran, Commissioner at Large, via zoom
Ms. Yvette Nunez, Commissioner at Large, via zoom

STAFF PRESENT

Mr. Greg Abrams, Human Resources Manager
Mr. Matthew Archuleta, Public Housing Program Manager
Mr. Matt Bailon, Operations Manager
Ms. Tabitha Cain, Sr. Accounting Technician - PH
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Dan Foster, Housing Development Director
Ms. Thea Guerin, Deputy Director
Ms. Esther Lucero, Section 8 Program Manager
Ms. Carolyn Montoya, Senior Office Assistant - Admin
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer

VISITORS PRESENT

Ms. Kris Houde, Board Member, Citizens Information Committee (CIC) of Martineztown

3. Approval of Minutes

Board of Housing Commissioners Meeting October 20, 2021

Member Skowran moved to approve the minutes; seconded by Member Nunez. The motion carried by a 4-0-1 vote. (For: Robinson, Rivera-Wiest, Skowran, Nunez; Abstain: McGee).

4. Public Comment

Ms. Houde addressed the Board to compliment staff at The Commons at Martineztown. Ms. Houde complimented AHA Property Manager Michael Pickard for answering her phone call on a Friday afternoon and quickly taking effective action over the weekend to respond to her complaint. She looks forward to working with him in the future on issues in Martineztown.

5. Consent Agenda

There were no consent agenda items.

6. Resolutions and Communications

a) Report of the Secretary (Deputy Director Thea Guerin and Housing Development Director Dan Foster)

Ms. Guerin presented the October/November update in the Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report; all addressed questions from Members of the Board.

Member McGee moved to accept receipt of the Report; seconded by Member Rivera-Wiest. The motion was carried by a 5-0 vote.

b) Quarterly Financial Report (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented the "Quarterly Financial Report" and addressed questions from Members of the Board.

Member McGee moved to accept receipt of the Report; seconded by Member Skowran. The motion was carried by a 5-0 vote.

c) Resolution 2021-19 (formerly R 2021-17) Celebrate Housing America Month (Attorney Brian Eagan)

Mr. Eagan presented "Resolution 2021-19 (formerly R 2021-17) Celebrate Housing America Month" and addressed questions from Members of the Board. Mr. Eagan explained that the AHA Board was being asked to adopt this slightly revised Resolution to correct the drafting error in legislative sequence numbering of Resolutions that accidentally occurred in October 2021. This is the 19th Resolution to be considered this year, not the 17th Resolution of the year. The only change in the document from October to November was that tracking number.

Member Rivera-Wiest moved to approve "Resolution 2021-19 (formerly R 2021-17) Celebrate Housing America Month": seconded by Member McGee. The motion was carried by a 5-0 vote.

d) Resolution 2021-20 (formerly R 2021-18) Authorizing the Submission of a HUD Rental Demonstration Assistance Program Application for 120 La Plata (Attorney Brian Eagan)

Mr. Eagan presented "Resolution 2021-20 (formerly R 2021-18) Authorizing the Submission of a HUD Rental Demonstration Assistance Program Application for 120 La Plata" and addressed questions from Members of the Board. Mr. Eagan explained that the AHA Board was being asked to adopt this slightly revised Resolution to correct the drafting error in legislative sequence numbering of Resolutions that accidentally occurred in October 2021. This is the 20th Resolution to be considered this year, not the 18th Resolution of the year. The only change in the document from October to November was that tracking number.

Member Skowran moved to approve "Resolution 2021-120 (formerly R 2021-18) Authorizing the Submission of a HUD Rental Demonstration Assistance Program Application for 120 La Plata": seconded by Member McGee. The motion was carried by a 5-0 vote.

e) Resolution 2021-21 (formerly R 2021-19) Authorizing the Submission of a HUD Rental Demonstration Assistance Program Application for 9000 Veranda (Attorney Brian Eagan)

Mr. Eagan presented "Resolution 2021-21 (formerly R 2021-19) Authorizing the Submission of a HUD Rental Demonstration Assistance Program Application for 9000 Veranda" and addressed questions from Members of the Board. Mr. Eagan explained that the AHA Board was being asked to adopt this slightly revised Resolution to correct the drafting error in legislative sequence numbering of Resolutions that accidentally occurred in October 2021. This is the 21st Resolution to be considered this year, not the 19th Resolution of the year. The only change in the document from October to November was that tracking number.

Member McGee moved to approve "Resolution 2021-21 (formerly R 2021-19) Authorizing the Submission of a HUD Rental Demonstration Assistance Program Application for 9000 Veranda": seconded by Member Skowran. The motion was carried by a 5-0 vote.

Member Nunez departed at 1:05 p.m.

f) Fiscal Year 2022 First Quarter AHA Action/Department Plans Review (Deputy Director Thea Guerin)

Ms. Guerin presented "Fiscal Year 2022 First Quarter AHA Action/Department Plans Review" and addressed questions from Members of the Board.

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

7. New Business

There was no new business.

8. Old Business

There was no old business.

9. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, December 15, 2021, at 12:00 p.m. The meeting will be held in person at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM, and the public will have the option to attend in person or by video conference.

10. Announcements

AHA is accepting new pre-applications (online only) for our Project Based Voucher (PBV) program. Apply online at website, www.abqha.org.

Careers at AHA! – Please encourage folks who are looking for work to apply online for AHA employment opportunities – We have multiple, full time positions on www.abqha.org.

Reminder**: 2021 City Council *Runoff Election* Day is Tuesday, December 7, 2021** – all eligible U.S. Citizens are encouraged to register to vote and to cast a ballot in the local election in City Council Districts 7 and 9 only.

Early Voting sites are now open: Monday to Saturday, 10 a.m. to 7 p.m. and closed on Sundays, and closed November 25, 26, 27, 2021 for Thanksgiving.

11. Adjournment

There being no further business to be brought before the Board, Member McGee moved to adjourn the meeting at 1:34 p.m.; seconded by Member Rivera-Wiest. The motion was carried by a 4-0 vote.

SUBMITTED:

/s Linda Bridge
Linda Bridge, Secretary to the Board
Date: December 15, 2021

READ AND APPROVED:

/s Rebecca Robinson
Rebecca Robinson, Chairperson of the Board