



Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, June 15, 2022 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 12:01 p.m. (MT) on June 15, 2022. Chairperson Skowran presided. The Board met via Zoom and in-person in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Maureen Skowran, Chairperson, via zoom

Ms. Rebecca Robinson, Vice-Chairperson

Ms. Lovie McGee, Commissioner at Large

Ms. Yvette Nunez, Commissioner at Large, via zoom

Mr. Lence Jorgensen, Commissioner at Large

STAFF PRESENT

Mr. Greg Abrams, Human Resources Manager

Mr. Matthew Archuleta, Public Housing Program Manager

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Tabitha Cain, Accounting Technician – PH

Ms. Barbara D'Onofrio, Finance Director

Mr. Brian Eagan, Attorney

Mr. Jesus Estrada, Sr. Accountant

Mr. Eric Feng, Accountant

Mr. Dan Foster, Housing Development Director

Ms. Kathy Garza, Section 8 Housing Specialist

Ms. Thea Guerin, Deputy Director

Ms. Carolyn Montoya, Senior Office Assistant – Admin

Ms. Mundy Petroff, Executive Assistant

Mr. Fred Shendo, Accounting Manager

Ms. Rocio Solis Sinche, Procurement Officer

VISITORS PRESENT

Mr. Randy Benally

3. Approval of Minutes

Board of Housing Commissioners Meeting May 18, 2022

Member Robinson moved to approve the minutes; seconded by Member Nunez. The motion carried by a 5-0 vote.



/abqha



/HousingABQ



Equal Housing Opportunity Agency



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 Thea Guerin and Housing Development Director Dan Foster)

Ms. Bridge and Ms. Guerin presented the May/June 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 Robinson moved to accept receipt of the Report; seconded by Member McGee. The motion was carried by a 5-0 vote.

- b) Resolution 2022-06 Appropriating Funds for the AHA for Financial Year 2023, Beginning July 1, 2022 and Ending June 30, 2023 (Finance Director Barbara D’Onofrio)

Ms. D’Onofrio presented “Resolution 2022-06 Appropriating Funds for the AHA for Financial Year 2023, Beginning July 1, 2022 and Ending June 30, 2023” and addressed questions from Members of the Board.

Member McGee moved to approve “Resolution 2022-06 Appropriating Funds for the AHA for Financial Year 2023, Beginning July 1, 2022 and Ending June 30, 2023”: seconded by Member Robinson. The motion carried by a 5-0 vote.

- c) Resolution 2022-07 Appropriating Funds for AHA Development for Fiscal Year 2023, Beginning July 1, 2022 and Ending June 30, 2023 (Housing Development Director Dan Foster)

Mr. Foster presented “Resolution 2022-07 Appropriating Funds for AHA Development for Fiscal Year 2023, Beginning July 1, 2022 and Ending June 30, 2023” and addressed questions from Members of the Board.

Member Robinson moved to approve “Resolution 2022-07 Appropriating Funds for AHA Development for Fiscal Year 2023, Beginning July 1, 2022 and Ending June 30, 2023”: seconded by Member Jorgensen. The motion carried by a 5-0 vote.

- d) Resolution 2022-08 Approval of the FY2023 Incentive Compensation Plan (Executive Director Linda Bridge)

Ms. Bridge presented “Resolution 2022-08 Approval of the FY2023 Incentive Compensation Plan” and addressed questions from Members of the Board.

Member Nunez moved to approve “Resolution 2022-08 Approval of the FY2023 Incentive Compensation Plan”: seconded by Member Robinson. The motion carried by a 5-0 vote.

- e) Resolution 2022-09 Write Off Uncollectible Accounts Receivable (Finance Director Barbara D’Onofrio)

Ms. D’Onofrio presented “Resolution 2022-09 Write Off Uncollectible Accounts Receivable” and addressed questions from Members of the Board.

Member Robinson moved to approve “Resolution 2022-09 Write Off Uncollectible Accounts Receivable”: seconded by Member McGee. The motion carried by a 5-0 vote.

- f) Resolution 2022-10 2022 Revised Section 8 Housing Choice Voucher (HCV) Program Payment Standards (Deputy Director Thea Guerin)

Ms. Guerin presented “Resolution 2022-10 2022 Revised Section 8 Housing Choice Voucher (HCV) Program Payment Standards” and addressed questions from Members of the Board.

Member Nunez moved to approve “Resolution 2022-10 2022 Revised Section 8 Housing Choice Voucher (HCV) Program Payment Standards”: seconded by Member Robinson. The motion carried by a 5-0 vote.

- g) Resolution 2022-11 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to affect the Acquisition and Rehabilitation of 9000 Veranda (Housing Development Director Dan Foster)

Mr. Foster presented “Resolution 2022-11 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to affect the Acquisition and Rehabilitation of 9000 Veranda” and addressed questions from Members of the Board.

Member Nunez moved to approve “Resolution 2022-11 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to affect the Acquisition and Rehabilitation of 9000 Veranda”: seconded by Member Robinson. The motion carried by a 5-0 vote.

- h) Resolution 2022-12 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to affect the Acquisition and Rehabilitation of 120 La Plata (Housing Development Director Dan Foster)

Ms. D’Onofrio presented “Resolution 2022-12 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to affect the Acquisition and Rehabilitation of 120 La Plata” and addressed questions from Members of the Board.

Member Nunez moved to approve “Resolution 2022-12 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to affect the

Acquisition and Rehabilitation of 120 La Plata”: seconded by Member Robinson. The motion carried by a 5-0 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, July 20, 2022, 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

June is celebrated as National Homeownership month – U.S. Department of Housing and Urban Development (HUD) celebrates the 20th year of this opportunity to amplify the benefits of homeownership and the work that remains to achieve fairness and equity in access to affordable homeownership for all Americans who seek it. See Proclamation by President Joe Biden and HUD Press Release #104

https://www.hud.gov/press/press_releases_media_advisories/HUD_No_22_104

AHA offices will be closed to celebrate these two federal, state and city holidays:

Juneteenth observed on Monday, June 20, 2022 and

Independence Day on Monday, July 4, 2022

11. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:15 p.m.; seconded by Member Nunez. The motion was carried by a 5-0 vote.

SUBMITTED:

/s Linda Bridge

Linda Bridge, Secretary to the Board

Date: July 27, 2022

READ AND APPROVED:

/s Maureen Skowran

Maureen Skowran, Chairperson of the Board