



Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, November 16, 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 12:00 p.m. (MT) on November 16, 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. Yvette Nunez, Commissioner at Large

Mr. Lence Jorgensen, Commissioner at Large

AHABHC MEMBERS NOT PRESENT

Ms. Lovie McGee, Commissioner at Large, excused

STAFF PRESENT

Mr. Joseph Archibeque, Property 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. Thea Guerin, Deputy Director

Ms. Charlene McGinnis, Housing Voucher Program Manager

Ms. Carolyn Montoya, Senior Office Assistant - Admin

Ms. Mundy Petroff, Executive Assistant

Mr. Fred Shendo, Accounting Manager

Ms. Rocio Solis Sinche, Procurement Officer

Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT

Ms. Lisa Huval, City of Albuquerque, Housing, Family & Community Services

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

Ms. Cecilia Webb, City of Albuquerque Mayor's Office

Mr. Isaac Padilla, City of Albuquerque Mayor's Office



/abqha



/HousingABQ



Equal Housing Opportunity Agency



Ms. Brandy Recupero, Resident

3. Presentation

Ms. Huval presented City of ABQ and AHA – Current & Future Partnership and answered questions from the Board.

4. Approval of Minutes

Board of Housing Commissioners Meeting October 19 2022

Member Robinson moved to approve the minutes; seconded by Member Jorgensen. The motion carried by a 3-0-1 vote. (For: Skowran, Robinson, Jorgensen; Abstain: Nunez).

5. Public Comment

Ms. Houde addressed the Board thanking them for the invitation to attend The Commons at Martineztown Ribbon Cutting event held on November 2, 2022 at 320 Roma Av NE.

Ms. Recupero addressed the Board regarding issues at Embudo Tower.

6. Consent Agenda

There were no consent agenda items.

7. 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 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 Robinson moved to accept receipt of the Report; seconded by Member Nunez. The motion was carried by a 4-0 vote.

- b) Quarterly Financial Report (Finance Director Barbara D’Onofrio)

Ms. D’Onofrio presented the ‘Quarterly Financial Report’ and addressed questions from the Board.

Member Robinson moved to accept the report; seconded by Member Nunez. The motion was carried by a 4-0 vote.

- c) Resolution 2022-18 Regarding the Provision of a Subordinate Loan for the Rehabilitation of 9000 Veranda (Housing Development Director Dan Foster)

Mr. Foster presented ‘Resolution 2022-18 Regarding the Provision of a Subordinate Loan for the Rehabilitation of 9000 Veranda’ and addressed questions from the Board.

Member Robinson moved to approve ‘Resolution 2022-18 Regarding the Provision of a Subordinate Loan for the Rehabilitation of 9000 Veranda’; seconded by Member Jorgensen. The motion was carried by a 4-0 vote.

- d) Resolution 2022-19 Regarding the Provision of a Subordinate Loan for the Rehabilitation of 120 La Plata (Housing Development Director Dan Foster)

Mr. Foster presented ‘Resolution 2022-19 Regarding the Provision of a Subordinate Loan for the Rehabilitation of 120 La Plata’ and addressed questions from the Board.

Member Robinson moved to approve ‘Resolution 2022-19 Regarding the Provision of a Subordinate Loan for the Rehabilitation of 120 La Plata’; seconded by Member Jorgensen. The motion was carried by a 4-0 vote.

- e) Resolution 2022-20 Adoption of the Revised FY2023 Section 8 HCV Administrative Plan For AHA (Deputy Director Thea Guerin)

Ms. Guerin presented ‘Resolution 2022-20 Adoption of the Revised FY2023 Section 8 HCV Administrative Plan For AHA’, addressed questions from the Board.

Member Robinson moved to approve ‘Resolution 2022-20 Adoption of the Revised FY2023 Section 8 HCV Administrative Plan For AHA’; seconded by Member Nunez. The motion was carried by a 4-0 vote.

8. New Business

There was no new business.

9. Old Business

- a) Board Training

Ms. Bridge announced the dates of the HUD Lead The Way Training for our Board of Housing Commissioners.

- b) Tour of AHA Properties

Ms. Bridge reminded the Board Members the dates scheduled for tours of AHA properties.

10. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, December 21, 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.

11. Announcements

Thanksgiving Holiday and Observance of Indigenous Peoples Day: AHA offices will be closing early at 3:00 p.m. on Wednesday, November 23, and AHA offices will be closed on November 24 and 25, 2022.

Winter Holiday Break: AHA offices will be closed December 26, 2022 to January 2, 2023.

Free Online Class on NM Landlord-Tenant Law (evictions), taught by NM Legal Aid: On Thursday, December 1, 2022 from 5:30 p.m. to 7:30 p.m. on zoom video conference (class no longer held in person)

12. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:26 p.m.; seconded by Member Nunez. The motion was carried by a 4-0 vote.

SUBMITTED:

/s Linda Bridge

Linda Bridge, Secretary to the Board
Date: December 21, 2022

READ AND APPROVED:

/s Rebecca Robinson

Rebecca Robinson, Vice Chairperson of the Board