Minutes of the AHA Board of Housing Commissioners

Regular Meeting

April 17, 2024 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 April 17, 2024. Chairperson Smith presided. The Board met via Zoom and in-person in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Rayellen Smith, Chairperson
Ms. Maurreen Skowran, Vice-Chairperson, via Zoom
Ms. Rebecca Robinson, Resident Commissioner
Ms. Sharla Parsons, Commissioner at Large, via Zoom
Ms. Lovie McGee, Commissioner at Large (arrived at 12:24 p.m.)

STAFF PRESENT

Mr. Matthew Archuleta, Asset Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accounting Technician – PH
Mr. Brian Eagan, Attorney
Mr. Omar Estrada, Capital Projects Specialist
Mr. Dan Foster, Housing Development Director
Ms. Thea Guerin, Deputy Director
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Mr. Juan Trujillo, Maintenance Tech
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT

Ms. Cecila Webb, City of Albuquerque Mayor's Office
Mr. Josiah Fowler, Resident

3. Announcement

City of Albuquerque Executive Communication (EC) 2024-68: Ms. Sharla Parsons has been appointed to serve on the AHA Board of Housing Commissioners by Mayor Tim Keller. On April 3, 2024, the Albuquerque City Council voted 8 to 0 to confirm her nomination (see EC 2024-68).

4. Administration of the Oath of Office

Oath of Office was administered by Mr. Eagan; Ms. Sharla Parsons recited the Oath of Office. Her first term of office ends on December 1, 2026. Ms. Cecila Webb, City of Albuquerque Mayor's Office, presented the Certificate of Appointment of Ms. Parsons.

5. Presentation

a) Acknowledgement of AHA Core Value Employees

Ms. Bridge introduced the AHA's Third Quarter Core Value Employee for 2023, Mr. Juan Trujillo and AHA's Fourth Quarter Core Value Employee for 2023, Mr. Fred Shendo

6. Approval of Minutes

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Member Robinson moved to approve the minutes; seconded by Member Parsons. The motion carried by a 4-0 roll call vote. Member McGee was absent.

7. Public Comment

Mr. Fowler addressed the Board regarding concerns at 5601 Gibson Blvd SE and complimented staff on the improvements at that Public Housing site.

8. Consent Agenda

There were no consent agenda items.

9. 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 March/April update Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report, Ms. Watson presented the Quarterly Choice Neighborhood Report; all addressed questions from Members of the Board.

Member McGee arrived at 12:24 p.m.

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

b) Resolution 2024-02 Adoption of the FY2025 Annual Plan for AHA (Deputy Director Thea Guerin)

Ms. Guerin presented 'Resolution 2024-02 Adoption of the FY2025 Annual Plan for AHA' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2024-02 Adoption of the FY2025 Annual Plan for AHA'; seconded by Member Skowran. The motion was carried by a 5-0 roll call vote.

c) Resolution 2024-03 Adoption of the FY2025 Admissions and Continued Occupancy Policy (ACOP) (Deputy Director Thea Guerin)

Ms. Guerin presented 'Resolution 2024-03 Adoption of the FY2025 Admissions and Continued Occupancy Policy (ACOP)' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2024-023 Adoption of the FY2025 Admissions and Continued Occupancy Policy (ACOP)'; seconded by Member McGee. The motion was carried by a 5-0 roll call vote.

d) Resolution 2024-04 Adoption of the FY2025 Section 8 HCV Administrative Plan for AHA (Deputy Director Thea Guerin)

Ms. Guerin presented 'Resolution 2024-024 Adoption of the FY2025 Section 8 HCV Administrative Plan for AHA' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2024-04 Adoption of the FY2025 Section 8 HCV Administrative Plan for AHA'; seconded by Member McGee. The motion was carried by a 5-0 roll call vote.

e) Resolution 2024-05 Adoption of the 2024 Capital Fund Five Year Action Plan for AHA (Housing Development Director Dan Foster)

Mr. Foster presented 'Resolution 2024-05 Adoption of the 2024 Capital Fund Five Year Action Plan for AHA' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2024-05 Adoption of the 2024 Capital Fund Five Year Action Plan for AHA'; seconded by Member McGee. The motion was carried by a 5-0 roll call vote.

f) Resolution 2024-06 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to Affect the Development of Casitas del Camino (Housing Development Director Dan Foster)

Mr. Foster presented 'Resolution 2024-06 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to Affect the Development of Casitas del Camino' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2024-06 Regarding the Establishment of a Limited Liability Company and a Limited Liability Limited Partnership to Affect the

Development of Casitas del Camino'; seconded by Member McGee. The motion was carried by a 5-0 roll call vote.

g) Quarterly CDBG Report AHA Roof Replacement Project Revised (Housing Development Director Dan Foster)

Mr. Foster presented the 'Quarterly CBDG Report AHA Roof Replacement Project Revised' and addressed questions from the Board.

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the 'Quarterly CBDG Report'; seconded by Member McGee. The motion was carried by a 5-0 vote.

h) Quarterly CDBG Report AHA Public Housing Preservation (Housing Development Director Dan Foster)

Mr. Foster presented the 'Quarterly CDBG Report AHA Public Housing Preservation' and addressed questions from the Board.

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the 'Quarterly CBDG Report'; seconded by Member McGee. The motion was carried by a 5-0 vote.

i) Quarterly HQS Liaison Report (Deputy Director Thea Guerin)

Ms. Guerin presented the 'Quarterly HQS Liaison Report' and addressed questions from the Board.

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the 'Quarterly HQS Liaison Report'; seconded by Member McGee. The motion was carried by a 5-0 vote.

j) Quarterly Tenant Search Report (Deputy Director Thea Guerin)

Ms. Guerin presented the 'Quarterly Tenant Search Report' and addressed questions from the Board.

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the 'Quarterly Tenant Search Report'; seconded by Member McGee. The motion was carried by a 5-0 vote.

10. New Business

There was no new business.

11. Old Business

There was no old business.

12. Other Business

There was no other business.

13. Announcements

AHA Board of Housing Commissioners currently has an opening for a new Member. Mayor Tim Keller is seeking a volunteer to serve on AHA Board – Online applications are being accepted for:

1. a Public Housing Resident Representative on the Board (for Board Position 2 for a term ending on 12/1/28)

April is National Fair Housing Month! This year, we commemorate the 56th anniversary of the passage of the Fair Housing Act, the landmark civil rights law signed by President Lyndon B. Johnson on April 11, 1968, that made discrimination in housing transactions unlawful.

The Fair Housing Act prohibits discrimination in housing because of: race, color, national origin, religion, sex (including gender identity and sexual orientation), disability, and familial status. This year's national Fair Housing Month theme (which is established by HUD) is *"Fair Housing: The 'Act' in Action."* For more information about your fair housing rights, visit FHEO's website, https://www.hud.gov/program_offices/fair_housing_equal_opp/

Join us at the City's ***Spring into Summer*** Festival, on Saturday, April 27, 10 a.m. to 2 p.m. at Barelas Park and Community Center, 801 Barelas Rd SW. The festival is next door to AHA's Barelas Housing Site at 701 5th St SW. AHA will be distributing free, *brand new books* to kids and teens at this free, public event. Join us for a day of fun at the *freshly renovated* park with activities and entertainment as you learn about youth programs, fun events, summer camps, swim and tennis lessons, and classes offered across the city!

The next scheduled Regular Meeting of the Board will be on Wednesday, May 15, 2024, 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.

14. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:12 p.m.; seconded by Member McGee. The motion was carried by a 5-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: May 20, 2024

READ AND APPROVED:

/s/ Maurreen Skowran
Maurreen Skowran, Vice-Chairperson of the Board