# Minutes of the AHA Board of Housing Commissioners

Regular Meeting
October 16, 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 12:00 p.m. (MT) on October 16, 2024. Chairperson Smith presided. The Board met via Zoom and in Open Session.

**2. Roll Call**

**AHABHC MEMBERS PRESENT**
Ms. Rayellen Smith, Chairperson
Ms. Rebecca Robinson, Resident Commissioner
Ms. Lovie McGee, Commissioner at Large

**AHABHC MEMBERS NOT PRESENT**
Ms. Maurreen Skowran, Vice Chairperson, Excused
Ms. Sharla Parsons, Commissioner at Large, Excused

**STAFF PRESENT**
Mr. Matthew Archuleta, Asset Manager
Mr. Matt Bailon, Operations Manager
Ms. Christi Baker, Housing Voucher Program Manager
Ms. Linda Bridge, Executive Director
Ms. Venessa Burk, Procurement Specialist
Ms. Tabitha Cain, Accounting Technician
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Omar Estrada, Capital Projects Specialist
Mr. Dan Foster, Housing Development Director
Mr. Sam Garcia, Public Housing Inspections & Quality Control
Mr. Joe Horejs, Senior Accountant
Ms. Mundy Petroff, Executive Assistant
Ms. Christie Sam, Property Manager
Ms. Rocio Solis Sinche, Procurement Officer
Ms. Shawn Watson, Housing Development Associate

**VISITORS PRESENT**
Mr. Josiah Fowler
Ms. Anami Dass, CABQ Human Rights Board Chair
Ms. Cecilia Webb, CABQ Mayor's Office

**3. Approval of Minutes**
Board of Housing Commissioners Meeting September 18, 2024

Member Robinson moved to approve the minutes; seconded by Member Smith. The motion carried by a 3-0 roll call vote.

**4. Public Comment**
Mr. Fowler addressed the Board regarding concerns at 5601 Gibson Blvd SE.

**5. Consent Agenda**
There were no consent agenda items.

**6. Resolutions and Communications**

a) Report of the Secretary (Executive Director Linda Bridge, Housing Development Director Dan Foster and Housing Development Associate Shawn Watson)

Ms. Bridge presented the September/October update Report of the Secretary, and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report, and Ms. Watson presented the Choice Neighborhood report; all addressed questions from Members of the Board.

Member Robinson moved to accept receipt of the Report; seconded by Member Smith. The motion was carried by a 3-0 roll call vote.

b) Quarterly CDBG Water Line Improvement Project Report (Housing Development Director Dan Foster)

Mr. Foster presented the 'Quarterly CDBG Water Line Improvement Project Report' and addressed questions from the Board.

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the 'Quarterly CDBG Water Line Improvement Project Report'; seconded by Member McGee. The motion was carried by a 3-0 roll call vote.

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

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

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the 'Quarterly CDBG AHA Public Housing Preservation Report'; seconded by Member McGee. The motion was carried by a 3-0 roll call vote.

d) Quarterly Tenant Search Report (Housing Voucher Program Manager Christi Baker)

Ms. Baker 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 3-0 roll call vote.

e) Resolution 2024-13 Celebrate Housing America Month (Attorney Brian Eagan)

Mr. Eagan presented the 'Resolution 2024-13 Celebrate Housing America Month' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2024-13 Celebrate Housing America Month'; seconded by Member McGee. The motion was carried by a 3-0 vote.

f) Executive Communication 2024-05 Request for Proposal (P2501) Casitas del Camino General Contractor (Housing Development Director Dan Foster)

Mr. Foster presented the 'Executive Communication 2024-05 Request for Proposal (P2501) Casitas del Camino General Contractor' and addressed questions from the Board.

Member Robinson moved to adopt 'Executive Communication 2024-05 Request for Proposal (P2501) Casitas del Camino General Contractor'; seconded by Member McGee. The motion was carried by a 3-0 vote.

g) Executive Communication 2024-06 Fiscal Year 2025 AHA Action Plan (Executive Director Linda Bridge)

Ms. Bridge presented the 'Executive Communication 2024-06 Fiscal Year 2025 AHA Action Plan' and addressed questions from the Board.

Member Robinson moved to adopt 'Executive Communication 2024-06 Fiscal Year 2025 AHA Action Plan'; seconded by Member McGee. The motion was carried by a 3-0 vote.

**7. New Business**

There was no new business.

**8. Old Business**

There was no old business.

**9. Other Business**

There was no other business.

**10. Announcements**

AHA has opened enrollment in the Family Self-Sufficiency (FSS) Program. All current AHA Public Housing and Section 8 Housing Choice (HCV) tenants are encouraged to learn more about the benefits of joining the FSS program, see https://abqha.org/family-self-sufficiency/

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)

AHA Offices will be closed on Monday, November 11, 2024 to celebrate Veterans Day.

The next scheduled Regular Meeting of the Board will be on Wednesday, November 20, 2024, at 12:00 p.m. The meeting will be held in person at the Albuquerque Housing Authority Main 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. Adjournment**

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:00 p.m.; seconded by Member McGee. The motion was carried by a 3-0 roll call vote.

**SUBMITTED:**

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

**READ AND APPROVED:**

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