Minutes of the AHA Board of Housing Commissioners

Regular Meeting
November 20, 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 12:04 p.m. (MT) on November 20, 2024. Vice Chairperson Skowran presided. The Board met via Zoom and in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT
Ms. Maurreen Skowran, Vice Chairperson
Ms. Rebecca Robinson, Resident Commissioner
Ms. Sharla Parsons, Commissioner at Large

AHABHC MEMBERS NOT PRESENT
Ms. Rayellen Smith, Chairperson, Excused
Ms. Lovie McGee, Commissioner at Large, Excused

STAFF PRESENT
Mr. Matthew Archuleta, Asset Manager
Ms. Christi Baker, Housing Voucher Program Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accounting Technician
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Sam Garcia, Public Housing Inspections & Quality Control
Mr. Joe Horejs, Senior Accountant
Ms. Carmella Ortiz, Warehouse and Facility Manager
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Mr. Chanse Trujillo, Sr. Housing Quality Compliance Inspector

VISITORS PRESENT
Mr. Josiah Fowler, Resident
Ms. Susan Vandyke, Resident
Ms. Cecilia Webb, CABQ Mayor's Office

3. Approval of Minutes

Board of Housing Commissioners Meeting October 16, 2024

Member Parsons moved to approve the minutes; seconded by Member Robinson. 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.

Ms. Vandyke 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, the Albuquerque Housing Authority Production Snapshot Report, and the Capital Fund Report, and addressed questions from Members of the Board.

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

b) Quarterly Financials (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented the 'Quarterly Financials' and addressed questions from the Board.

Member Robinson moved to accept receipt of the 'Quarterly Financials'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

c) Resolution 2024-14 2025 Section 8 Housing Choice Voucher (HCV) Program Payment Standards (Executive Director Linda Bridge)

Ms. Bridge presented the 'Resolution 2024-14 2025 Section 8 Housing Choice Voucher (HCV) Program Payment Standards' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2024-14 2025 Section 8 Housing Choice Voucher (HCV) Program Payment Standards'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

d) Resolution 2024-15 2025 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule (Housing Quality Compliance Inspector Supervisor Chanse Trujillo)

Mr. Trujillo presented the 'Resolution 2024-15 2025 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2024-15 2025 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

e) Resolution 2024-16 2025 Low Rent Public Housing Program Flat Rents (Operations Manager Matt Bailon)

Mr. Archuleta presented the 'Resolution 2024-16 2025 Low Rent Public Housing Program Flat Rents' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2024-16 2025 Low Rent Public Housing Program Flat Rents'; seconded by Member Parsons. The motion was carried by a 3-0 vote.

f) Resolution 2024-17 2025 Low Rent Public Housing Program Participant Utility Allowance Schedule (Operations Manager Matt Bailon)

Mr. Archuleta presented the 'Resolution 2024-17 2025 Low Rent Public Housing Program Participant Utility Allowance Schedule' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2024-17 2025 Low Rent Public Housing Program Participant Utility Allowance Schedule'; seconded by Member Parsons. The motion was carried by a 3-0 vote.

g) Resolution 2024-18 2025 Approval for Disposition of AHA Vehicles (Warehouse and Facility Manager Carmella Ortiz)

Ms. Ortiz presented the 'Resolution 2024-18 2025 Approval for Disposition of AHA Vehicles' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2024-18 2025 Approval for Disposition of AHA Vehicles'; seconded by Member Parsons. 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 12:54 p.m.; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: December 18, 2024

READ AND APPROVED:

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