Minutes of the AHA Board of Housing Commissioners

Regular Meeting
March 19, 2025 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 12:06 p.m. (MT) on March 19, 2025. 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
Ms. Wendy Alvarado, Property Management Assistant
Mr. Matthew Archuleta, Asset Management Division Manager
Mr. Matt Bailon, Operations 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. Omar Estrada, Capital Projects Specialist
Mr. Eric Feng, Accountant
Mr. Dan Foster, Housing Development Director
Mr. Sam Garcia, Public Housing Inspections & Quality Control
Mr. John Gauthier, Housing Services Director
Mr. Joe Horejs, Senior Accountant
Ms. Mundy Petroff, Executive Assistant
Ms. Danielle Tsosie, Temp-Housing Development Administrative Assistant

VISITORS PRESENT
Mr. Josiah Fowler, Resident
Ms. Anna Poole, Resident

3. Approval of Minutes

Board of Housing Commissioners Meeting February 19, 2025

Member Robinson moved to approve the minutes; seconded by Member McGee. 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 and Housing Development Director Dan Foster)

Ms. Bridge presented the February/March update Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report and Mr. Foster presented the Capital Fund Report; both 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 3-0 roll call vote.

7. New Business

Review draft HUD Annual Plan, Admissions and Continued Occupancy Policy (ACOP), Section 8 Administrative Plan, and Capital Fund Plan (Executive Director Linda Bridge, Housing Services Director John Gauthier, Asset Management Division Manager Matthew Archuleta, and Housing Development Director Dan Foster)

Ms. Bridge, Mr. Gauthier, Mr. Archuleta & Mr. Foster presented the 'Review draft HUD Annual Plan, Admissions and Continued Occupancy Policy (ACOP), Section 8 Administrative Plan, and Capital Fund Plan'; and addressed questions from the Board.

8. Old Business

a) Review of City Leadership guide for all members of any city Boards or Commission
b) Review of progress on completing City of Albuquerque required online training for all members of any City Board,
    i. on compliance with Open Meetings Act (OMA), and
    ii. on compliance with Americans with Disabilities Act (ADA),
    iii. and the duties of Board members and the staff that support the Board, so we can all succeed with achieving the mission of AHA
c) Review of online resources and tools for Board Members and Staff on the City's boards and commission page.

Mr. Eagan reviewed the progress that is being made with multiple Board members having already completing the required training classes.

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)

The next scheduled Regular Meeting of the Board will be on Wednesday, April 16, 2025, 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 12:45 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: April 16, 2025

READ AND APPROVED:

/s/ Rayellen Smith
Rayellen Smith, Chairperson of Board