Minutes of the AHA Board of Housing Commissioners

Regular Meeting
April 16, 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 12:00 p.m. (MT) on April 16, 2025. 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. Lovie McGee, Commissioner at Large
Ms. Sharla Parsons, Commissioner at Large
Ms. Rebecca Robinson, Resident Commissioner

AHABHC MEMBERS NOT PRESENT
Ms. Rayellen Smith, Chairperson, Excused

STAFF PRESENT
Ms. Wendy Alvarado, Property Management Assistant
Mr. Matthew Archuleta, Asset Management Division Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accounting Technician
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Eric Feng, Accountant
Mr. Dan Foster, Housing Development Director
Mr. John Gauthier, Housing Services Director
Mr. Joe Horejs, Senior Accountant
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Sinche, Procurement Officer
Ms. Danielle Tsosie, Temp-Housing Development Administrative Assistant
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT
Mr. Josiah Fowler, Resident
Ms. Anna Poole, Resident
Ms. Karen Ericson, Resident
Ms. Cecilia Webb, CABQ Mayor's Office

3. Approval of Minutes
Board of Housing Commissioners Meeting March 19, 2025

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

4. Public Comment
Ms. Poole addressed the Board regarding concerns at 8010 Constitution Ave NE.

Ms. Ericson addressed the Board regarding concerns at 8010 Constitution Ave NE.

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 & Housing Development Associate Shawn Watson)

Ms. Bridge presented the March/April 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 McGee moved to accept receipt of the Report; seconded by Member Parsons. The motion was carried by a 4-0 roll call vote.

b) Resolution 2025-03 Adoption of the FY2026 Annual Plan for AHA (Housing Services Director John Gauthier)

Mr. Gauthier presented the 'Resolution 2025-03 Adoption of the FY2026 Annual Plan for AHA' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2025-03 Adoption of the FY2026 Annual Plan for AHA'; seconded by Member McGee. The motion was carried by a 4-0 roll call vote.

c) Resolution 2025-04 Adoption of the FY2026 Admissions and Continued Occupancy Policy (ACOP) (Housing Services Director John Gauthier)

Mr. Gauthier presented the 'Resolution 2025-04 Adoption of the FY2026 Admissions and Continued Occupancy Policy (ACOP)' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2025-04 Adoption of the FY2026 Admissions and Continued Occupancy Policy (ACOP)'; seconded by Member Robinson. The motion was carried by a 4-0 roll call vote.

d) Resolution 2025-05 Adoption of the FY2026 Section 8 HCV Administrative Plan for AHA (Housing Services Director John Gauthier)

Mr. Gauthier presented the 'Resolution 2025-05 Adoption of the FY2026 Section 8 HCV Administrative Plan for AHA' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2025-05 Adoption of the FY2026 Section 8 HCV Administrative Plan for AHA'; seconded by Member McGee. The motion was carried by a 4-0 roll call vote.

e) Resolution 2025-06 Adoption of the 2025 Capital Fund Five Year Action Plan for AHA (Housing Development Director Dan Foster)

Mr. Foster presented the 'Resolution 2025-06 Adoption of the 2025 Capital Fund Five Year Action Plan for AHA' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2025-06 Adoption of the 2025 Capital Fund Five Year Action Plan for AHA'; seconded by Member McGee. The motion was carried by a 4-0 roll call 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

To celebrate spring, AHA offices will close early at 2 p.m. on Friday, April 18, 2025

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, May 21, 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 12:51 p.m.; seconded by Member McGee. The motion was carried by a 4-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: May 21, 2025

READ AND APPROVED:

/s/ Rayellen Smith
Rayellen Smith, Chairperson of Board