Albuquerque Housing Authority Board of Housing Commissioners
Carnis Salisbury Building, 1840 University Blvd. SE, Albuquerque, NM 87106
505-764-3920 / www.abqha.org

Board of Housing Commissioners - **Regular Meeting**
December 17, 2025 at 12:00 p.m. (MT)
Manuel Cordova Conference Room (#186) & Zoom Video Conference
see Special Procedures below for joining this meeting

AGENDA
(items listed on the Agenda may be discussed and acted on out of sequential order)

1. **Call to Order –** Procedures for Meeting
Attendance: The Board meeting will be held both in person and via Zoom video conference.

Viewing and Listening: Members of the public will have the ability to view, speak and/or listen to the meeting by attending in person or through Zoom which can be accessed from most smartphones, tablets, or computers. See instructions below.

Join Zoom Meeting
https://us02web.zoom.us/j/86375200794
Meeting ID: 863 7520 0794
One tap mobile
+12532050468,,86375200794# US
+12532158782,,86375200794# US

Voting procedures: all items will be conducted by roll call votes, so that each Board member can hear the votes being cast by the other members.

2. **Roll Call –** attendance

3. **Approval of Minutes**
Board of Housing Commissioners Meeting November 19, 2025 – **Action Item**

Board of Housing Commissioners Special Meeting December 12, 2025 – **Action Item**

4. **Public Comment**
The Board will accept comments on the meeting's specific agenda items in written form via email through 12:00 p.m. on the day of the meeting. Comments should be sent via email to: mpetroff@abqha.org. These comments will be distributed to all Board Members for review.

Additionally, verbal public comments can be made either in person in the meeting room or remotely via the Zoom Video Conference by notifying the meeting organizer prior to the start of the meeting. A list of commenters will be started 15 minutes prior to the start of the

meeting and will close at the start of the meeting. Participants wanting to provide verbal public comment are encouraged to join the meeting early.

Time Limits on verbal comments: 3 minutes for 1 speaker, 6 minutes for two people to share, and 9 minutes for three people in a row sharing a single block of time. (see: AHA Board of Housing Commissioners, Rules of Conduct, Section 3(B), page 5).

5. Consent Agenda

6. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge & Housing Development Director Valerie Steichen) – **Action Item**
b) Resolution 2025-15 2026 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule (Housing Quality Compliance Inspector Supervisor Chanse Trujillo) – **Action Item**
c) Resolution 2025-16 2026 Low Rent Public Housing Program Flat Rents (Operations Manager Matt Bailon) – **Action Item**
d) Resolution 2025-17 Notice Requirements for Meetings of the Board in 2026 (Attorney Brian Eagan) – **Action Item**
e) Resolution 2025-18 Setting the Official List of Regular Meeting Dates of the AHA Board for 2026 (Attorney Brian Eagan) – **Action Item**
f) Resolution 2025-19 Write-Off of Uncollectible Accounts Receivable (Asset Management Division Manager Matthew Archuleta) – **Action Item**

7. Old Business

8. New Business

a) Election of Board Chairperson for 1-year term (December 2025 to December 2026)

b) Election of Board Vice-Chairperson for 1-year term (December 2025 to December 2026)

9. Other Business

10. Announcements

AHA offices will be closed from December 25, 2025 to January 1, 2026 for winter break.

AHA offices will be closed on January 18, 2026 to celebrate the birthday of Dr. Martin Luther King, Jr.

AHA Board of Housing Commissioners currently has an opening for one new Member. Mayor Tim Keller is seeking volunteers 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 five year term ending on 12/1/2028)

The next scheduled Regular Meeting of the Board will be on Wednesday, January 21, 2026, 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

NOTICE TO PERSONS WITH DISABILITIES: If you have a disability and require a reasonable a reasonable accommodation of that disability to be able participate in this meeting, please contact the AHA Office as soon as possible before the meeting date by calling the office at 505-764-3953, or send an email message to: update@abqha.org, to make a request for reasonable accommodation of the disability. Those in need of hearing assistance may call 7-1-1 for NM Relay.

To serve you better, please request any reasonable accommodation necessary at least 72 hours prior to the meeting. Further advance notice is preferred, if possible, to serve you better, and you may request accommodation up to 10 days before the meeting. Best efforts will be made to provide the requester with their auxiliary aid of choice. AHA will make best efforts to accommodate any walk-in requests for aids and services.