Minutes of the AHA Board of Housing Commissioners

Regular Meeting
February 18, 2026 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 12:02 p.m. (MT) on February 18, 2026. Vice Chairperson Smith presided. The Board met in person and via Zoom and in Open Session.

2. Roll Call

Ms. Rayellen Smith, Vice Chairperson
Ms. Rebecca Robinson, Resident Commissioner
Ms. Sharla Parsons, Commissioner at Large

AHABHC MEMBERS NOT PRESENT

Ms. Maurreen Skowran, Chairperson, Excused
Ms. Lovie McGee, Commissioner at Large, Excused

STAFF PRESENT

Mr. Matthew Archuleta, Asset Management Division Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accountant
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. John Gauthier, Housing Services Director
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Ms. Valerie Steichen, Housing Development Director
Ms. Danielle Tsosie, Property Management Assistant
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT

Mr. Charles Hazelton III, resident

3. Approval of Minutes

Board of Housing Commissioners Meeting January 21, 2026

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

4. Public Comment

Mr. Hazelton addressed the Board regarding his concerns.

5. Consent Agenda

There were no consent agenda items

6. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge, Asset Management Division Manager Matthew Archuleta, Housing Services Director John Gauthier and Housing Development Director Valerie Steichen)

Ms. Bridge presented the January/February Update Report of the Secretary, Mr. Archuleta, Mr. Gauthier and Ms. Steichen presented the Albuquerque Housing Authority Production Snapshot Report, the Capital Projects Report, and Grant Summary; Ms. Bridge addressed questions from 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) 2025-2026 AHA Action Plan Quarterly Review (Executive Director Linda Bridge)

Ms. Linda Bridge presented the '2025-2026 AHA Action Plan Quarterly Review' and addressed questions from 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.

7. New Business

a) Review timeline for the HUD Annual Plan, Admissions and Continued Occupancy Policy (ACOP), Section 8 Administrative Plan, and Capital Fund Plan (Housing Services Director John Gauthier)

Mr. Gauthier presented the 'Review timeline for the HUD Annual Plan, Admissions and Continued Occupancy Policy (ACOP), Section 8 Administrative Plan, and Capital Fund Plan'; and addressed questions from the Board.

b) The Board is going to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss a limited personnel matter, Employee Performance Evaluation of Executive Director.

Member Robinson moved for the Board to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:47 p.m. to discuss a limited personnel matter. The motion was seconded by Member Parsons and carried by a 3-0 roll call vote. All Board members recessed to discuss this matter.

c) Re-Convene in Open Session; to vote in public on action items, if any.

The Board re-convened in open session at 1:06 p.m. Member Smith announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was a limited personnel matter. No motions were made by any members during the closed session and no votes were taken in the closed session.

8. Old Business

9. Other Business

There was no other business.

10. Announcements

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, March 18, 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

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:08 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: March 18, 2026

READ AND APPROVED:

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