Minutes of the AHA Board of Housing Commissioners

Regular Meeting
March 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 12:04 p.m. (MT) on March 18, 2026. Chairperson Skowran presided. The Board met in person and via Zoom and in Open Session.

2. Roll Call

Ms. Maurreen Skowran, Chairperson
Ms. Rebecca Robinson, Resident Commissioner
Ms. Sharla Parsons, Commissioner at Large

AHABHC MEMBERS NOT PRESENT

Ms. Rayellen Smith, Vice Chairperson, Excused
Ms. Lovie McGee, Commissioner at Large, Excused

STAFF PRESENT

Mr. Greg Abrams, Human Resources Manager
Mr. Matthew Archuleta, Asset Management Division Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Sam Garcia, Property Management Compliance Specialist
Mr. John Gauthier, Housing Services Director
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Ms. Valerie Steichen, Housing Development Director
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT

Mr. David Smith, Office of the State Auditor
Ms. Valerie Bristol, Office of the State Auditor
NM State Senator Heather Berghmans (District 15)
Mr. Josiah Fowler, Resident
Ms. Cecelia Webb, CABQ Mayor's Office

3. Approval of Minutes

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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. Fowler addressed the Board regarding his concerns and complimented the work of the AHA staff at Wainwright Manor.

5. Consent Agenda

There were no consent agenda items

6. Resolutions and Communications

a) Presentation and Acceptance of the 2025 Audit (Office of the State Auditor, David Smith) (Finance Director Barbara D'Onofrio)

Mr. Smith presented the 2025 Audit 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) 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 February/March 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.

c) Quarterly Financial Report (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented the Quarterly Financial Report 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.

d) Resolution 2026-02 Adoption of an Amendment to the AHA Employee Manual (Human Resources Manager Greg Abrams)

Mr. Abrams presented the 'Resolution 2026-02 Adoption of an Amendment to the AHA Employee Manual' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2026-02 Adoption of an Amendment to the AHA Employee Manual'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

e) Resolution 2026-03 Approval of RAD PBV CY2026 Project Operating Budgets (Executive Director Linda Bridge)

Ms. Bridge presented the 'Resolution 2026-03 Approval of RAD PBV CY2026 Project Operating Budgets' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2026-03 Approval of RAD PBV CY2026 Project Operating Budgets'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

7. New Business

a) Review draft 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.

8. Old Business

a) The Board is going to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss a limited personnel matter, Executive Director annual review and compensation.

Member Robinson moved for the Board to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:45 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.

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

The Board re-convened in open session at 12:58 p.m. Member Skowran 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.

9. Other Business

There was no other business.

10. Announcements

You are invited to attend the public Groundbreaking ceremony for the Casitas Del Camino Apartments at 113 60th St NW, Albuquerque, NM on Thursday, March 26, 2026 at 11 A.M.

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, April 15, 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 1:03 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: April 20, 2026

READ AND APPROVED:

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