Minutes of the AHA Board of Housing Commissioners

Special Meeting
April 20, 2026 at 3:00 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 3:10 p.m. (MT) on April 20, 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

Ms. Wendy Alvarado, Housing Specialist
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. Eric Feng, Sr. Accountant
Mr. Joe Horejs, Accounting Manager
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Ms. Valerie Steichen, Housing Development Director
Mr. Asael Villarreal, Maintenance Tech/Landscaper
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT

Mr. Josiah Fowler, Resident
Ms. Cecilia Webb, CABQ Mayor's Office

3. Approval of Minutes

Board of Housing Commissioners Meeting March 18, 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. Fowler addressed the Board regarding his concerns and complimented the work of the AHA staff at Wainwright Manor, 5601 Gibson Blvd SE.

5. Consent Agenda

There were no consent agenda items

6. Presentations

a) Acknowledgement of AHA Core Value Employees

Ms. Bridge introduced Asael Villarreal.

7. 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 March/April Update Report of the Secretary, Mr. Archuleta, 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 Parsons moved to accept receipt of the Report; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

b) Quarterly CDBG Report (Housing Development Director Valerie Steichen)

Ms. Steichen presented the Quarterly CDBG Report and addressed questions from the Board.

Member Robinson moved to accept receipt and authorize Ms. Bridge to sign the report; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

c) Resolution 2026-04 Adoption of the FY2027 Annual Plan for AHA (Executive Director Linda Bridge)

Ms. Bridge presented the 'Resolution 2026-04 Adoption of the FY2027 Annual Plan for AHA' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2026-04 Adoption of the FY2027 Annual Plan for AHA'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

d) Resolution 2026-05 Adoption of the FY2027 Admissions and Continued Occupancy Policy (ACOP) (Asset Management Division Manager Matthew Archuleta)

Mr. Archuleta presented the 'Resolution 2026-05 Adoption of the FY2027 Admissions and Continued Occupancy Policy (ACOP)' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2026-05 Adoption of the FY2027 Admissions and Continued Occupancy Policy (ACOP)'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

e) Resolution 2026-06 Adoption of the FY2027 Section 8 HCV Administrative Plan for AHA (Executive Director Linda Bridge)

Ms. Bridge presented the 'Resolution 2026-06 Adoption of the FY2027 Section 8 HCV Administrative Plan for AHA' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2026-06 Adoption of the FY2027 Section 8 HCV Administrative Plan for AHA'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

f) Resolution 2026-07 Adoption of the 2026 Capital Fund Five Year Action Plan for AHA (Housing Development Director Valerie Steichen)

Ms. Steichen presented the 'Resolution 2026-07 Adoption of the 2026 Capital Fund Five Year Action Plan for AHA' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2026-07 Adoption of the 2026 Capital Fund Five Year Action Plan for AHA'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

g) Resolution 2026-08 Amendment #13 to Employment Agreement Between AHA and Linda Bridge (Attorney Brian Eagan)

Mr. Eagan presented the 'Resolution 2026-08 Amendment #13 to Employment Agreement Between AHA and Linda Bridge' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2026-08 Amendment #13 to Employment Agreement Between AHA and Linda Bridge'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

8. Old Business

There was no old business.

9. Other Business

There was no other business.

10. Announcements

April is Fair Housing awareness month. The Fair Housing Act, enacted on April 11, 1968, prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, or disability.

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, May 20, 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 3:54 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: May 20, 2026

READ AND APPROVED:

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