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 – **Special Meeting**
August 19, 2026 at 10:00 a.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 – Meeting ID: 844 7083 2269. Click here for Zoom instructions.

   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 Special Meeting July 21, 2026 – **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, Asset Management Division Manager Matthew Archuleta, Housing Services Director John Gauthier, Housing Development Director Valerie Steichen) – **Action Item**
b) Quarterly Financial Report (Finance Director Barbara D'Onofrio) – **Action Item**
c) Resolution 2026-14 Approval of the Submission of Section 8 Management Assessment Program (SEMAP) Certification form to HUD (Housing Voucher Manager Christi Baker) – **Action Item**
d) Resolution 2026-15 Approval of the Procurement Policy (Procurement Officer Rocio Sinche) – **Action Item**
e) Resolution 2026-16 Notice Requirements for Meetings of the Board in 2026 (Attorney Brian Eagan) – **Action Item**
f) Resolution 2026-17 Setting the Official List of Regular Meeting Dates of the AHA Board for 2026 (Attorney Brian Eagan) – **Action Item**
g) Fiscal Year 2026 AHA Action/Department Plans Review (Executive Director Linda Bridge)

7. New 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, Employee Performance Evaluation of Executive Director.
b) Re-Convene in Open Session; to vote in public on action items, if any.

8. Old Business

9. Other Business

10. Announcements

AHA Board of Housing Commissioners currently has an opening for two (2) new Members. Mayor Tim Keller is seeking volunteers to serve on AHA Board – Online applications are being accepted for:

1. Vacant seat, At Large Representative, Board Position 1 – for a five year term ending on 12/1/2027
2. a Public Housing Resident Representative (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, September 16, 2026, at 10:00 a.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.