



**Minutes of the AHA Board of Housing Commissioners**

Regular Meeting

Wednesday, April 17, 2019 at 12:00 p.m. (MT)

Carnis Salisbury Building

1840 University Blvd. SE, Albuquerque, NM

**1. Call to Order**

The meeting was called to order at 12:00 p.m. (MT) on April 17, 2019. Chairperson McHard presided. The Board met in the Manuel Cordova Conference Room in Open Session.

**2. Roll Call**

**AHABHC MEMBERS PRESENT**

Ms. Janet McHard, Chairperson  
Mr. Stephen J. Vogel, Vice-Chairperson  
Ms. Lovie McGee, Commissioner at Large  
Ms. Rebecca Robinson, Resident Commissioner

**AHABHC MEMBERS NOT PRESENT**

Ms. Roxanne Rivera-Wiest, Commissioner at Large, Excused

**VISITORS**

Ms. Brenda Briscoe, Embudo Towers Resident  
Mr. Ron Eddy, Section 8 Housing Choice Voucher Resident  
Ms. Kris Houde, Citizens Information Committee of Martineztown (CICM)

**STAFF PRESENT**

Ms. Magdalena Apodaca, Office Assistant Public Housing  
Mr. Matthew Archuleta, Public Housing Program Manager  
Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector  
Mr. Matt Bailon, Operations Manager  
Ms. Linda Bridge, Executive Director  
Ms. Barbara D'Onofrio, Finance Director  
Mr. Brian Eagan, Attorney  
Mr. Andrew Estocin, Property Manager  
Mr. Dan Foster, Capital Fund Projects Manager  
Ms. Vivian Gabaldon, Sr. Accounting Technician – PH  
Ms. Lisa Garduno, Sr. Accounting Technician - S8  
Ms. Jessica Franklin, Temp - Office Assistant - Admin  
Ms. Esther Lucero, Section 8 Program Manager  
Ms. Karen Ochsankehl, Accounting Supervisor  
Ms. Mundy Petroff, Executive Assistant  
Ms. Annamarie Romero, Property Manager  
Mr. Elias Salas, Section 8 Housing Specialist  
Ms. Anita Sanchez-Triviso, Human Resources Director  
Ms. Sara Villarreal, Section 8 Housing Specialist Intake



/abqha



/HousingABQ



Equal Housing Opportunity Agency



### **3. Approval of Minutes**

Board of Housing Commissioners Meeting March 20, 2019

Member Vogel moved to approve the minutes; seconded by Member Robinson. The motion carried by a 4-0 vote.

### **4. Public Comment**

Ms. Briscoe, addressed the Board stating the elevator in Tower A (west wing) isn't working, residents can't do laundry in the shared use laundry room on some floors of Tower A, take out their trash, go to the community meeting room for the luncheon meals, etc. She also stated that the clothes washer on her floor broke three months ago and she wants it repaired soon.

Ms. Robinson, Resident Commissioner, commented that elevator construction workers are pushing the elevators doors closed at Embudo Towers.

Mr. Eddy, addressed the Board in support for the proposed change in the definition of joint custody in the Section 8 Administrative Plan and gave kudos to Ms. Bridge and Ms. Lucero for getting the proposed policy change that he requested added as part of the public comment process about the plan.

Ms. Houde, addressed the Board promoting the neighborhood Great American Clean Up on Saturday, April 27<sup>th</sup>. She will be distributing flyers about the event as well as Martineztown Neighborhood Association membership information at AHA Public Housing site properties in Martineztown. Ms. Houde thanks Mr. Archuleta for attending the East Downtown meeting and she is thrilled to be working with Andrew to actively manage the three AHA Public Housing complexes located in Martineztown.

### **5. Consent Agenda**

There were no consent agenda items.

### **6. Resolutions and Communications**

- a) Report of the Secretary (Executive Director Linda Bridge and Capital Fund Projects Manager Dan Foster)

Ms. Bridge presented the AHA March/April update in the Report of the Secretary, the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report, both addressed questions from Members of the Board. Please see the attached Reports.

Member Vogel moved to accept receipt of the Report; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- b) Quarterly TBRA (Tenant Based Rental Assistance) Report (Esther Lucero)

Ms. Lucero presented the Quarterly TBRA report and addressed questions from Members of the Board.

Member Vogel moved to approve the Report and to authorize the Executive Director to sign it; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- c) Quarterly CDBG (Community Development Block Grant) Report (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented the Quarterly CDBG report and addressed questions from Members of the Board.

Member McGee moved to approve the Report and to authorize the Executive Director to sign it; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- d) Resolution 2019-02 Adoption of the FY2020 Five Year Plan for AHA (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2019-02 Adoption of the FY2020 Five Year Plan for AHA' and addressed questions from Members of the Board.

Member Vogel moved to approve 'Resolution 2019-02 Adoption of the FY2020 Five Year Plan for AHA'; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- e) Resolution 2019-03 Adoption of the FY2020 Annual Plan for AHA (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2019-03 Adoption of the FY2020 Annual Plan for AHA' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2019-03 Adoption of the FY2020 Annual Plan for AHA'; seconded by Member Vogel. The motion was carried by a 4-0 vote.

- f) Resolution 2019-04 Adoption of the FY2020 Admissions and Continued Occupancy Policy (Public Housing Program Manager Matthew Archuleta)

Mr. Archuleta presented 'Resolution 2019-04 Adoption of the FY2020 Admissions and Continued Occupancy Policy' and addressed questions from Members of the Board.

Member McGee moved to approve 'Resolution 2019-04 Adoption of the FY2020 Admissions and Continued Occupancy Policy'; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- g) Resolution 2019-05 Adoption of the FY2020 Section 8 HCV Administrative Plan for AHA (Section 8 Program Manager Esther Lucero)

Ms. Lucero presented 'Resolution 2019-05 Adoption of the FY2020 Section 8 HCV Administrative Plan for AHA' and addressed questions from Members of the Board.

Member Robinson moved to approve ‘Resolution 2019-05 Adoption of the FY2020 Section 8 HCV Administrative Plan for AHA’; seconded by Member McGee. The motion was carried by a 4-0 vote.

- h) Resolution 2019-06 Adoption of the 2019 Capital Fund Annual Plan and the Capital Fund Five Year Action Plan for AHA (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented ‘Resolution 2019-06 Adoption of the 2019 Capital Fund Annual Plan and the Capital Fund Five Year Action Plan for AHA’ and addressed questions from Members of the Board.

Member Vogel moved to approve ‘Resolution 2019-06 Adoption of the 2019 Capital Fund Annual Plan and the Capital Fund Five Year Action Plan for AHA’; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- i) Executive Communication 2019-01 Project Based Voucher (PBV) Contracts (Executive Director Linda Bridge)

Ms. Bridge presented ‘Executive Communication 2019-01 Project Based Voucher (PBV) Contracts’ and addressed questions from Members of the Board.

Member Vogel moved to adopt ‘Executive Communication 2019-01 Project Based Voucher (PBV) Contracts’; seconded by Member McGee. The motion was carried by a 4-0 vote.

- j) Executive Communication 2019-02 Architectural & Engineering (A&E) Services Contracts (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented ‘Executive Communication 2019-02 Architectural & Engineering (A&E) Services Contracts’ and addressed questions from Members of the Board.

Member Vogel moved to adopt ‘Executive Communication 2019-02 Architectural & Engineering (A&E) Services Contracts’; seconded by Member Robinson. The motion was carried by a 4-0 vote.

## **7. New Business**

- a) Closed Session, § 10-15-1(H)(8) NMSA 1978, Discussion of the purchase, acquisition or disposal of real property – vacant land west of 113 60<sup>th</sup> St NW, Albuquerque, NM

Member Vogel moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 1:17 p.m. to discuss the purchase, acquisition or disposal of real property – vacant land west of 113 60<sup>th</sup> St NW, Albuquerque, NM. The motion was seconded by Member Robinson and carried by a 4-0 roll call vote (Vogel, Robinson, McGee, McHard voted in favor of the Motion to meet in Closed Session). All Board members present recessed to discuss this matter in Closed Session.

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

The Board re-convened in open session at 1:37 p.m. Chairperson McHard announced there were no votes taken during the Closed Session and the only business discussed in Closed

Session was the purchase, acquisition or disposal of real property – vacant land west of 113 60<sup>th</sup> St NW, Albuquerque, NM

- b) Open Session: vote on Resolution 2019-07 Use of Net Proceeds from the Sale of Public Housing Units for Acquisition of Land on 60th Street NW (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented ‘Resolution 2019-07 Use of Net Proceeds from the Sale of Public Housing Units for Acquisition of Land on 60th Street NW’ and addressed questions from Members of the Board.

Member Robinson moved to approve ‘Resolution 2019-07 Use of Net Proceeds from the Sale of Public Housing Units for Acquisition of Land on 60th Street NW’; seconded by Member McGee. The motion was carried by a 4-0 vote.

**8. Old Business**

There was no old business.

**9. Other Business**

The next scheduled Regular Meeting of the Board will be on Wednesday, May 15, 2019, at 12:00 p.m. The meeting will be held in the Manuel Cordova Conference Room (#186), at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM.

**10. Announcements**

Special Meeting: a quorum of three or more members of the AHA Board of Housing Commissioners may be attending this free event that is open to the public and to members of the media. No votes will be taken by AHA Board members at this ground breaking for a new affordable apartment building. No verbal public comments will be received by the AHA Board at this community celebration event on Tuesday, April 23, 2019 at 10:30 a.m. to 12 noon at construction site of the future Nuevo Atrisco Apartments, 8081 Central Av NW. The City of Albuquerque and the New Mexico Mortgage Finance Authority (MFA) along with Yes Housing, Inc. and Maestas Development Group are breaking ground on a new mixed-used development located at the Northwest corner of Central Ave and Unser Blvd. Please join us in celebrating Nuevo Atrisco Apartments!

**11. Adjournment**

There being no further business to be brought before the Board, Member McGee moved to adjourn the meeting at 1:42 p.m.; seconded by Member Robinson. The motion was carried by a 4-0 vote.

**SUBMITTED:**

/s Linda Bridge  
Linda Bridge, Secretary to the Board  
Date: May 15, 2019

**READ AND APPROVED:**

/s Janet McHard  
Janet McHard, Chairperson of the Board