



ALBUQUERQUE HOUSING AUTHORITY

*"Empowering people in our community through affordable housing
and self-sufficiency opportunities."*

Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, February 19, 2014

Carnis Salisbury Building

1840 University Blvd. SE

Albuquerque, NM 87106

1. Call to Order

The meeting was called to order at 12:03 p.m. (MST) on February 19, 2014. Chairperson McHard presided. The Board met in the Manuel Cordova Conference Room in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Rebecca Chavez, Resident Commissioner

Mr. D. Todd Clarke, Commissioner at Large

Ms. Janet McHard, Chairperson

Mr. Stephen J. Vogel, Commissioner at Large

AHABHC MEMBERS ABSENT

Ms. Roxanne Rivera-Wiest, Vice Chairperson, Excused

A quorum was present.

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager, AHA

Ms. Loretta Baca, Compliance Inspector, AHA

Ms. Ramona Baca, Housing Specialist, AHA

Mr. Matt Bailon, Housing Assistance Coordinator, AHA

Mr. Augustine Balderrama, Maintenance Technician, AHA

Mr. Mark Balistreri, Housing Specialist, AHA

Ms. Linda Bridge, Executive Director, AHA

Ms. Linda Brown, Housing Services Specialist, AHA

Mr. Brian Eagan, Assistant City Attorney, COA Legal Dept

Mr. Andrew Estocin, Associate Director, AHA

Ms. Lisa Garduno, Finance Accounting Assistant, AHA

Ms. Bernice Hughes, Finance Buyer, AHA

Mr. Christopher Krupar, Information System Manager, AHA

Mr. Raymond Murrietta, Warehouse Assistant, AHA

Mr. Tom Portillo, Maintenance Manager, AHA

Mr. Vicente Quevedo, Section 8 Housing Program Assistance Coordinator, AHA

Ms. Annamarie Romero, Housing Specialist, AHA

Mr. John Romero, Maintenance Technician, AHA

Ms. Anita Sanchez-Triviso, Sr. Personnel/Labor Relations Officer, AHA

Mr. James Tacosa, CIP Program Coordinator, AHA

Ms. Elizabeth Trujillo, Housing Services Technician, AHA

Ms. Janice Wright, Housing Paralegal, COA Legal Dept



EQUAL HOUSING
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VISITORS PRESENT

Ms. Michelle Adams, CSW, Agave Health

Ms. Patricia McKinszie

Ms. Cynthia Sisneros

3. Approval of Minutes

Board of Housing Commissioners regular meeting, held on January 15, 2014.

Member Clarke moved to approve the minutes; seconded by Member Vogel. The motion carried by a vote of 3-0-1 (For: Chavez, Clarke, Vogel; Abstain: McHard).

4. Public Comment

There was no public comment.

5. Consent Agenda

There were no Consent Agenda items.

6. Resolutions and Communications

Executive Director Linda Bridge introduced Ms. Patricia McKenzsie, who is interested in applying for the position of Resident Commissioner on the Albuquerque Housing Authority Board of Housing Commissioners.

Associate Director Andrew Estocin introduced new employees of the Albuquerque Housing Authority: Mr. Raymond Murrietta, Warehouse Stockkeeper; Ms. Elizabeth Trujillo, Public Housing Intake; Ms. Lisa Garduno, Finance Accounting Assistant; and Mr. Matt Archuleta, Public Housing Program Manager. All were welcomed to AHA.

a) Report of the Secretary – (Executive Director Linda Bridge, Associate Director Andrew Estocin, & Senior Capitol Project Coordinator James Tacosa)

Ms. Bridge and Mr. Estocin presented the AHA Update January/February 2014 Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Tacosa presented the Capital Funds Report, all three addressed questions from Members of the Board. Please see the attached Report.

Mr. Estocin congratulated and thanked Mr. Tacosa on his hard work on the VCA Agreement and working with HUD. A letter from Mr. Gary Sweeney the Director of the Regional Office of Fair Housing and Equal Opportunity was sent to AHA, and Chairperson McHard read a portion of the letter that commended AHA and its efforts.

Ms. Bridge informed the Board that in the months ahead changes were coming due to the legislation regarding the AHA becoming a separate body corporate (an autonomous body) and in preparing for





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the transition of the employees July 1. She wanted to make sure the Board members received any documentation beforehand, so that they could review the material before Board meetings. She wanted to invite Board members to meet with her individually regarding their questions in this matter.

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

b) Strategic Plan Update (Executive Director Linda Bridge)

Ms. Bridge reviewed the Nine-Month Implementation Plan handout and explained the goals that have been met and those that were requiring more time in which to implement. Additionally, she covered the accomplishments that will be completed by the end of the fiscal year. Ms. Bridge also addressed questions from the Board.

Ms. Bridge explained the Exceed Expectation handout under "Assess Properties" where Public Housing properties will need to be evaluated in terms of the best way to proceed in assessing each property by looking at remodeling complexes, putting complexes on the market or demolition of complexes. Each property will need to be assessed in the scope of how to best serve the AHA tenants.

Member Clarke expressed that he would like to see information on the traffic, bike and walking scores, which can be found at walkscore.com, when the Board would have to make decisions regarding Public Housing complexes.

Member Clarke moved to accept receipt of the Strategic Plan Update; seconded by Member Chavez. The motion was carried by a 4-0 vote.

c) Status of Audit Update (Chairperson Janet McHard)

Chairperson McHard stated that she had been working with the City of Albuquerque auditors and the process has had some problems, which has pushed back the fieldwork timeline. The opinion regarding the audit should be a clean opinion. She stated that all HUD deadlines should be met.

Member Vogel asked if the problem with the audit was due to the conversion of software. Chairperson McHard stated that the software conversion was one of the problems, but also the deficiency in staff contributed.

7. Old Business

There were no Old Business items.

8. New Business

a) Distribution of 2014 Annual Plan-For Information Only





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Association Director Andrew Estocin explained that the 2014 Annual Plan was almost completed, and on Monday, February 24, 2014 the plan would be e-mailed to the Board for review.

9. Other Business

The next Regular Meeting of the Board will be on Wednesday, March 19, 2014 at 12 noon in the Manuel Cordova Conference Room, at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building at 1840 University Blvd SE, Albuquerque, NM 87106.

Chairperson McHard asked the Board members to ponder Executive Director Linda Bridge's job evaluation for the next Board meeting. The Board will be convening in a closed session for a limited personnel matter.

10. Adjournment

There being no further business to be brought before the Board, Member Clarke moved to adjourn the meeting at 12:47 p.m.; seconded by Member Chavez. The motion was carried by a 4-0 vote.

SUBMITTED:

Ms. Linda Bridge
Secretary to the Board

Date: March 19, 2014

READ AND APPROVED:

Ms. Janet McHard
Chairperson of the Board

