



Minutes of April 14, 2015
PAHA Board of Commissioners Regular Meeting
PAHA Conference Room- 5:30pm

1. Call to Order: 5:48 p.m.

2. Invocation: Tribal Councilman, Ernest Vallo, Sr.

3. Roll Call: Present: Chairwoman, Robin Cruz, Commissioners: April Estevan, Damian Garcia, Patrick Ortiz; PAHA Staff: Executive Director, Floyd Tortalita; Development Manager, Francisco Carr; Housing Services Manager, Jennette Steward; Finance Manager, Owen Ondelacy, and Recording Secretary, Krystal Vallo; Ex-Officios: Tribal Councilman, Ernest Vallo, Sr.; Absent: Tribal Secretary, Jonathan Sims.

4. Approval of April 14, 2015 Agenda:

Motion to approve w/amendment: Approved 1st- Commissioner, D. Garcia, 2nd- Commissioner, A. Estevan.
Amendment: Change date of minutes to March 17, 2015.

5. Approval of March 17, 2015 Meeting Minutes:

Motion to approve: Approved 1st- Commissioner, D. Garcia, 2nd- Commissioner, P. Ortiz.

6. Opening Remarks: Floyd Tortalita, Executive Director

Updates to convey and revamp Rehabilitation Policy.

7. New Business:

a) Board of Commissioners Officer Elections- Robin Cruz, BOC Chair

One outstanding Board member has yet to come aboard. Letter was sent to Ms. Paytiamo on April 7th; awaiting response. Motion to appoint Mr. Ortiz as BOC Vice-Chair and Ms. Cruz to remain as Chairperson: Approve 1st – Commissioner, A. Estevan, 2nd- Commissioner, D. Garcia. All in favor.

8. Department Reports-

Finance- Owen Ondelacy

In the month of March was the preparation of the 2014 APR. A copy of the 2014 APR and Self-Monitoring report was sent to tribe. Notices for public comment on the 2014 APR were posted at various locations starting 3/16/15 and ending 3/20/15. No comments were received; therefore, the APR was submitted to HUD on 3/26/15, along with an amended SF-425 report. On March 3rd Bank of Albuquerque confirmed Bernard Lewis was removed as a check signer. An amended 2015 Source of Funding Table & Uses of Funding for the \$56,106 settlement was sent to the Albuquerque HUD office on March 26th. eLOCCS issue resolved. Continue the reconciliation of QuickBooks, bank accounts, and QuickBooks & HDS for the month of February 2015. 2014 Audit to commence April 20, 2015 and field work anticipated to take two weeks. Expenditure Report attached. Robin: Who replaced Bernard as a signer? Response: No one. There were no further inquiries on Mr. Ondelacy's report.

Housing Services- Jennette Steward

H.S. staff continues to monitor tenant accounts. Six Notices of Delinquencies (NOD's) were issued and seven Notices of Non-Compliance were sent for Inoperable Vehicles for the month of March 2015. Participants have 30 days to remove vehicles from their assigned lots. H.S. Manager worked with Leo of HDS to set up accounts for two tenants who have converted from Low-Rental to Lease Purchase and FCAS accounts. H.S. staff met with ABHS Prevention Supervisor Latoya Vallo in regards to BHS upcoming annual events and requested assistance providing training to housing participants and community. H.S. Manager met with ABHS Director Nicole Dickson in support of the SAMSHA Grant. H.S. staff attended two-day HDS training at AMERIND Training Center. All PAHA staff attended the Mental Health First Aid certification provided by ABHS and on March 26th PAHA staff attended General meeting to receive comments on Strategic Planning. Robin: What policies are in place for an irate customer? Response: No policies are currently in place. There were no further inquiries on Mrs. Steward's report.

Development Department- Francisco Carr

Development Manager & Dev. Administrative Assistant reviewed Rehabilitation policy and provided changes. The revamping of policy is to insure PAHA is serving the community in the best manner. Attached is a copy of the

Rehabilitation Policy with recommended changes. Development department is requesting input from the BOC by April 24, 2015. PAHA plans to implement new policy July 1, 2015. As of 3/31/15 nine new applications have been received. There are 52 applicants on rehabilitation list, 6 applicants on modernization list, and 8 applicants on rehabilitation list over 80% median. Also, eight open work orders. Development Manager has been working with maintenance staff to ensure proper inventory stock and work truck inventory to complete work orders in a timely manner. Development Manager will schedule a meeting with Rose Chavez to develop a scope of work and get in contact with contractor for warranty items. Scope of Work for Barbara Garcia needs to be developed in regards to leak in shower. Ms. Garcia will utilize MEPA. 2015 Modernization of 3 homes has a budget of \$105,000 and families have been selected. PAHA has not yet selected families for the 2015 Rehabilitation of 16 homes. Patrick: What is being done about dog issue in new Skyline subdivision and speed bumps? Response: Quotes will be obtained for speed bumps and further discussions will take place on pet issue. Robin: Implement a pet policy. Robin: What is projected date for Rose Chavez? Response: Will set up meeting next week and at next BOC meeting scope of work shall be complete. Robin: Projected date for 3 homes project? Response: Late May or early June and PAHA will hire a project manager. Robin: Update on wastewater sewer extension project. Response: POA ran into some issues, which have been resolved and meeting will be scheduled. There were no further inquires on Mr. Carr's report.

Executive Director Report- Floyd Tortalita

The U.S. House of Representative passed H.R. 360, the Native American Housing Assistance and Self Determination Reauthorization Act of 2015, with a vote of 297 yeas and 98 nays. H.R. 360 will go before the Senate next. Strategic Planning Initiative is still moving forward and currently in the Community Needs Assessment phase. PAHA went before the community at the General meeting on 3/26. Many comments and inputs were given. Community suggested having a separate forum in regards to this matter, which has been scheduled for April 15, 2015. Next step is planning the vision, mission, and values of all the data collected. HUD released New Income Limits, which PAHA will follow for application process of New Housing and Rehabilitation. PAHA is still interested in Tax Credit project. One concern with tax credit was target audience, because tax credit requirements are more stringent than NAHASDA. One requirement with tax credit is that units have to be 100% occupied, if not PAHA will lose those tax credits. Tax credits are investments, not a grant. PAHA has not got a response back from Roger Boyd in regard to ICDBG. PAHA will apply for the 2015 ICDBG grant and with the funding plan to do a Pilot Project of 4 to 6 homes. PAHA plans to build pilot project homes with the lava bricks that Isleta Pueblo produces. There were no further inquires on Mr. Tortalita's report.

9. Announcements & Schedule March 2015 Annual Meeting:

Next BOC meeting Tuesday, May 19, 2015 @ 5:30pm- PAHA Conference Room.

10. Adjournment:

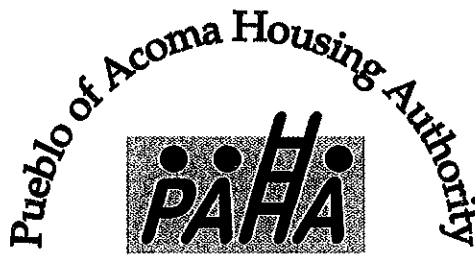
Motion to approve: Approved 1st- Commissioner, D. Garcia, 2nd- Commissioner, A. Estevan. With all in favor meeting adjourned @ 9:23 p.m.

Respectfully submitted,



Krystal Vallo,
Transcribing Secretary

Executive Session convened following tonight's meeting.



P.O. Box 620
Pueblo of Acóma, NM 87034

"Providing Safe and Affordable Housing Opportunities"

Phone: (505) 552-7528
Fax: (505) 552-9093

Board of Commissioners Meeting

May 19, 2015

5:30 p.m.

PAHA Conference Room

AGENDA

1. **Call to Order** – Robin Cruz, BOC Chair
2. **Invocation**
3. **Roll Call** – Robin Cruz, BOC Chair
4. **Approval of Agenda**
5. **Approval of Minutes BOC meeting** – April 14, 2015
6. **Opening Remarks** – Floyd Tortalita, Executive Director
7. **New Business**
 - a.) 2014 PAHA Financial Audit (*Draft*) – *Owen Ondelacy, Finance Manager*
 - b.) Rehabilitation & Emergency Home Repair Policy Amendments
– *Francisco Carr, Development Manager*
8. **Department Reports -**
 - a.) Finance – *Owen Ondelacy, Finance Manager*
 - b.) Housing Services – *Jennette Steward, Housing Services Manager*
 - c.) Development – *Francisco Carr, Development Manager*
 - d.) Executive Director's Update – *Floyd Tortalita, Executive Director*
9. **Announcements & Schedule Next BOC Meeting**

June BOC Meeting – June 9, 2015 - 5:30 pm – PAHA Conference Room

10. **Adjournment**