Pueblo of Acoma Housing Authority, Inc.
“A Non-Profit Tribal Corporation”
P.O. Box 620, Pueblo of Acoma, NM 87034 - Phone (505) 552-6118 – Fax (505) 552-0542
“Providing Safe and Affordable Housing Opportunities”

SIGN-IN SHEET

PUEBLO OF ACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
PAHA CONFERENCE ROOM
September 28, 2004

BOARD OF COMMISSIONERS

Duane Mousseau, Chairman

Michael Torivio, Vice Chairman

Freida Vallo, BOC Secretary

Myron Garcia, Commissioner

Geraldine M. Vallo, Commissioner

Michael Lewis, Ex-Officio (Tribal Council)

Ted Ortiz, Ex-Officio (Tribal Administration)

PAHA STAFF

Lawrence Sanchez, Executive Director

Vacant, Assistant Director

Vacant, Development Specialist

Vacant, Mortgage Specialist

Patricia J. Alonzo, Accountant

Jennette Steward, Homeownership Specialist

Connie R. Silva, Homeownership Specialist

Gwen Garcia, Administrative Assistant

Tina M. Poncho, Secretary/Receptionist

Lawrence Ramirez, Maintenance Supervisor

Curtis Paytiano, Maintenance Worker

Marion Salvador, Maintenance Clerk

MEETING ADJOURNED AT

7:28 pm
AGENDA

Pueblo of Acoma Housing Authority Board of Commission Regular Meeting
PAHA Conference Room
September 28, 2004
6:00 P.M.

I. Call to Order

II. Invocation

III. Roll Call - BOC: Duane M; Myron G; Freda V.; PAHA Staff: 1. Larry S., 2. Connie S., 3. Karen G.

IV. Approve Agenda - Motion M. Garcia, 2nd F. Vallo.

V. Approve Minutes - August 26, 2004 - not ready

VI. Announcements - None

VII. Reports - None - Verbal summary of meeting by Gov & Staff

VIII. Old Business - None

IX. New Business
   1. Homebuyer Concerns (Project NM79-07/C-1653.01) - Lawrence Sanchez, Executive Director
   2. Discussion on Amending the Change in Utility Allowance - J. Steward/C. Silva, HS Staff
   3. Discussion on the Conversion of Rental to Lease Purchase - J. Steward/C. Silva, HS Staff

X. Schedule Next Board of Commission Meeting
   1. Next Regular Board of Commission Meeting, October 12, 2004, 6:00 p.m., PAHA Conference Room

XI. Adjourn

IX. BOC: Would like to review case - Oct 11, 2004 @ 2:00p
Work session
Call to Order - 6:20 PM

Roll call — Chairman, Duane Mousseau
Commissioner, Myron Jircek
Commissioner, Freda Vallo

Staff - Lawrence Sandhe, SP
Connie Silfa, HS
Ann Macrae, A.A.

IV. Approve Agenda — Motion to approve agenda,
all collective action items by Commissioner Garey,
seconed by Commissioner Vallo. Motion
Approved minutes (complete 6/30 not available
for August 26, 2004 —

V. Varied presentations by Tribal Administration
(to the record) on 9/27/04

Continued from last meeting for Commissioner Dake, Jircek,
and Commissioner Vallo ending September 30, 2004

VI. Announcements — None
VII. Reports — None
VIII. Old Business — None
IX NB

1. Homebuyer Concerns - Project 7 - Relocation costs meeting w/ The Board/ HM prior to meeting w/ Mr. David Garcia to go over details -

Special meeting/ not debate over past issues, but to close audit finances

October 11th, special meeting 2:30pm on David Garcia (work session)

2. Discuss on Amending the Change in Utility Allowance - Cisilva

Scales of 3, 4, 5 bedroom and over

Call other housing entities to see what their rate is

By November, so changes can be made by December

Check w/ HUD on issue so this does not become an audit finding

3. Conversion of Rental to Lease Purchase - Cisilva
After 2 yrs, #2's under rental can convert to lease purchase.

- Got into Police, to state and fall back on.

- There is no set criteria (developing criteria, agreed on by all parties).

- Consider the audit at #3 to pay all.

Rental 30% of Income
Lease 20% of Income

- Rental vs. Mortgage?
  - Mortgage (valuables, maintenance) vs. rental (unpredictable)

- Look into Research (change in weighting)

- Flexibility of action is a form of education

XM Schedule Next Meeting
Oct 12, 2021 - 6 PM — Regular Retreat Specialist
XI, Acrípolis.

Motion to adjourn made by Commssr. Gaúca, seconded by Commssrs. Freddalio.

7:28 pm