



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

Duane Mousseau

Michael Torivio, Vice Chairman

Freida Vallo, BOC Secretary

Freida Vallo
Myron Garcia

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

Lawrence Sanchez

Vacant, Assistant Director

Vacant, Development Specialist

Vacant, Mortgage Specialist

Patricia J. Alonzo, Accountant

Jennette Steward, Homeownership Specialist

Connie R. Silva, Homeownership Specialist

Connie Silva
Gwen Garcia

Gwen Garcia, Administrative Assistant

Tina M. Poncho, Secretary/Receptionist

Lawrence Ramirez, Maintenance Supervisor

Curtis Paytiamo, Maintenance Worker

Marion Salvador, Maintenance Clerk

MEETING ADJOURNED AT

7:28 pm *AM*

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.; Frieda V.; PATA Staff;*
- IV. Approve Agenda - *Motion M. Garcia, 2nd F. Gallo.*
 1. Larry S.
 2. Connie S.
 3. Amen G.
- V. Approve Minutes - August 26, 2004 - *not ready*
- VI. Announcements - None
- VII. Reports - None - *verbal summary of meeting w/ 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, ^{7:00}~~6:00~~ p.m., PAHA Conference Room
- XI. Adjourn

IX *BOC = Would like to review case - Oct. 11, 2004 @ 2:00p
work session*

Board Meeting
September 28, 2004
6pm

I Call to Order - 6:20 PM

II Invocation

III Roll call - Chairman, Duane Mousseau
Commissioner, Myron Garcia
Commissioner, Freda Vallo

Staff - Lawrence Sanchez, SPD
Conne Silu, HS
Jill Aldea, Admin Assistant

IV Approve Agenda - Motion to approve agenda
w/ corrections made by Commissioner Garcia
seconded by Commissioner Vallo. Motion

V Approve minutes - completed but not available
for August 26, 2004 -

Verbal presentation w/ Tribal Administration
(for the record) on 9/27/04

~~on the agenda~~ last meeting for Commissioners Vallo and
and Commissioner Vallo changing
September 30, 2004

VI Announcements - None

VII Reports - None

VIII Old Business - None

IX NB

1. ~~Homebuyers~~ Concerns - Project 7 - Relocation
Costs meeting w/ The Board / His
prior to meeting w/ Mr. David Garcia to
go over details -

* Special meeting / not debate over
past issues; but to close audit - meeting

October 11th, Special Meeting 2:00 pm on
David Garcia (work session)

2. Discussion on Amending the Change in
Utility Allowance - C. Silva

Scale of 3, 4, 5 bedroom / and or ~~single~~ ^{package}
& 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 -
C. Silva

After 2 yrs, HB's under Rental
can convert to lease purchase.

- put into policy to state and fall back on.
- there is no set criteria (developing criteria, agreed upon, out for notice)
- consider the amt of the payment

Rental 30% of income
lease 20% of income

- Rental to mortgage?
eg mortgage/ value w/ low interest

- ~~look~~ into Research

Plan of action is a form of education
(change in mindset) X1
Schedule Next meeting
Oct 12, 2024 - 6 PM — Regular Meeting
Special meeting —

XI. ~~Activity~~ -

Motion of ~~ADJVA~~ made by Comissor
García, seconded by Comissures
Frederico

7:28pm

Library -