



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

"Providing Safe and Affordable Housing Opportunities"

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

## Board of Commissioners Meeting

October 13, 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** – September 16, 2015
6. **Opening Remarks** – *Floyd Tortalita, Executive Director*
7. **New Business** –
  - a.) LIHTC Consultant Contract Approval- Travois– *Floyd Tortalita, Executive Director*
  - 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**

November BOC Meeting – November 10, 2015 - 5:30 pm – PAHA Conference Room

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10. **Adjournment**



**Minutes of September 16, 2015**  
**PAHA Board of Commissioners Regular Meeting**  
**PAHA Conference Room- 5:30pm**

**1. Call to Order:** 6:10 p.m.

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

**3. Roll Call:** PRESENT: Chairwoman, Robin Cruz; Commissioner, April Estevan and Ezilda Paytiamo; 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 Secretary, Jonathan Sims; Tribal Councilman, Ernest Vallo, Sr.; GUESTS: Housing Counselor, Nina Jaramillo; Community Members: Kathleen Clemons, Daniel Lucario and Patricia Alonzo; ABSENT: Vice-President, Patrick Ortiz, and Commissioner, Damian Garcia.

**4. Approval of September 16, 2015 Agenda:**

Commissioner, A. Estevan motioned to approve 9/16/15, seconded by Commissioner, E. Paytiamo. Motion carried.

**5. Approval of August 18, 2015 Tele. Conference Meeting Minutes:**

Commissioner, A. Estevan motioned to approve 6/9/15 Minutes, seconded by Commissioner, E. Paytiamo. Motion carried.

**6. Opening Remarks:** Floyd Tortalita, Executive Director

Mr. Tortalita informed the Board that a few hearings will be conducted. One hearing will be in regards to termination of lease and the other two will be in regards to removal of MOD/REHAB waiting list; all requested to go before the Board to address concerns and possible alternatives.

**7. New Business:**

a) Tenant Hearing

1. Kathleen Clemons

b) Housing Waiting List Removal Hearing

1. Daniel Lucario

2. Patricia Alonzo

**Executive Session Convened.**

**Regular September board meeting re-convened after hearings.**

➤ Reference to the outcome of Kathleen Clemons:

Ms. Clemons went before the BOC to contest termination of lease. Ms. Clemons breached "One Strike You're Out" policy- copy of police report was provided to the BOC. Furthermore, Mrs. Steward informed the BOC that Ms. Clemons is still in breach of the Conditions of Release, court ordered that Mr. Sanchez is not to reside at Ms. Clemons residence only during business hours- Mr. Sanchez and Ms. Clemons have a small food business. After an in depth discussion Chairwoman, Robin Cruz stated the BOC will uphold the decision by PAHA of the termination of Ms. Clemons lease. All in favor and none opposed.

➤ Reference to the outcome of Daniel Lucario and Patricia Alonzo:

Mr. Lucario and Mrs. Alonzo went before the BOC to contest removal of waiting list. Mr. Tortalita informed the BOC that changes were made to the Rehabilitation & Modernization policy to insert language, "that home must be occupied by applicant and must be his or her primary residence," due to prior units that were fixed and now remain vacant. PAHA saw that there were holes in policy and therefore changes were needed. PAHA is not bound to services to those on waiting list until funding is available and applicant returns letter signed

agreeing to services from PAHA. Floyd recommended to add language, "or will become their primary residence," in policy and this added language will change waiting list. Robin: Clearing that Mr. Lucario did to home was done why? Response: Based off hear-say, Mr. Ramirez told Mr. Lucario to clear area around home to help with the renovation. Furthermore, Mrs. Steward informed the BOC that her grandmother was also given the same directive from Mr. Ramirez. The following language will be added to the Rehabilitation and Modernization policy: under resale- participant will sign a document agreeing to occupy home within thirty days, if not participant will reimburse PAHA full amount of renovation. Also, added language to address primary residence, eligibility, and participant has to wait five years to reapply for services. A scoring sheet will be developed to determine if the house can be fixed. Revisions will be provided at next BOC meeting. A notice will be sent out that the policy has been amended and available for review. Chairwoman, Robin Cruz stated that the Board has agreed to put Mr. Lucario and Mrs. Alonzo back on waiting list after the Rehabilitation and Modernization policy has been revised. All in favor none opposed.

**8. Department Reports- Refer to reports attached to Board Packet**

**The BOC unanimously voted to table Department Reports till next BOC meeting.**

**9. Announcements & Schedule October 2015 Annual Meeting:**

BOC meeting will be held on Tuesday, October 13, 2015 @ 5:30pm- PAHA Conference Room.

**10. Adjournment:**

Meeting adjourned @ 10:00 p.m., motioned made by Commissioner, A. Estevan, seconded by Commissioner, E. Paytiamio. Motion carried.

Respectfully submitted,



Krystal Vallo,  
Transcribing Secretary