



**REGULAR MEETING OF THE AREA HOUSING AUTHORITY
OF THE COUNTY OF VENTURA**

Wednesday, December 3, 2025 at 3:00 P.M.

1400 W. Hillcrest Drive, Newbury Park, CA 91320

"The Area Housing Authority of the County of Ventura shall be a leader in providing opportunities and assistance to people in need of affordable housing through development, acquisitions, and partnerships."

PUBLIC COMMENT

To allow the opportunity for all to speak, a time limit of three (3) minutes per speaker and 30 minutes for all speakers has been set for public speakers wishing to address the Board of Commissioners. The Chair has the discretion to increase or limit this time if warranted.

HOW TO SUBMIT A PUBLIC COMMENT

Comments may be submitted by one of the following:

1. IN PERSON:

- Complete a Public Comment card before the meeting begins, if possible, and prior to **Agenda Item #5** and give to a Secretary of the Board, or the designated staff member. Public Comment cards received after the conclusion of Agenda Item #5 will not be addressed.
- During **Agenda Item #5**, the Chair will call for Public Comments from the cards received.
- When called upon by the Chair, the speaker has up to three (3) minutes to address the Board unless the Chair exercises the Chair's discretion to increase or limit this time period.
- Once the Board has received all comments under Agenda Item #5, **only** comments on agendized topics will be taken **if noted by the agenda**.
- Each speaker shall promptly conclude all comments when the speaker's time to speak has expired.
- Members of the public cannot cede their time to another speaker.

2. BY PHONE by 12:00 pm (Noon) PST on the business day prior to the meeting.

- Leave your comments on a voice message at **805-480-9991 ext. 850**, please speak clearly. Your voice message will be distributed prior to the meeting.

3. BY EMAIL by 12:00 pm (Noon) PST on the business day prior to the meeting.

- Email your comment to admin@ahacv.org and include "Public Comment" in the subject line. Your email will be distributed prior to the meeting.

PLEASE NOTE:

- Any documentation distributed to the Board **becomes a public document** and may be requested at any time by the public.
- The Board will not respond to these comments, but will take them into consideration and the item may appear on a future agenda.
- Any public comment received **later than 12:00 pm (Noon) PST on the business day prior to the meeting** will be distributed at the next regularly scheduled meeting

Agenda

Regular Meeting of the Board of Commissioners December 3, 2025

1. CALL TO ORDER/WELCOME

A. PLEDGE OF ALLEGIANCE

B. COMMISSIONER ATTENDANCE: BODIS, BRADLEY, CHAPMAN, HOOPER, JOHNSON, LECH, LUNN, NIELSEN, PIECHOWSKI, PONCE, RAMOS-CRUZ, RUSSELL, AND WALL

2. ADOPTION OF AGENDA

3. APPROVAL OF MINUTES: REGULAR MEETING OF October 29, 2025

4. CONSENT CALENDAR ITEMS

Review and approve unless an item is pulled for separate action by the Board and moved to the Regular agenda for consideration. Consent items are to be routine and non-controversial. All items are approved as recommended without discussion.

- A. Receive Executive Director Report (Michael Nigh)**
- B. Receive Financial Report (Carrie Sabatini)**
- C. Receive Section 8 Report (Carrie Sabatini & James Markot)**
- D. Receive Housing Programs Report (Carrie Sabatini)**
- E. Receive Housing Assets Report (Juan Jimenez, Jr.)**

5. PUBLIC COMMENTS

Any member of the public may address the Board of Commissioners on an item appearing on the agenda or any subject within the jurisdiction of the Housing Authority. *Please note that public comments will not be responded to, acted on or discussed during the meeting, but may appear on a future agenda. If you wish to make a comment, please refer to meeting announcement on previous page.*

6. ANNOUNCE AD HOC NOMINATING COMMITTEE CHAIR

Mark Lunn, Board Chair
Information Only

7. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) PRESENTATION

Dennise Avila, Director of Housing Programs
Information Only

8. COMMENTS

- A. Staff**
- B. Deputy Executive Director**
- C. Executive Director**
- D. Legal**

Information Only

9. CLOSED SESSION

A. Conference With Legal Counsel – Existing Litigation

(Cal. Government Code § 54956.9(d)(1))

Name of Case: Area Housing Authority of the County of Ventura v. SHS Guaranteed II, L.P. (JAMS Reference # 5220009915)

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

B. Conference With Legal Counsel – Existing Litigation

(Cal. Government Code § 54956.9(d)(1))

Brenda Schuh, et al. v. Area Housing Authority of the County of Ventura (Superior Court County of Ventura Case No. 2023CUPP015065)

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

10. CLOSED SESSION

Government Code Section 54957(b)(1) – Employee Discipline/Dismissal/Release

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

11. COMMISSIONER COMMENTS

In accordance with Cal. Government Code § 54954.2(a)(3), comments should be limited to the following items: (1) clarification questions; (2) brief announcements and/or reports on activities; (3) references to staff or other resources for factual information; (4) requests that staff report back at a subsequent meeting concerning any matter; and (5) requests to place a matter of business on a future agenda. Commissioners are asked to limit their comments to three (3) minutes or less

12. CHAIR COMMENTS (5 MIN)

NEXT SCHEDULED MEETING
Regular Meeting January 28, 2026
1400 W. Hillcrest Drive
Newbury Park, CA 91320 AT 3:00 P.M.

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in this meeting, please contact the Area Housing Authority of the County of Ventura via email at admin@ahacv.org or by phone at (805) 480-9991 ext. 850. Notification at least 72 hours prior to the meeting will ensure that reasonable accommodations can be addressed appropriately.