



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

Wednesday, April 22, 2026 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 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 April 22, 2026

1. CALL TO ORDER/WELCOME

A. PLEDGE OF ALLEGIANCE

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

2. ADOPTION OF AGENDA

3. APPROVAL OF MINUTES: REGULAR MEETING OF March 25, 2026

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 (Sue Rodrigo)

C. Receive Section 8 Report (Dennise Avila)

D. Receive Housing Programs Report (Dennise Avila)

E. Receive Housing Assets and Development Report (Juan Jimenez)

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. APPROVE ACTIONS TAKEN TO PROCURE BALCONY AND DECK REPAIR AND REPLACEMENT SERVICES ARE IN ACCORDANCE WITH THE AHA PROCUREMENT POLICY

Juan Jimenez, Director of Housing Assets

Motion to Approve, Second, Discuss, Roll Call Vote

7. APPROVE RESOLUTION NO. 1179 – A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA AUTHORIZING THE ACQUISITION OF LIMITED PARTNER INTEREST AND REFINANCING (Shadows T.C. Investors, L.P.)

Michael Nigh, Executive Director

Motion to Approve, Second, Discuss, Roll Call Vote

8. CLOSED SESSION

A. *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

Seta Sarabekian, Litigation Counsel, Clark Hill LLP

- B. Conference With Legal Counsel – Pending Litigation**
Significant exposure to litigation pursuant to Cal. Government Code § 54956.9(d)(2)
One (1) potential case: tort claim on behalf of T. King
Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP
- C. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8**
Property: 610-623 River St, Fillmore, Ca
Agency Negotiator(s): Michael Nigh, Executive Director
Negotiating Party: TBD
Under Negotiation: Price and terms of payment
Michael Nigh, Executive Director
- D. Public Employee Appointment**
(Cal. Government Code § 54957(b)(1))
Title: Executive Director
Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP
Ad Hoc Committee for Executive Director Recruitment/ Employment

9. COMMENTS

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

10. COMMISSIONER COMMENTS

Comments by Commissioners on matters they consider appropriate and housing related topics for consideration for a future agenda. The Board of Commissioners will not respond to comments but will take them into consideration and the item may appear on a future agenda if discussion is determined necessary. Commissioners are asked to limit their comments to three (3) minutes or less

11. CHAIR COMMENTS (5 MIN)

NEXT SCHEDULED MEETING
Regular Meeting May 27, 2026
1400 W Hillcrest Dr
Newbury Park, CA 91320 AT a *Time to Be Determined*

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.