



AREA HOUSING AUTHORITY
OF THE COUNTY OF VENTURA

**REGULAR BOARD OF COMMISSIONERS
MEETING TO BE HELD**

April 22, 2026

1400 W. HILLCREST DRIVE
NEWBURY PARK, CALIFORNIA

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**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.



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

MEMBERS OF THE BOARD:

Tracy Bodis, Simi Valley
Angela Bradley, Resident Commissioner
Randy Chapman, Camarillo
Doug Hooper, Camarillo
Susan L. Johnson, Fillmore
Charles Lech, Thousand Oaks
Mark Lunn, Thousand Oaks
Steve Mason, Ojai
Jorgen Nielsen, Moorpark
Joseph Piechowski, Simi Valley
Juan Ponce, Moorpark
Marci Ramos-Cruz, Fillmore
Chelsee Russell, Unincorporated County
Terry Wall, Unincorporated County

MINUTES –March 25, 2026

DISCLAIMER: These minutes are DRAFT minutes. These minutes do not constitute an official record of the Area Housing Authority and are subject to change upon further review by the Board of Commissioners of the Area Housing Authority. Official minutes, incorporating any approved revisions, are available after approval of the corresponding draft minutes by the Board of Commissioners at a subsequent meeting.

1. CALL TO ORDER / WELCOME

This regular meeting of the Area Housing Authority of the County of Ventura's Board of Commissioners was held on Wednesday, March 25, 2026 at 1400 W. Hillcrest Drive, Newbury Park, California. Chair Lunn called the meeting to order at 3:02 pm.

A. PLEDGE OF ALLEGIANCE

Commissioner Bradley led the Pledge of Allegiance.

B. ATTENDANCE

Commissioners present: Tracy Bodis, Angela Bradley, Randy Chapman, Doug Hooper, Susan Johnson, Mark Lunn, Steve Mason, Jorgen Nielsen, Joseph Piechowski¹, Juan Ponce, Marci Ramos-Cruz², Chelsee Russell³, Terry Wall

Commissioners absent: Chuck Lech

Staff present: Executive Director Michael Nigh, Deputy Executive Director Carrie Sabatini, Jesús Andrade, Dennise Avila, Mandy Green, Juan Jimenez Jr., Roxanne Robinson-Jones⁴, Ricardo Torres, Sue Rodrigo

Legal Counsel present: Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

Public present: One member of the public was present.

2. ADOPTION OF AGENDA

Chair Lunn called for a motion to approve the Agenda. Commissioner Chapman moved to adopt the Agenda; the motion was seconded by Commissioner Russell. Following a voice vote, the Agenda for the Board meeting of March 25, 2026 was adopted.⁵

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

Chair Lunn called for a motion to approve the Minutes of February 25, 2026. Commissioner Wall made a motion and Commissioner Johnson seconded. Following a voice vote, the Meeting

¹ Commissioner Piechowski arrived at 3:06 pm

² Commissioner Ramos Cruz arrived at 3:11 pm

³ Commissioner Russell left the meeting at 3:56 pm

⁴ Staff member Roxanne Robinson-Jones joined the meeting telephonically

⁵ Commissioner Piechowski & Ramos Cruz were not present for the adoption of the Agenda.

Minutes of February 25, 2026⁶ were approved, with Commissioner Chapman abstaining from the vote.

4. CONSENT CALENDAR ITEMS

The following consent items required no discussion and had no objections: Executive Director Report, Financial Report, Section 8 Report, Housing Programs Report, and the Housing Assets & Development Report. Executive Director Michael Nigh provided the Board of Commissioners with a copy of the Section 8 leasing report, which was inadvertently omitted from the Board packet but had been properly posted.

Chair Lunn called for a motion. Commissioner Russell moved to adopt the Consent Calendar Items; Commissioner Bodis seconded. Following a voice vote, the Consent Calendar Items were adopted.

5. PUBLIC COMMENTS

None

6. A. PUBLIC HEARING FOR THE AREA HOUSING AUTHORITY'S ANNUAL PLAN AND CAPITAL FUND PLAN FOR FISCAL YEAR BEGINNING JULY 2026

Chair Lunn opened the Public Hearing for the Area Housing Authority's (AHA) annual plan and capital fund plan for fiscal year beginning July 1, 2026 at 3:07 pm.

Director of Housing Programs, Dennise Avila, presented the Annual PHA Plan for the fiscal year beginning July 1, 2026, including the proposed 5-Year Capital Fund Plan, as required under the Quality Housing and Work Responsibility Act of 1998. Ms. Avila explained that all Public Housing Agencies are required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) at least 75 days prior to the start of the new fiscal year. She noted that the Annual Plan, together with the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Administrative Plan, serves as a source document for participants and the public to access information regarding the AHA's goals, policies, rules, and regulations.

Ms. Avila further reported that the forms presented were the most current HUD-provided versions available. She stated that the Annual Plan is intended to identify significant changes to, or new policies affecting, the Section 8 and Public Housing programs. As reflected in Attachment B.1 of the Annual Plan, no significant amendments or modifications were made to the Section 8 or Public Housing policies for the current planning period.

Ms. Avila also advised the Board that the PHA Plan requires certifications of compliance and concurrence from each of AHA's seven jurisdictions. She confirmed that each jurisdiction had submitted the required certification indicating that the PHA Plan is consistent with its respective Consolidated Plan. In accordance with HUD requirements, the Plans were made available for public review and comment for 45 days.

Chair Lunn closed the Public Hearing at 3:16 pm.

No comments were received during the Public Hearing.

B. RESOLUTION NO. 1178 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA AUTHORIZING ADOPTION OF THE ANNUAL PLAN AND CAPITAL FUND PLAN FOR FISCAL YEAR BEGINNING JULY 2026

⁶ Commissioner Piechowski and Ramos Cruz were not present for the approval of the February 25, 2026 minutes.

Chair Lunn called for a motion to adopt Resolution No. 1178; Commissioner Bradley motioned and Commissioner Hooper seconded. Following a roll call vote, Resolution No. 1178 was adopted.

AYES: BRADLEY, BODIS, HOOPER, JOHNSON, LUNN, MASON, NIELSEN, PIECHOWSKI, PONCE, RAMOS-CRUZ, RUSSELL, WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: LECH

7. STATE OF THE AGENCY (JANUARY 2025 – DECEMBER 2025)

Executive Director Michael Nigh presented a detailed overview of the agency’s milestones, achievements, and objectives, and their alignment with the goals established by the Board of Commissioners. Despite the uncertainty faced in 2025, the agency successfully met its goals and, for the 24th consecutive year, maintained its designation as a high-performing agency. Mr. Nigh also highlighted recent staff retirements and the strategic succession planning efforts undertaken internally. It was noted that this marked Mr. Nigh’s final State of the Agency presentation as Executive Director.

Despite ongoing funding challenges and fiscal constraints, Mr. Nigh stated that the AHA will remain focused on those areas within its control and will continue to position itself strategically to achieve its goals. While new development opportunities may be limited, the agency will prioritize preservation efforts, continued investment in its existing portfolio, the exploration of alternative funding streams, and its ongoing commitment to maintaining its high-performing status.

The Board went into closed session at 3:59 pm.

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

B. 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

C. Conference With Legal Counsel – Existing Litigation

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

Jesus Sanchez v. City of Thousand Oaks v. Area Housing Authority of the County of Ventura, Fiore Gardens

(Superior Court County of Ventura Case No. 2023CUPP016508)

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

D. Public Employee Performance Evaluation

Title: Executive Director

(Cal. Government Code § 54957(b)(1))

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

Roll call vote on decision to evaluate the Executive Director’s performance

E. Public Employee Appointment
(Cal. Government Code § 54957(b)(1))

Title: Executive Director

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

At 4:44 pm., Chair Lunn reconvened into Open Session.

Legal counsel reported that the Board met in Closed Session under Government Code 54956.9(d)(1), on agenda items 8A., 8B., & 8C, to receive an update on the status of existing litigation. Legal Counsel stated that the Board took no action on these agenda items in Closed Session.

Legal Counsel also reported that the Board met in Closed Session under Government Code 54957(b)(1), on agenda item 8D, to discuss whether to conduct an evaluation of the Executive Director's performance. Legal Counsel stated that upon motion by Commissioner Piechowski, and seconded by Commissioner Hooper, the Board unanimously voted not to conduct an evaluation of the Executive Director's performance.⁷

Lastly, Legal Counsel reported that the Board met in Closed Session under Government Code 54957(b)(1), on agenda item 8E, to receive an update from the Ad Hoc Committee regarding the public and open recruitment for the position of Executive Director. Legal Counsel also stated that the Board took no action on this agenda item in Closed Session.

9. COMMENTS

A. Staff

Roxanne Robinson-Jones informed the Commission of the mandatory training requirements and advised that all Commissioners must complete the trainings by the specified deadline.

B. Deputy Executive Director

Deputy Executive Director provided an update regarding the federal budget and its anticipated impact on agency operations. Ms. Sabatini noted that HUD has 60 days to notify Public Housing Agencies (PHAs) of their respective funding from the approved federal budget. While the overall federal budget reflects an increase for the Housing Choice Voucher program, Ms. Sabatini advised that due to rising program costs, the AHA is still expected to operate under a funding shortfall. Ms. Sabatini further reported that the Public Housing program is anticipated to experience an approximate 15 percent proration reduction, and some additional programmatic changes which will make for a busy year for the AHA.

Ms. Sabatini also provided an update regarding the Emergency Housing Voucher (EHV) program. Ms. Sabatini noted that as mentioned in previous meetings, the EHV program was originally supposed to live for 10 years. However in 2025, PHAs were advised that available funding is expected to be depleted by the end of 2026. Staff reported that AHA is collaborating with local PHAs to ensure consistent regional messaging and will continue to explore alternative means of supporting affected families while closely monitoring future HUD guidance.

Additionally, Ms. Sabatini informed the Commission that AHA is working with the City of Ojai on a potential partnership through which the agency may support the City's affordable housing programs.

C. Executive Director

Executive Director Michael Nigh acknowledged the Commissioners who attended the Rancho Sierra grand opening.

Mr. Michael Nigh also introduced Sue Rodrigo, who has recently accepted the role of Director of Finance.

⁷ Commissioner Russell had left the meeting and did not participate in this vote

B. Legal

Legal counsel reminded the Board of Commissioners that the Statement of Economic Interests (Form 700) was due by April 1.

10. COMMISSIONER COMMENTS

Members of the Commission expressed appreciation to Executive Director Michael Nigh for the State of the Agency presentation. Commissioners Wall and Hooper also commented on the agency’s partnership with Many Mansions and the recognition it had recently received in the press and during a Board of Supervisors meeting.

11. CHAIR COMMENTS

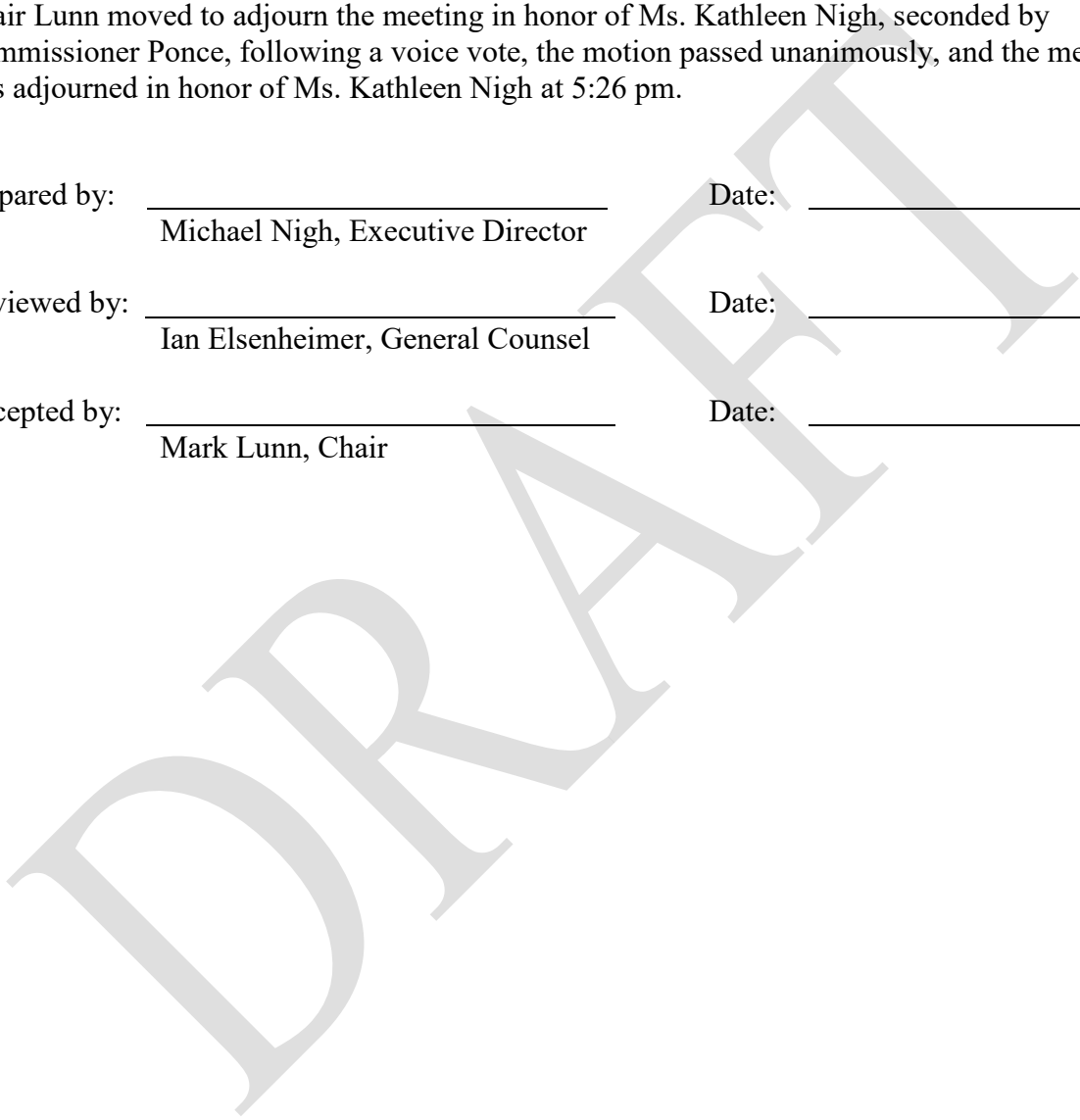
Chair Lunn thanked everyone for a productive meeting and, along with Vice-Chair Ramos Cruz, extended condolences to Executive Director Michael Nigh.

Chair Lunn moved to adjourn the meeting in honor of Ms. Kathleen Nigh, seconded by Commissioner Ponce, following a voice vote, the motion passed unanimously, and the meeting was adjourned in honor of Ms. Kathleen Nigh at 5:26 pm.

Prepared by: _____ Date: _____
Michael Nigh, Executive Director

Reviewed by: _____ Date: _____
Ian Elsenheimer, General Counsel

Accepted by: _____ Date: _____
Mark Lunn, Chair





Meeting Date: April 22, 2026
Agenda Item: 4A
Subject: Executive Director Report
Prepared by: Michael Nigh, Executive Director
Requested Action: Information Only

This report reflects progress for the period of March 20, 2026 to April 16, 2026. I continue to actively pursue the goals established by the Board of Commissioners. Please contact me for additional information or questions.

- Publicly announced my retirement to all jurisdictions and city collaborators
- Finalized document submission and completed the conversion from construction financing to permanent financing for Vista Campanario (Camarillo)
- Participated in a Countywide meeting with Executive members of all Public Housing Authorities in the County to discuss current challenges, industry trends, and collaborative efforts on industry challenges
- Participated in weekly conference calls regarding Rancho Sierra's (unincorporated county) conversion to permanent financing
- Continue negotiations on AHA's acquisition of the limited partner's interest of the owning partnership of Oak Creek Senior Villas (Thousand Oaks) Note: 15-year tax credit compliance term has ended
- Collaborated with City of Fillmore to determine AHA's historical participation in the construction of senior apartment buildings in the City in the early 1980s
- Investigated potential acquisition of an apartment complex in Fillmore
- Continue to monitor Housing Choice Voucher funding, impact on current voucher holders, and future voucher issuance
- Continue to communicate with HUD Shortfall Prevention Team regarding funding for the Section 8 program
- Continue to follow city council and planning commission meetings for our jurisdictions
- Continue to monitor HUD communications on proposed program changes and funding
- Continue to lead the management team's succession planning, examine scenarios impacting future operations, and planning for physical and organizational changes necessary to continue to serve our clients

Please contact me at extension 850 or via email at mnigh@ahacv.org in order to discuss your individual questions.



Meeting Date: April 22, 2026
Agenda Item: 4B
Subject: Financial Report
Prepared by: Sue Rodrigo, Finance Director
Requested Action: Information Only

February 2026 Financial Statements

Please find the following financial reports as of February 28, 2026.

- **Statement of Revenue, Expenditures and Changes in Net Position**

The following occurred in February 2026:

1. Whispering Oaks (Ojai) – approximately \$5,200 for vacancy turnover costs
2. Fiore Gardens (Thousand Oaks) – approximately \$5,650 for roof tile repairs
3. Glenn Oaks (Thousand Oaks) – approximately \$5,300 for laundry room flooring repairs and \$4,200 for paving
4. Los Arboles (Thousand Oaks) –approximately \$7,700 for vacancy turnover costs and \$3,500 for flooring replacement
5. Peppertree Court (Simi Valley) – approximately \$9,800 for vacancy turnover costs and \$2,000 for two additional security cameras

- **Analysis of Reserve Summary**

This report includes all year-to-date activity for the fiscal year, including the November 2025 payoff of the mortgages of Glenn Oaks (Thousand Oaks) and Los Arboles (Thousand Oaks).

Please contact me at extension 630 or via email at srodrigo@ahacv.org in order to discuss your individual questions.

AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA
Public Housing - Statement of Revenue, Expenditures and Changes in Net Position
 For the Fiscal Year through February 28, 2026

	Whispering Oaks 100 units Senior/Disabled Ojai	Florence Janss 63 units Senior/Disabled Thousand Oaks	Leggett Court 48 units Family Thousand Oaks	Roth Apts 34 units Family Ojai	Tafoya Terrace 30 units Senior/Disabled Moorpark	Ellis Terrace 26 units Family Camarillo	Fiore Gardens 49 units Family Thousand Oaks
INCOME							
NET TENANT INCOME	309,263	212,401	327,781	150,433	101,708	222,832	463,364
GRANT INCOME	198,833	133,048	40,021	99,152	47,622	4,731	10,277
OTHER INCOME	8,537	2,111	4,798	2,877	2,128	4,233	8,120
TOTAL INCOME	516,633	347,561	372,600	252,463	151,457	231,797	481,761
EXPENSES							
ADMINISTRATIVE EXPENSES	172,626	122,489	99,843	73,077	63,822	60,157	98,645
TENANT SERVICES EXPENSES	8,388	14,907	23,998	24,108	15,034	24,409	27,490
UTILITY EXPENSES	91,773	65,116	62,201	55,286	22,365	32,716	85,817
MAINTENANCE EXPENSES	152,095	87,012	67,821	71,060	38,918	53,837	81,680
GENERAL EXPENSES	20,239	19,660	12,289	8,901	10,548	8,526	17,116
EXTRAORDINARY EXPENSES	5,391	-	-	-	9,150	518	-
TOTAL EXPENSES	450,513	309,183	266,152	232,432	159,836	180,163	310,749
CHANGE IN NET POSITION	66,120	38,377	106,448	20,030	(8,379)	51,633	171,013

AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA
Agency Owned - Statement of Revenue, Expenditures and Changes in Net Position
 For the Fiscal Year through February 28, 2026

	Raemere St 2 units Family Camarillo	Glenn Oaks 39 units Senior Thousand Oaks	Royal Oaks 5 units Family Thousand Oaks	Los Arboles 43 units Family Thousand Oaks	Sunset Villas 11 units Family Thousand Oaks	Grand Avenue 5 units Family Ojai	Summer Street 10 units Family Ojai	Summerwind Apartments 15 units Family unincorporated/P iru	Pepper Tree Court 36 units Senior Simi Valley	Casas de Sueño 2 units Family Camarillo	Casa Velasquez 10 units Family Camarillo	Meadowbrook 13 units Family Camarillo
INCOME												
NET TENANT INCOME	34,826	502,498	109,525	649,871	183,778	47,807	98,360	130,165	517,395	153,048	209,410	233,236
OTHER INCOME	1,387	1,644,828	4,932	1,684,761	8,555	1,450	44	2,037	766	1,330	2,114	1,465
TOTAL INCOME	36,213	2,147,326	114,457	2,334,632	192,333	49,257	98,404	132,203	518,161	154,378	211,524	234,701
EXPENSES												
ADMINISTRATIVE EXPENSES	4,569	64,405	6,889	77,237	13,660	28,103	17,511	36,086	63,036	19,101	23,218	37,780
TENANT SERVICES EXPENSES	-	152	-	-	-	-	-	-	1,136	-	-	-
UTILITY EXPENSES	2,471	29,683	7,334	94,767	21,939	9,178	13,322	26,033	49,728	18,450	15,972	14,428
MAINTENANCE EXPENSES	7,228	84,223	11,086	94,303	17,287	30,892	20,566	18,703	102,431	26,346	33,491	24,194
GENERAL EXPENSES	584	7,229	2,190	12,889	3,572	1,392	3,032	3,393	8,761	4,332	3,992	6,992
EXTRAORDINARY EXPENSES	-	-	-	-	-	-	6,500	-	24,075	-	9,870	-
FINANCING EXPENSES	-	25,947	-	26,693	-	-	34,974	-	111,355	31,524	45,297	-
TOTAL EXPENSES	14,852	211,638	27,499	305,890	56,459	69,565	95,906	84,216	360,522	99,753	131,839	83,394
CHANGE IN NET POSITION	21,362	1,935,688	86,957	2,028,742	135,875	(20,308)	2,498	47,987	157,640	54,625	79,684	151,306

AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA

Summary Financial Statement

For the Fiscal Year through February 28, 2026

	Housing Choice Voucher	Combined Low Rent Public Housing	Combined Agency Owned Housing	General Fund	Tax Credit Property Managem ent
Statement of Net Position					
TOTAL CURRENT ASSETS	5,196,021	3,575,451	7,327,223	14,945,374	240,489
TOTAL NONCURRENT ASSETS	16,285	6,325,312	15,017,139	1,081,575	771
TOTAL ASSETS	5,212,307	9,900,763	22,344,362	16,026,950	241,260
LIABILITIES:					
CURRENT LIABILITIES	(239,046)	(213,741)	(272,193)	(224,847)	(192,024)
NONCURRENT LIABILITIES	(446,007)	(19,175)	(8,274,465)	(1,915,858)	(65,234)
TOTAL LIABILITIES	(685,053)	(232,916)	(8,546,658)	(2,140,705)	(257,258)
NET POSITION					
RESERVED FUND BALANCE	(293,455)	-	-	-	-
RETAINED EARNINGS	(4,233,799)	(9,667,848)	(13,797,705)	(13,886,245)	15,998
TOTAL NET POSITION	(4,527,254)	(9,667,848)	(13,797,705)	(13,886,245)	15,998
TOTAL LIABILITIES AND NET POSITION	(5,212,307)	(9,900,763)	(22,344,362)	(16,026,950)	(241,260)
Current Ratio (Current Assets/Current Liabilities)	21.7	16.7	26.9	66.5	1.3
Statement of Revenues, Expenditures and Changes in Net Position					
INCOME					
TENANT INCOME					
Total Rental Income	-	1,757,354	2,842,097	-	-
Total Other Tenant Income	-	30,429	27,822	-	-
NET TENANT INCOME	-	1,787,783	2,869,919	-	-
TOTAL GRANT INCOME	34,872,242	533,684	-	-	-
TOTAL OTHER INCOME	98,639	32,804	3,558,214	794,610	665,031
TOTAL INCOME	34,970,881	2,354,272	6,428,133	794,610	665,031
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	2,990,447	690,659	594,464	831,066	627,530
TOTAL TENANT SERVICES EXPENSES	-	138,335	1,288	-	-
TOTAL UTILITY EXPENSES	26,640	415,275	306,708	7,760	3,693
TOTAL MAINTENANCE EXPENSES	56,529	552,421	480,798	25,431	115,947
TOTAL GENERAL EXPENSES	5,131	97,279	59,394	7,520	2,133
TOTAL EXTRAORDINARY EXPENSES	-	15,059	40,445	-	-
TOTAL HOUSING ASSISTANCE PAYMENTS	31,803,411	-	-	-	-
TOTAL FINANCING EXPENSES	-	-	275,790	49,994	-
TOTAL OPERATING TRANSFER	-	-	-	3,271,480	-
TOTAL EXPENSES	34,882,158	1,909,029	1,758,887	4,193,251	749,303
CHANGE IN NET POSITION	88,723	445,243	4,669,246	(3,398,641)	(84,272)

Area Housing Authority of the County of Ventura
Analysis of Projected Reserves By Program
 February 2026

	AHA General Fund	Agency Owned	Housing Choice Voucher*	Low Rent Public Housing*
<u>Cash & Equivalents</u>				
Cash	125,413	37,577	58,409	26,790
Investments	4,051,057	7,149,335	4,548,828	3,400,167
Replacement Reserve	0	55,786	0	0
Accounts Receivable	338,403	18,583	46,269	45,379
Total Cash & Equivalents	4,514,873	7,261,280	4,653,506	3,472,336
<u>Uses of Cash & Equivalents</u>				
Accounts Payable	0	0	(2,783)	(103)
Accrued Liabilities	(224,847)	(272,193)	(241,829)	(213,638)
Total Uses of Cash & Equivalents	(224,847)	(272,193)	(244,612)	(213,741)
Projected End of Year Balance	4,290,026	6,989,087	4,408,894	3,258,595
	4,290,026	6,989,087	4,408,894	3,258,595

*Restricted use for specific program only.

This report is not prepared in accordance with GAAP and is intended for internal use only.



Meeting Date: April 22, 2026
Agenda Item: 4C
Subject: Section 8
Prepared by: Dennise Avila, Director of Housing Programs
Requested Action: Information Only

HOUSING CHOICE VOUCHER PROGRAM STATUS

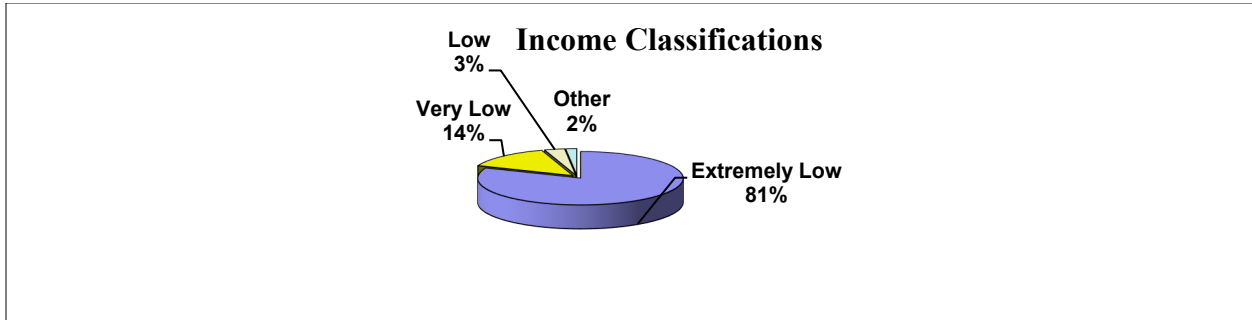
Total Family Members Assisted 4,287

WAITING LIST STATUS

Current S8 Waiting List Closed 02/13/24 4,018

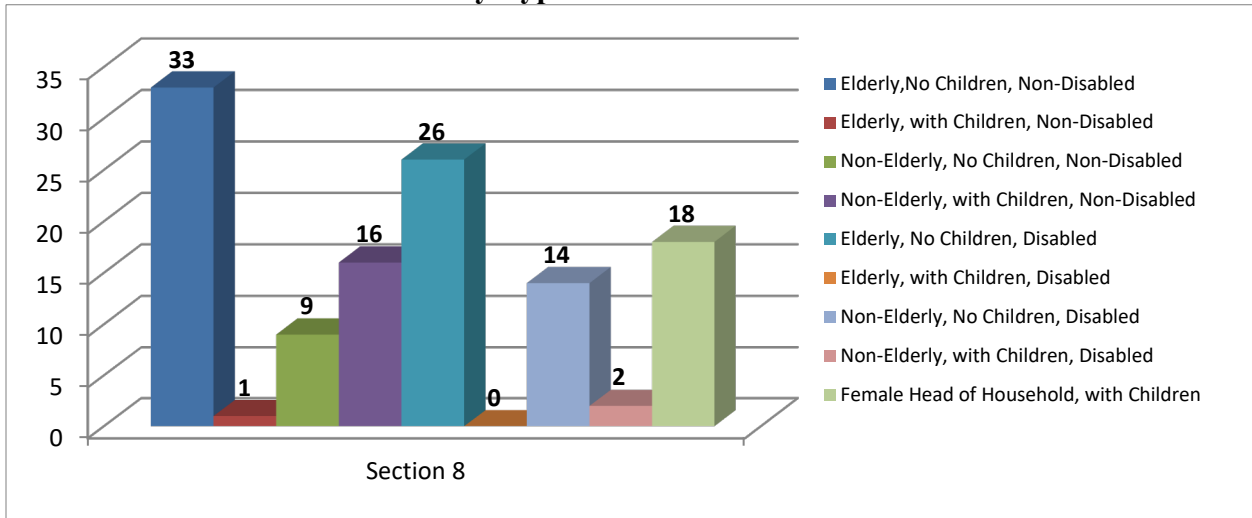
DEMOGRAPHICS

Percent of Voucher Holders Income Classifications - All Cities

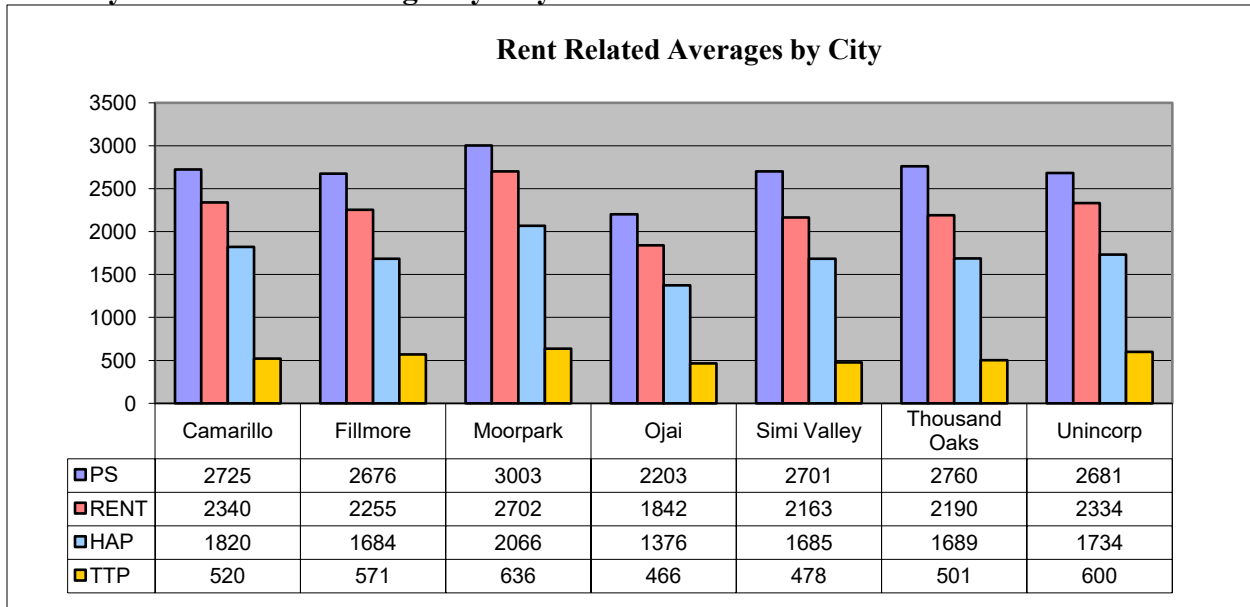


EXTREMELY LOW, <= 30% of Median Income; VERY LOW, >30% and <= 50% of Median Income; LOW, > 50% and <= 80% of Median Income; OTHER, > 80% of Median Income

Percent of Voucher Holders Family Types - All Cities



Monthly Rent Related Averages by City



PS = Avg Payment Standard at time of Lease Up
 RENT = Contract Rent
 HAP = Housing Assistance Payment
 TTP = Total Tenant Payment (Tenant Portion of Rent)

DEMOGRAPHICS

Monthly Vouchers in use, Dollars – Comparison of City to All Vouchers

	Vouchers	% of All Vouchers	HAP Dollars	% of all HAP Dollars
Camarillo	615	27.5%	\$1,119,125	29.3%
Fillmore	231	10.3%	\$389,058	10.2%
Moorpark	112	5.0%	\$231,340	6.0%
Ojai	59	2.6%	\$81,162	2.1%
Simi Valley	608	27.2%	\$1,024,622	26.8%
Thousand Oaks	482	21.5%	\$814,219	21.3%
Unincorporated	96	4.3%	\$166,448	4.4%
Outside of Area	36	1.6%	\$0	0.0%
	2239	100.0%	\$3,825,974	100.0%

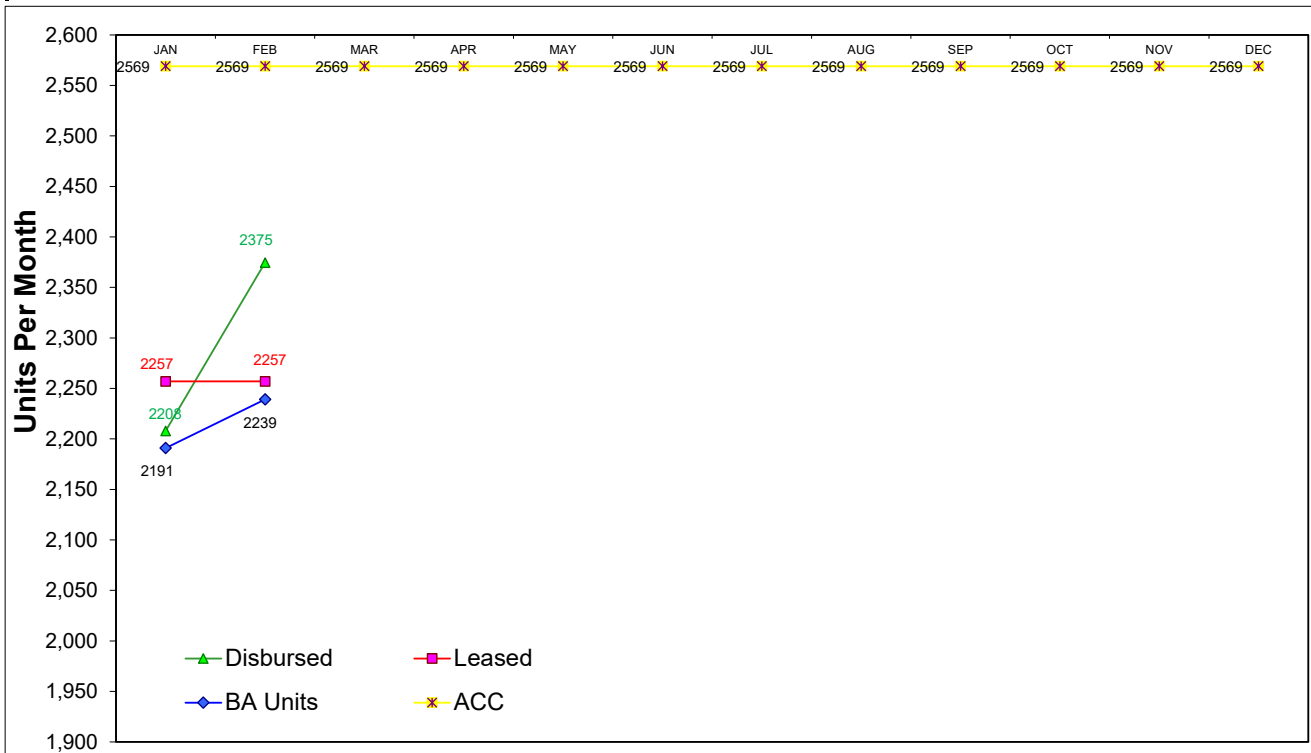
Vouchers = Number of vouchers actively in use in designated city.
 % of Vouchers = Percentage of monthly vouchers leased in a city compared to all vouchers in use.
 HAP Dollars = Total monthly Housing Assistance Payments made in designated city.
 % of Dollars = Percentage of monthly voucher HAP paid in a city compared to all HAP dollars paid.

Please contact me at extension 265 or via email at davila@ahacv.org in order to discuss your individual questions.

Area Housing Authority of the County of Ventura
Section 8 Voucher Program Leasing Summary
 January 1, 2026 - February 28, 2026

	HUD Budget Authority (BA)	HUD Disbursement	AHA Actual	Percentage of Actual Compared to BA	Per Unit Average HAP
Housing Assistance Payments					
Current Month	\$3,893,487	\$4,129,010	\$3,924,588	100.8%	\$1,739
Year To Date	\$7,786,974	\$8,052,721	\$7,935,459	101.9%	\$1,758
Administrative/Other Fees					
		AF Disbursed	AF (Prorated) Earned		
Current Month		\$311,201	\$307,641		
Year To Date		\$622,402	\$622,411		
Total Dollars (HAP+Admin Fees)					
Current Month		\$4,440,211	\$4,232,229		
Year To Date		\$8,675,123	\$8,557,870		

Units Leased						
	Budget Authority (BA) Funded Units	HUD Disbursement Funded Units	AHA Actual Units	% of Actual Compared to BA	HUD BA Units (Over) / Under Leased	Average Units Leased
Current Month	2,239	2,375	2,257	100.8%	(18)	
Year To Date	4,430	4,583	4,514	101.9%	(84)	2,257





Meeting Date: April 22, 2026
Agenda Item: 4D
Subject: Housing Programs
Prepared by: Dennise Avila, Director of Housing Programs
Requested Action: Information Only

PUBLIC HOUSING PROGRAM STATUS

Total Family Members Assisted 715

WAITING LIST STATUS

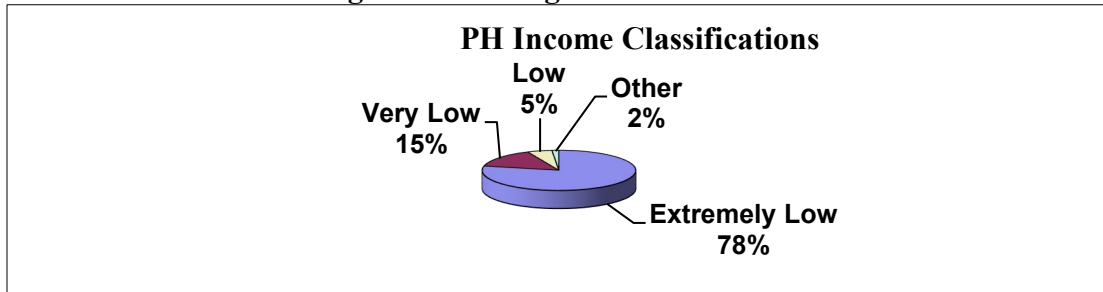
Current Public Housing Elderly Waiting List 823

Current Public Housing Family Waiting List 1,374

Waiting List Closed 02/15/2023

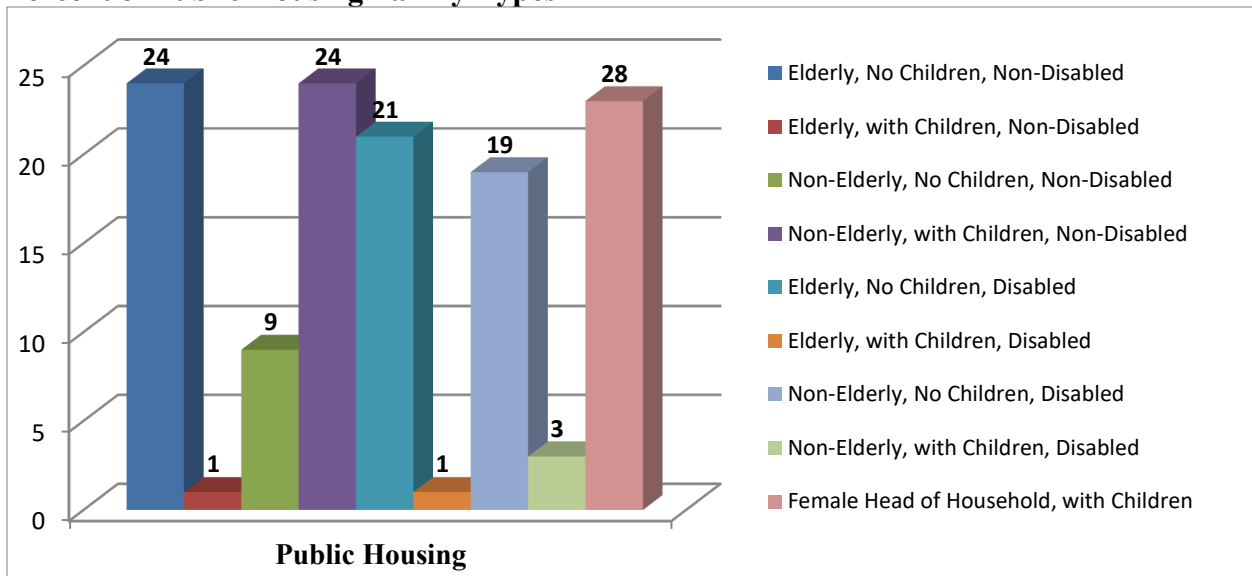
DEMOGRAPHICS

Percent of Public Housing Income Categories



EXTREMELY LOW, <= 30% of Median Income; VERY LOW, >30% and <= 50% of Median Income; LOW, > 50% and <= 80% of Median Income; OTHER, > 80% of Median Income

Percent of Public Housing Family Types



<u>PROGRAM/SITE</u>	<u>Units</u>	<u>Units</u> <u>Leased</u>	<u># of</u> <u>Vacancies</u>	<u>Occupancy</u> <u>%</u>
Public Housing	350	347	3	99%
Agency Owned	202	200	2	99%
TCP Managed Property	271	266	5	98%
Mira Vista Village	303	301	2	99%
TOTAL	1126	1114	12	99%

RESIDENT SERVICES:

The AHA property management staff delivers services and resident support through a wide network of agencies. A partial list of partner organizations include California Lutheran University, Conejo Valley Senior Concerns, Ventura County Area Agency on Aging, LifeSTEPS, and Help of Ojai.

Please contact me at extension 265 or via email at davila@ahacv.org to discuss your individual questions.



Meeting Date: April 22, 2026

Agenda Item: 4E

Subject: Housing Assets Report

Prepared by: Juan Jimenez, Jr., Director of Housing Assets

Requested Action: Information Only

The following chart provides a comprehensive update on projects currently underway at Area Housing Authority properties, as of April 16, 2026.

Housing Assets Project Update (04/16/2026)					
Project Name	Property	Project Location	Project Budget	Project Phase	Completion %
Waterline Project	Roth Apartments	Meiners Oaks	\$190K	All buildings have been completed, and installation of 3-inch line, including directional drilling and vault tie-in, is currently underway.	90%
Roof Project	Whispering Oaks	Ojai	\$2.97M	All punch list items have been completed and the project is now complete.	100%
Roof/Deck Project Phase 1 Planning	Florence Janss	Thousand Oaks	\$955K	Environmental Review has been completed and is pending approval by the City of Thousand Oaks.	<i>In Process</i>
Window Replacement Project	Oak Creek Villas	Thousand Oaks	\$50K	Project is awaiting delivery of windows. Expected within 6-8 weeks. Replacing 66 casement operator windows.	<i>In Process</i>
Deck Repair Project	Pepper Tree Court	Simi Valley	\$451K	Permit issued by City on 3/18. Procurement complete, awaiting Board approval for contract execution.	<i>In Process</i>
Patio Door Project (Ph. 3) Procurement	Fiore Gardens	Thousand Oaks	\$77.5K	Project started on 04/15/26. Replacing 10 Sliding Glass Doors.	10%
Vinyl Fence Project Planning	Casa de Sueño & Casa Velasquez	Camarillo	TBD	Project is currently in the procurement phase, with efforts focused on determining the per-unit costs and finalizing unit selection.	<i>In Process</i>

Please contact me at 805-480-9991, extension 505 or jjimenez@ahacv.org to discuss any individual questions you may have.



Meeting Date: April 22, 2026

Agenda Item: 6

Subject: Approve Actions Taken to Procure Balcony and Deck Repair and Replacement Services are in Accordance with the Area Housing Authority (AHA) Procurement Policy

Prepared by: Juan Jimenez Jr., Director of Housing Assets

Requested Action: Motion to Approve, Second, Discuss, Roll Call Vote

In compliance with California Senate Bill 721 (SB721), an inspection was conducted of all exterior elevated elements (balconies/decks) at Pepper Tree Court Apartments in Simi Valley. Deficiencies were identified across all 24 of the inspected balconies, with 14 requiring substantial structural repairs and 10 requiring minor to moderate repairs. Based on these findings, management recommends proceeding with a comprehensive, single-phase project to repair and/or replace all balconies and decks, to include replacement of deteriorated structural components and installation of new waterproofing system. Project details are as follows:

Property:	Pepper Tree Court
Contract Amount:	\$451,090.00
Funds:	Pepper Tree Court Operating Budget (\$220,000) Pepper Tree Court Operating Reserves (\$231,090)
Contractor:	Garland/DBC, Inc.
Process:	Cooperative purchasing via OMNIA Partners

AHA budgeted \$451,090.00 for this project which is being funded through the property's Operating Budget (\$220,000.00) and operating reserves (\$231,090.00).

For any procurement action exceeding \$250,000, the Board is responsible for confirming that all procurement actions taken are in accordance with the AHA Procurement Policy which provides for the use of cooperative purchasing and intergovernmental agreements. Cooperative purchasing networks handle the competitive bidding process for common products and projects in accordance with federal contracting regulations, thereby, allow housing authorities, school districts, and other state, local and federal agencies to expedite the contracting process for routine items.

Vendor selection for the repair of balconies/decks for this location was accomplished utilizing cooperative purchasing network agreements. AHA has been a member of two separate cooperative purchase networks, **Sourcewell** (previously National Joint Powers Authority) and **Omnia Partners** (previously U.S. Communities) and has utilized Cooperative Purchasing network for several years to comply with required procurement processes.

Staff requests that the Board of Commissioners ratify the procurement actions taken for balcony and deck repair services, determine that the procurement process complies with the requirements of the Procurement Policy, and authorize the Executive Director to execute the contract.

Please contact me at extension 505 or via email at jjimenez@ahacv.org to discuss your individual questions.

Enclosed: Relevant References to AHA's Procurement Policy

Relevant References to AHA’s Procurement Policy

AHA’s Procurement Policy, adopted December 2021 by the Board of Commissioners¹, establishes the code of conduct regarding procurement issues and actions, implements a system of sanctions for violations and is consistent with applicable federal, state, and local laws. *“This Procurement Policy complies with the Annual Contributions Contract (ACC) between the Area Housing Authority of the County of Ventura (AHA) and the Department of Housing and Urban Development (HUD), Federal Regulations at 24 CFR 85.36, the procurement standards of the Procurement Handbook for Public Housing Authorities (PHA), HUD Handbook 7460.8, Rev 2, Uniform Guidance 2 CFR Part 200.317 through 327, Uniform Administrative Requirement, Costs Principles and Audit Requirements for Federal Awards, AHA Bylaws and applicable State and Local laws.”*

Section 4: Purchasing Methods² establishes the agency’s approved purchasing methods. As identified in Section 4, the use of Cooperative Purchasing/Intergovernmental Agreements is permitted. *“The AHA may enter into State and/or local cooperative or intergovernmental agreements to purchase or use common supplies, equipment, or services. The decision to use an interagency agreement instead of conducting a direct procurement shall be based on economy and efficiency.”* In addition, *“The goods and services obtained under a cooperative purchasing agreement must have been procured in accordance with 24 CFR 85.36 and 2 CFR 200.317 through 327.”*

Section 16: Board Approval of Procurement Actions³ specifies *“For any procurement action exceeding \$250,000, the Board is responsible for confirming that all procurement actions taken are in accordance with the policies contained herein.”*

¹ Resolution No. 1106, approved December 1, 2021

² Section 4, page 7

³ Section 16, page 14



Board Report: April 22, 2026

Agenda Item: 7

Subject: **Resolution No. 1179 - A Resolution of the Area Housing Authority of the County of Ventura Authorizing the Acquisition of Limited Partner Interest and Refinancing**

Prepared by: **Michael Nigh, Executive Director**

Requested Action: **Motion to Approve, Second, Discuss, Roll Call Vote**

The Area Housing Authority of the County of Ventura (AHA) is the managing general partner of Shadows TC Investors, L.P. (Partnership), in which Shadows Partners LLC (Shadows) is the administrative general partner, ORC Tax Credit Fund 24, LLC (ORC) is the investor limited partner and SCDC, LLC (SCDC) is the special limited partner. The Partnership acquired the Shadows Apartments (Project), a 148-unit affordable multifamily rental housing located in the City of Thousand Oaks in April 2007.

ORC and SCDC (collectively, the limited partners) desire to sell their respective partnership interests in the Partnership for a purchase price of Two Million Dollars (\$2,000,000) to Shadows TC Investors, LLC (an affiliate of the Shadows) and the AHA. Shadows TC Investors, LLC will acquire seventy percent (70%) of the limited partners' interest while the AHA will acquire the remaining thirty percent (30%).

In addition, the Partnership intends to refinance the Project through a new commercial loan. This is part of a refinancing strategy to improve the financial structure of the Project and perform certain capital improvements.

Staff recommends that the Board authorize the Executive Director, in the AHA's capacity as managing general partner, to execute the Limited Partner Interest Purchase and Sale Agreement and all related documents necessary to effectuate the transfer of partnership interests, admission of substitute limited partners, withdrawal of existing partners, and any amendments to the Partnership Agreement. Staff further recommends authorization for the Executive Director to execute all refinancing documents necessary to complete the transaction, subject to legal review and consistent with the intent of the Board.

Enclosed: Draft Resolution No. 1179



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.)

At a duly constituted meeting of the Board of Commissioners ("**Board**") of the Area Housing Authority of the County of Ventura ("**Authority**"), held on April 22, 2026, the following resolutions were adopted:

WHEREAS, The Authority is the managing general partner of Shadows TC Investors, L.P., a California limited partnership (the "**Partnership**"), in which Shadows Partners LLC, a California limited liability company ("**Co-General Partner**"), is the administrative general partner, ORC Tax Credit Fund 24, LLC is the investor limited partner (the "**Limited Partner**"), and SCDC, LLC is the special limited partner (the "**Special Limited Partner**");

WHEREAS, in this Resolution, when it states that: (i) the Authority will act, the Board deems such action to be in the best interest of the Authority in its own capacity, and in its capacity as the managing general partner of the Partnership; and (ii) the Partnership will act, the Board deems such action to be in the best interest of the Authority, in its capacity as the managing general partner of the Partnership;

WHEREAS, under California Health and Safety Code Section 34312.3, the Authority may "participate in the development, rehabilitation, or financing of housing projects" provided that at least 20 percent of all units in housing projects assisted by the Authority shall be available for occupancy on a priority basis to persons of low income;

WHEREAS, under California Health and Safety Code Section 34315, the Authority may own, hold and improve real or personal property and acquire any real or personal property;

WHEREAS, the Partnership is the owner of a 148-unit affordable multifamily rental housing in the City of Thousand Oaks, California known as Shadows Apartments (the "**Project**"), and is governed by that certain Amended and Restated Limited Partnership Agreement dated as of April 1, 2007 (as may be amended, modified, or supplemented from time to time, the "**Partnership Agreement**"); and

WHEREAS, the Limited Partner and Special Limited Partner (collectively, the "**LPs**") desire to sell their respective partnership interests in the Partnership for a purchase price of Two Million Dollars (\$2,000,000) to Shadows TC Investors, LLC (an affiliate of the Co-General Partner) ("**Shadows LLC**") and the Authority pursuant to that certain Limited Partner Interest Purchase and Sale Agreement between the Authority, Shadows LLC, the Co-General Partner, and the LPs (the "**Purchase Agreement**"), pursuant to which Shadows LLC will acquire seventy percent (70%) of the interest of the LPs and the Authority will acquire thirty percent (30%) of the interest of the LPs, and, upon the closing under the Purchase Agreement, the Authority and Shadows LLC will be admitted as substitute limited partners and the LPs will withdraw as limited partners of the Partnership (collectively, the "**LPs Transfer and Withdrawal**"). In connection therewith, the Authority desires to enter into any other documents, certificates, or instruments necessary to transfer the LPs interest to the Authority and Shadows LLC, and for the Authority and Shadows LLC to be admitted to the Partnership as substitute limited partners, and for the LPs to withdraw from the Partnership, including an amendment to the Partnership Agreement (collectively with the Purchase Agreement, the "**LP Transfer Documents**").

WHEREAS, the Partnership intends to refinance the Project, including by obtaining a new loan from a commercial lender in the approximate amount of \$18,000,000 ("**Loan**") and to use the proceeds of the Loan to (1) finance the LPs Transfer and Withdrawal, (2) pay off the outstanding balance of the existing tax-exempt bond financing secured by the Project in the approximate amount of \$9,800,000 ("**Bonds**"), (3) pay certain capital expenditures, and (4) pay other related fees and costs, such refinancing to be on terms deemed acceptable to the Executive Director of the Authority (the "**Refinancing**");

WHEREAS, in connection with the Refinancing, the Partnership may enter into a loan agreement, promissory note, deed of trust, assignment of rents, indemnity agreement, disbursement request and authorization, subordination agreements, assignment documents, and any and all other types of agreements, certificates, or documents necessary to consummate the Loan and the repay the Bonds (collectively, the "**Refinancing Documents**"); and

WHEREAS, the Project is subject to an existing Regulatory Agreement from the California Tax Credit Allocation Committee ("**TCAC**") (the "**TCAC Regulatory Agreement**"), and TCAC requires the Partnership to enter into a standstill agreement, a capital needs covenant, and any and all other types of agreements, certificates, or documents necessary to obtain TCAC

consent to the Refinancing of the Project (collectively, the "TCAC Documents").

NOW, THEREFORE, BE IT RESOLVED that the Board finds that the above recitals are true and correct.

BE IT FURTHER RESOLVED that the Authority and Partnership are authorized to take all actions necessary to effectuate the LPs Transfer and Withdrawal and to enter into the LP Transfer Documents.

BE IT FURTHER RESOLVED that the Partnership is authorized to borrow the Loan in connection with the Refinancing, complete the Refinancing, pay off the Bonds, and enter into the Refinancing Documents on terms acceptable to the Executive Director.

BE IT FURTHER RESOLVED that the Partnership is authorized to enter into the TCAC Documents.

BE IT FURTHER RESOLVED that Michael Nigh, Executive Director of the Authority, or in the absence or unavailability of the aforementioned, the Chair or Vice-Chair of the Authority, acting alone, on behalf of the Authority, acting as itself, and acting as the managing general partner of the Partnership, is authorized, empowered, and directed to execute, deliver and file any and all necessary documents listed in and/or contemplated in this Resolution on the behalf of the Authority and the Partnership in such form as are approved by the Authority signatory and the Authority counsel (such approval to be conclusively evidenced by the execution of the documents) and all other types of agreements, certificates or documents, and to take any and all further actions necessary to effectuate the transactions contemplated herein.

BE IT FURTHER RESOLVED that Michael Nigh, Executive Director of the Authority, shall be authorized and directed to certify any and all forms of resolutions required by a lender or investor which is determined by Michael Nigh, Executive Director of the Authority, to incorporate the substantive intent of this Resolution with respect to the Project.

BE IT FURTHER RESOLVED that to the extent that any actions authorized in this Resolution have already been performed, such actions are ratified and approved.

BE IT FURTHER RESOLVED that this Resolution shall take immediate effect from and after its passage and approval.

[Remainder of Page Intentionally Blank]

DATED: April 22, 2026

Mark Lunn, CHAIR
Area Housing Authority Board of Commissioners

STATE OF CALIFORNIA
COUNTY OF VENTURA

I, Michael Nigh, Executive Director of the Area Housing Authority of the County of Ventura, do hereby certify that the above and foregoing Resolution was duly passed and adopted by the Commissioners of the Area Housing Authority of the County of Ventura at a regular meeting thereof held on April 22, 2026 by the following vote of the members thereof:

AYES:

NOES:

ABSTAIN

ABSENT:

MICHAEL NIGH, EXECUTIVE DIRECTOR
Area Housing Authority of the County of Ventura



Meeting Date: April 22, 2026
Agenda Item: 8A & 8B
Subject: Closed Session
Prepared by: Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP
Requested Action: Information Only

CLOSED SESSION

Existing Litigation

- 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)***

Pending Litigation

- B. Conference With Legal Counsel – Pending Litigation
(Cal. Government Code § 54956.9(d)(2))
One (1) potential tort claim on behalf of T. King***



Meeting Date: April 22, 2026
Agenda Item: 8C
Subject: Closed Session
Prepared by: Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

Conference with Real Property Negotiators

Closed Session

Cal. Government Code § 54956.8

Property: 610-623 River St, Fillmore, Ca

*Agency negotiator: Michael Nigh, Area Housing Authority of the
County of Ventura*

Negotiating parties: TBD

*Under negotiation: Purchase of the properties, including purchase
price and terms of payment.*



Meeting Date: April 22, 2026
Agenda Item: 8D
Subject: Closed Session
Prepared by: Ian Elsenheimer, General Counsel, Ferguson Case Orr
Paterson LLP, Ad Hoc Committee for Executive
Director Recruitment/ Employment

Public Employee Appointment

Closed Session

Cal. Government Code § 54957(b)(1)
Public Employee Appointment
Title: Executive Director