



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

Wednesday, July 24, 2024 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 has been set for public speakers wishing to address the Board of Commissioners. The Chair has the discretion to further 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.
- Once the Board has received all comments under Agenda Item #5, **only** comments on agendized topics will be taken **if noted by the agenda**.

2. BY PHONE 24 hours 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 transcribed and presented at the meeting during **Agenda Item #5**.

3. BY EMAIL 24 hours 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 24 hours prior to the meeting** will be distributed at the next regularly scheduled meeting

Agenda

Regular Meeting of the Board of Commissioners July, 24, 2024

1. CALL TO ORDER/WELCOME

A. PLEDGE OF ALLEGIANCE

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

2. ADOPTION OF AGENDA

3. APPROVAL OF MINUTES: REGULAR MEETING OF June 26, 2024

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 (Denise Howells)

C. Receive Section 8 Report (Carrie Sabatini & James Markot)

D. Receive Housing Programs Report (Carrie Sabatini)

E. Receive Housing Assets and Development Report (George McGehee, 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. PRESENTATION OF 2024 SECTION 8 HOUSING CHOICE VOUCHER FUNDING

Carrie Sabatini, Deputy Executive Director/Director of Housing Programs
Information Only

7. PRESENTATION OF THE BACKGROUND AND DISCUSSION OF A PROPOSAL TO REVIVE THOUSAND OAKS QUALITY INN HOMEKEY PROJECT

Michael Nigh, Executive Director
Rick Schroeder, President, Many Mansions
Information Only

8. RESOLUTION NO. 1160 – A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA BOARD OF COMMISSIONERS ADOPTING THE PUBLIC COMMENT POLICY

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP
Motion to Approve, Second, Discuss, Roll Call Vote

9. DISCUSSION OF THE BYLAWS

Mark Lunn, Board Chair

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

Information Only

10. CLOSED SESSION

Conference with Legal Counsel - Pending Litigation

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)

One (1) potential case: tort claim on behalf of Melody De Luna

Ian Elsenheimer, Ferguson Case Orr Paterson LLP

11. STAFF COMMENTS

Information Only

12. EXECUTIVE DIRECTOR COMMENTS

Information Only

13. 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

14. CHAIR COMMENTS (5 MIN)

NEXT SCHEDULED MEETING
Regular Meeting August 28, 2024
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.