



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

Wednesday, April 23, 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 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 agenda items 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, 23, 2025

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 26, 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 (Shakesha Williams)

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. SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND FUNDING UPDATE

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

7. VISTA CAMPANARIO APARTMENTS LEASING UPDATE

Dennise Avila, Housing Assets Manager
Information Only

8. ANNOUNCE AD HOC RESIDENT COMMISSIONER INTERVIEW COMMITTEE CHAIR

Mark Lunn, Board Chair
Information Only

9. CLOSED SESSION

Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: 367 Thousand Oaks Blvd., Thousand Oaks, CA 91360

Agency Negotiator(s): Michael Nigh, Executive Director

Negotiating Party: Oak Creek Housing Investors, L.P.

Under Negotiation: Exercise of right of first refusal, price and terms of payment

Michael Nigh, Executive Director

10. COMMENTS

A. Staff

B. Deputy Executive Director

C. Executive Director

D. Legal

Information Only

11. 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

12. CHAIR COMMENTS (5 MIN)

NEXT SCHEDULED MEETING

Regular Meeting May 28, 2025

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.