



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

**Wednesday, May 27, 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."

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**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](mailto: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 May 27, 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**

**A. REGULAR MEETING OF April 22, 2026**

**B. SPECIAL MEETING OF May 13, 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. CLOSED SESSION**

***Government Code Section 54957(b)(1) – Public Employee Appointment***

***Title: Executive Director***

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

Ad Hoc Committee

**7. APPROVE RESOLUTION NO. 1180 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA REAUTHORIZING THE USE OF THE INVESTMENT POLICY**

Sue Rodrigo, Director of Finance

Motion to Approve, Second, Discuss, Roll Call Vote

**8. REQUEST APPOINTMENT TO COLINA VISTA BOARD OF DIRECTORS**

Michael Nigh, Executive Director

Motion to Approve, Second, Discuss, Roll Call Vote

**9. APPROVE RESOLUTION NO. 1181 – A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA RATIFYING AND APPROVING**

**THE USE OF SECTION 8 HOUSING CHOICE VOUCHER PROGRAM  
ADMINISTRATIVE FEE RESERVES (RANCHO SIERRA SENIOR APARTMENTS)**

Michael Nigh, Executive Director

Motion to Approve, Second, Discuss, Roll Call Vote

**10. APPROVE RESOLUTION NO. 1182 – A RESOLUTION OF THE AREA HOUSING  
AUTHORITY OF THE COUNTY OF VENTURA RATIFYING AND APPROVING  
THE USE OF GENERAL FUND RESERVES FUND TO LOAN TO RANCHO SIERRA  
SENIOR APARTMENTS**

Michael Nigh, Executive Director

Motion to Approve, Second, Discuss, Roll Call Vote

**11. 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 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  
Government Code (Cal. Government Code § 54957(b)(1))**

*Title: Executive Director*

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

Ad Hoc Committee

**E. Public Employee Performance Evaluation  
(Cal. Government Code § 54957(b)(1))**

*Title: Executive Director*

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

**12. APPROVE RESOLUTION NO. 1183 - A RESOLUTION OF THE AREA HOUSING  
AUTHORITY OF THE COUNTY OF VENTURA (AHA) APPROVING AN  
EMPLOYMENT AGREEMENT WITH CARRIE SABATINI AS THE AREA  
HOUSING AUTHORITY'S EXECUTIVE DIRECTOR AND SECRETARY**

**13. COMMENTS**

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

**14. 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

**15. CHAIR COMMENTS (5 MIN)**

**NEXT SCHEDULED MEETING**  
**Regular Meeting June 24, 2026**  
**1400 W Hillcrest Dr**  
**Newbury Park, CA 91320 AT a 3:00pm**

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](mailto: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.