



AREA HOUSING AUTHORITY  
OF THE COUNTY OF VENTURA

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

**July 26, 2017**

1400 W. HILLCREST DRIVE  
NEWBURY PARK, CALIFORNIA

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

**Wednesday, July 26, 2017 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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**1. CALL TO ORDER/WELCOME**

**A. PLEDGE OF ALLEGIANCE**

**B. COMMISSIONER ATTENDANCE:** BRAMSON, CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLENAHAN, MERCER, NIELSEN, NOBLE, PAINTER, REISENDER, AND WALL

**2. ADOPTION OF AGENDA**

**3. APPROVAL OF MINUTES - REGULAR MEETING OF JUNE 28, 2017**

**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.)**

**F. Receive Personnel/Human Resources (Tricia Friou)**

**5. PUBLIC COMMENTS**

Members of the public are invited to address their questions, concerns, and comments to the Board. Those wishing to do so are reminded to: a) address the Board at the time designated for public comments; b) limit their comments to three (3) minutes in which to speak to the Board of Commissioners; and c) the Board will not respond to these comments, but will take them into consideration and the item may appear on a future agenda, if discussion is determined necessary.

**6. FY 2018 BUDGET PRESENTATION**

Denise Howells, Director of Finance

Review, Motion, Discuss, Second, Voice Vote

**7. MIRA VISTA APARTMENTS REFINANCE PRESENTATION**

Michael Nigh, Executive Director and Frank Thompson, Housing Consultant

**8. PRESENT UPDATES ON AGENCY DEVELOPMENT PROJECTS**

Michael Nigh, Executive Director

**Area Housing Authority Agenda**

**9. CLOSED SESSION**

***Government Code Section § 54957.6 – Labor Negotiations***

*Closed Session for the purpose of discussing labor negotiations with SEIU Local 721*

**10. CLOSED SESSION**

***Government Code § 54956.8 - Conference with Real Property Negotiators***

**Property:** Approximately 1.08 acres of improved property located at 1415 Patricia Ave, Simi Valley, CA 93065

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

**Negotiating parties:** Greti Croft (property owner); Area Housing Authority of the County of Ventura

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

**11. STAFF COMMENTS**

Information Only

**12. EXECUTIVE DIRECTOR COMMENTS**

Information Only

**13. COMMISSIONER COMMENTS**

Comments by Commissioners on matters they consider appropriate. 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**

**August 23, 2017**

**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's Executive Assistant via email at [agutierrez@ahacv.org](mailto:agutierrez@ahacv.org) or by phone at (805) 480-9991 ext. 850. Notification at least 48 hours prior to the meeting will help ensure that reasonable accommodations can be made.



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

**MEMBERS OF THE BOARD:**

**Victoria Bramson**, Resident Commissioner  
**Julie Diaz-Martinez**, Moorpark  
**Marques Crutchfield**, Simi Valley  
**Charles Lech**, Thousand Oaks  
**Mark Lunn**, Thousand Oaks  
**Loretta McCarty**, Unincorporated County  
**Jane McClenahan**, Ojai  
**Stephanie Mercer**, Camarillo  
**Jorgen Nielsen**, Moorpark  
**Margaret Noble**, Simi Valley  
**William Painter**, Ojai  
**Brent Reisender**, Camarillo  
**Terry Wall**, Unincorporated County

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**MINUTES – June 28, 2017**

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**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 / PLEDGE OF ALLEGIANCE**

This regular meeting of the Area Housing Authority of the County of Ventura's Board of Commissioners was held on Wednesday, June 28, 2017, at 1400 W. Hillcrest Drive, Newbury Park, California. Chair Nielsen called the meeting to order at 3:00 p.m.; Commissioner Wall led the Pledge of Allegiance.

**ATTENDANCE:**

Commissioners present: Marques Crutchfield, Julie Diaz-Martinez, Charles Lech, Mark Lunn, Loretta McCarty, Jane McClenahan, Jorgen Nielsen, Margaret Noble, William Painter, and Terry Wall

Commissioners absent: Victoria Bramson, Stephanie Mercer and Brent Reisender

Staff present: Executive Director Michael Nigh, George McGehee Jr., Carrie Sabatini, James Markot, Denise Howells, Patricia Friou and Linda Fisher-Helton

Legal Counsel: James McDermott

**2. ADOPTION OF AGENDA**

Commissioner Wall moved to adopt the Agenda for the Board meeting of June 28, 2017; the motion was seconded by Commissioner Crutchfield. Following a voice vote, the motion passed and the Agenda was approved as written.

**3. APPROVAL OF MINUTES - REGULAR MEETING OF MAY 24, 2017**

Commissioner Lech moved to adopt the Minutes from the Board meeting of May 24, 2017; the motion was seconded by Commissioner McClenahan. Commissioner Lech requested that "Realtors Association" be extracted from the Commissioner Comments and changed to "Legislature". Following a voice vote, the motion passed and the Minutes were approved as revised.

**4. CONSENT CALENDAR ITEMS**

The following consent items required no discussion, had no objections, and were adopted by a unanimous voice vote: Executive Director Report, Financial Report, Section 8 Report, Housing Programs Report, Housing Assets & Development Report, and the Personnel/Human Resources Report.

**5. PUBLIC COMMENTS**

There were three members of the public who spoke.

**6. ACTION ITEMS**

**A. RESOLUTION #1039 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA APPROVING CHANGES TO PROGRAM POLICY STATEMENTS**

Chair Nielsen called for a motion. Commissioner Lunn moved to adopt Resolution #1039. The motion was seconded by Commissioner Crutchfield. Chair Nielsen requested that the language of the first bullet point regarding Section 8 Housing be revised to:

- It is AHA’s mission to oversee and operate the rental assistance program with the goal of maximizing the allocated HUD funds and increasing the availability of affordable housing while meeting the established HUD guidelines and requirements.

Following a roll call vote, Resolution #1039 was approved, as revised.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

**B. RESOLUTION #1040 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA TO APPROVE THE PROJECT-LEVEL OPERATING BUDGET FOR THE LOW RENT PUBLIC HOUSING PROGRAM FOR FISCAL YEAR ENDING JUNE 30, 2018**

Chair Nielsen called for a motion. Commissioner Lech moved to adopt Resolution #1040. The motion was seconded by Commissioner McClenahan.

Following a roll call vote, Resolution #1040 was approved, as written.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

**C. RESOLUTION #1041 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA TO APPROVE THE WRITE-OFF OF TENANTS ACCOUNTS RECEIVABLE SYSTEM (TARS) FOR THE FISCAL YEAR ENDING JUNE 30, 2017**

Chair Nielsen called for a motion. Commissioner Noble moved to adopt Resolution #1041. The motion was seconded by Commissioner Wall.

Following a roll call vote, Resolution #1041 was approved, as written.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

**D. RESOLUTION #1042 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA TO APPROVE THE WRITE-OFF OF FIXED ASSETS FOR FISCAL YEAR ENDING JUNE 30, 2017**

Chair Nielsen called for a motion. Commissioner Lunn moved to adopt Resolution #1042. The motion was seconded by Commissioner Crutchfield. Following a roll call vote, Resolution #1042 was approved, as written.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

**E. RESOLUTION #1043 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA REAUTHORIZING THE USE OF THE INVESTMENT POLICY**

Chair Nielsen called for a motion. Commissioner McClenahan moved to adopt Resolution #1043. The motion was seconded by Commissioner Wall. Following a roll call vote, Resolution #1043 was approved, as written.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

**F. RESOLUTION #1044 - A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA AUTHORIZING CHANGES AND ADDITIONS TO THE ADMINISTRATIVE PLAN FOR THE SECTION 8 TENANT-BASED ASSISTANCE PROGRAM (HOUSING CHOICE VOUCHER PROGRAM)**

Chair Nielsen called for a motion. Commissioner McClenahan moved to adopt Resolution #1044. The motion was seconded by Commissioner McCarty. Following a roll call vote, Resolution #1044 was approved, as written.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

**G. RESOLUTION #1045 A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA AUTHORIZING CHANGES AND ADDITIONS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) FOR THE PUBLIC HOUSING PROGRAM**

Chair Nielsen called for a motion. Commissioner Diaz-Martinez moved to adopt Resolution #1045. The motion was seconded by Commissioner McClenahan. Following a roll call vote, Resolution #1045 was approved, as written.

AYES: CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLENAHAN, NIELSEN, NOBLE, PAINTER, and WALL

NOES: NONE

ABSTAIN: NONE

ABSENT: BRAMSON, MERCER and REISENDER

## **7. CLOSED SESSION**

Under the direction of Board of Commissioners Chair Nielsen and pursuant to Government Code Section 54957.6 regarding labor negotiations with Service Employees International Union (SEIU) Local 721, the Board of Commissioners entered into Closed Session at 3:55 p.m.

Members of the public were excused.

Chair Nielsen reconvened the meeting into Open Session at 4:09 p.m. and the Chair reported that the Board has approved the new SEIU 721 MOU, effective from July 1, 2017 - June 30, 2020. The Chair thanked all those who served on the negotiation teams.

## **8. STAFF COMMENTS**

Director of Finance Denise Howells announced that nine Tax Credit Audits have been produced and there were no findings and the financial statements were fairly stated. The 2018 Agency Budget was distributed and will be presented at the next Board meeting.

Director of Housing Assets George McGehee, Jr., updated the Board on the progress of the Walnut St. property in Moorpark. Photographs were shared in reference to drilling and compacting. The City of Moorpark is pleased with the progress.

Director of Housing Programs Carrie Sabatini updated the Board on the recent efforts to increase resident communication. A reformatted quarterly newsletter has been produced. All contact information will remain on the left side bar of each issue.

## **9. EXECUTIVE DIRECTOR COMMENTS**

Executive Director Michael Nigh informed the Board that the National Low Income Housing Coalition published their annual "*Out of Reach 2017 High Cost of Housing*" report. This nationwide publication reported that our metropolitan area (Ventura County) is the 9<sup>th</sup> most expensive jurisdiction in the country as far as housing wage for a 2 bedroom unit. The hourly wage necessary to afford a 2 bedroom unit is \$33.88. Statistics further show that 3.2 jobs at minimum wage are needed to obtain a 2 bedroom unit. More statistics will be provided at a future meeting.

Next month a more detailed update will be given regarding developments in the AHA pipeline.

## **10. COMMISSIONER COMMENTS**

Commissioner McClenahan thanked staff for their presentations.

Commissioner Lunn thanked staff for always being prepared and concluded this is the reason the AHA is a high performing agency.

## **11. CHAIR COMMENTS**

Chair Nielsen thanked the ad hoc committee for providing the revised language for Resolution #1039. He thanked Human Resources Manager Patricia Friou, Commissioner Terry Wall and the negotiators for their efforts regarding the MOU. He also thanked Commissioner Lech for arranging an upcoming meeting with Congresswoman Julia Brownly.

Chair Nielsen adjourned the meeting at 4:30 p.m.



**NEXT REGULAR MEETING DATE & TIME & LOCATION:**

**JULY 26, 2017, AT 3:00 P.M.  
1400 W. HILLCREST DRIVE  
NEWBURY PARK, CA 91320**

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**DRAFT**



**Meeting Date:** July 26, 2017  
**Agenda Item:** 4A  
**Subject:** Executive Director Report  
**Prepared by:** Michael Nigh, Executive Director  
**Requested Action:** Information Only

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This report reflects progress for the period of June 22, 2017 to July 20, 2017. I continue to actively pursue the goals established by the Board of Commissioners.

- Met with the new Deputy Director of Community Development Peter Gilli and city staff from the City of Thousand Oaks and gave them a tour of the Fiore Gardens and Oak Creek apartments
- Prepared for and met with Congresswoman Julia Brownley, Chair Nielsen, and Vice Chair Lunn regarding HUD funding cycles, diminishing program funding, and the consequences of both
- Submitted letter to Ojai Mayor opposing the elimination of the Ojai Trolley stop at Whispering Oaks
- Continue to discuss possible affordable housing opportunities with City of Camarillo staff
- Participated in AHA staff labor negotiations
- Reviewed annual jurisdiction reports before final distribution
- Reviewed and finalized Policy Statements from the ad hoc committee
- Attended the welcoming event for new site manager Anna D. at Florence Janss Apartments (Thousand Oaks)
- Participated in a meeting at CLU sponsored by California Economic Regional Forecast (CERF) with local stakeholders seeking housing solutions in Ventura County
- Attended the Thousand Oaks City Council meeting in support of CDBG allocations
- Held a meeting with Housing Consultant Frank Thompson regarding Mira Vista (Camarillo) refinancing strategy and organized conference call between lender and attorneys to discuss
- Met with Alex Russell and Doug Menges of Many Mansions regarding Mountain View (Fillmore) development
- Attended "The Art of Networking Preparation" at the Conejo Chamber of Commerce
- Participated in the July Ventura County Continuum of Care Board Meeting
- Continue to research affordable housing opportunities
- Continued to follow City Council and BOS agendas for pertinent topics
- Forwarded housing related news articles to Commissioners
- Met with management staff weekly to discuss operational and procedural processes and have an open dialog regarding agency business

Please contact me at extension 850 or via email at [mnigh@ahacv.org](mailto:mnigh@ahacv.org) in order to discuss your individual questions.



**Meeting Date: July 26, 2017**  
**Agenda Item: 4B**  
**Subject: Financial**  
**Prepared by: Denise Howells, Director of Finance**  
**Requested Action: Information Only**

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### **May 2017 Financial Statements**

Please find following the financial reports for the month ended May 31, 2017.

- **Summary Financial Statement:**  
Housing assistance payments (HAP) continue to show an unfavorable variance. The unfavorable variance is again offset in grant revenue as HUD has approved the use of HUD held HAP reserves. Adequate funding has been provided through June 30, 2017.
- **Statement of Revenue, Expenditures and Changes in Net Position**
  1. Whispering Oaks (Ojai) realized \$31,213 in expenses for the oak tree removal, Uniform Physical Condition Standards (UPCS) repairs and termite treatment and repairs.
  2. At Florence Janss (Thousand Oaks) UPCS repairs exceeded budget by \$7,423. This included new ranges, electrical and plumbing repairs.
  3. Four trees were removed at Ellis Terrace (Camarillo) for a total expense of \$4,950.
- **Analysis of Reserve Summary**  
This report includes all year to date activity for the fiscal year.
- **Quarterly Investment Summary**  
This report summarizes AHA investments through June 30, 2017.

Please contact me at extension 610 or via email at [dhowells@ahacv.org](mailto:dhowells@ahacv.org) in order to discuss your individual questions.

Area Housing Authority of the County of Ventura Summary Financial Statement Period Ended May 31, 2017	Combined Low Rent Public Housing	Housing Choice Vouchers	General Fund	Combined Agency Owned Housing	Tax Credit Property Management	FY 2017 Budget	Variance Favorable/ (Unfavorable)
<b>Statement of Net Position</b>							
Current assets	1,532,865	4,737,479	3,585,159	1,614,290	54,196		
Current liabilities	182,868	267,339	407,125	706,586	134		
<b>Current Ratio</b>	<b>8.38</b>	<b>17.72</b>	<b>8.81</b>	<b>2.28</b>	<b>404.45</b>		
Long term assets	5,786,821	15,293	13,416,709	9,114,740	16,174		
Long term liabilities	1,062,525	89,628	1,917,461	6,844,695	1,130		
Net position invested in capital	4,373,251	15,293	206,304	(864,435)	-		
Restricted net position	148,344	579,773	-	130,224	-		
Unrestricted net position	1,552,698	3,800,739	14,470,978	3,911,960	69,106		
<b>Statement of Revenue, Expenditures and Changes in Net Position</b>							
<b>Operating revenue</b>							
Tenant revenue	1,463,240	-	-	1,559,384	-	2,890,599	132,025
Management fee income	-	-	342,410	-	95,131	450,271	(12,730)
Portability	-	43,692	-	-	-	23,833	19,859
Other	41,760	13,561	782,379	52,919	41,519	318,153	613,985
<b>Total operating revenue</b>	<b>1,505,000</b>	<b>57,253</b>	<b>1,124,789</b>	<b>1,612,303</b>	<b>136,650</b>	<b>3,682,857</b>	<b>753,138</b>
<b>Operating expenses</b>							
Salaries and benefits	432,019	1,784,190	294,388	141,242	42,856	2,792,130	97,435
Administrative expenses	80,850	221,461	135,694	58,707	14,758	484,423	(27,047)
Management fee expense	336,480	-	-	25,391	-	369,005	7,134
Resident services	77,442	-	3,825	6,973	4,672	95,629	2,717
Utilities	405,018	35,218	15,653	193,986	-	715,550	65,675
Maintenance and operations	967,169	56,731	25,519	335,937	16	1,458,252	72,880
General expenses	96,300	26,802	144,298	28,720	2,512	170,681	(127,951)
Housing assistance	-	25,724,272	-	-	-	24,419,044	(1,305,228)
<b>Total operating expenses</b>	<b>2,395,278</b>	<b>27,848,674</b>	<b>619,377</b>	<b>790,956</b>	<b>64,814</b>	<b>30,504,713</b>	<b>(1,214,386)</b>
<b>Nonoperating revenue/expenses</b>							
Grant revenue	1,045,566	28,509,466	-	110,377	-	28,049,001	1,616,408
Investment income	6,400	18,884	7,461	3,376	-	30,043	6,078
Loan payments/reserve deposits	(138,606)	-	(124,827)	(422,627)	-	(730,847)	44,787
Deferred maintenance/capital improvement	(6,781)	-	-	(140,377)	-	(261,087)	113,929
<b>Total nonoperating revenue/expense</b>	<b>906,579</b>	<b>28,528,350</b>	<b>(117,366)</b>	<b>(449,251)</b>	<b>-</b>	<b>27,087,110</b>	<b>1,781,203</b>
<b>Change in net position</b>	<b>16,301</b>	<b>736,929</b>	<b>388,046</b>	<b>372,096</b>	<b>71,836</b>		

AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA  
**Public Housing - Statement of Revenue, Expenditures and Changes in Net Position**  
For the period ended May 31, 2017

	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
<b>Operating revenue</b>							
Tenant revenue	296,675	225,656	238,357	162,691	95,974	112,589	331,298
Other revenue	7,740	5,592	6,513	4,942	1,274	2,902	12,797
<b>Total operating revenue</b>	<b>304,415</b>	<b>231,248</b>	<b>244,870</b>	<b>167,633</b>	<b>97,248</b>	<b>115,491</b>	<b>344,095</b>
<b>Operating expenses</b>							
Total administrative expenses	156,141	105,741	101,492	67,131	50,987	70,825	111,548
Resident services	14,851	14,177	10,826	6,271	8,589	5,432	17,296
Utilities	123,636	62,313	45,915	54,574	17,303	27,503	73,774
Maintenance and operations	236,187	142,360	177,786	137,045	59,709	89,109	124,973
General expenses	24,947	10,366	15,214	11,201	10,234	5,683	18,655
<b>Total operating expenses</b>	<b>555,762</b>	<b>334,957</b>	<b>351,233</b>	<b>276,222</b>	<b>146,822</b>	<b>198,552</b>	<b>346,246</b>
<b>Nonoperating revenue/expenses</b>							
Grant revenue	240,383	112,325	80,615	137,802	110,826	63,560	114,997
Investment income	1,425	668	911	610	1,030	291	1,465
Loan payments	(43,800)	(37,284)	(17,049)	(22,869)	(5,268)	(12,336)	-
Deferred maintenance/capital improvement	-	(4,629)	-	-	-	-	(2,152)
<b>Total nonoperating revenue/expense</b>	<b>198,008</b>	<b>71,080</b>	<b>64,477</b>	<b>115,543</b>	<b>106,588</b>	<b>51,515</b>	<b>114,310</b>
<b>Change in net position</b>	<b>(53,339)</b>	<b>(32,629)</b>	<b>(41,886)</b>	<b>6,954</b>	<b>57,014</b>	<b>(31,546)</b>	<b>112,159</b>

AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA  
**Agency Owned - Statement of Revenue, Expenditures and Changes in Net Position**  
For the period ended May 31, 2017

	Raemere Street 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 Ave 5 units Family/ Senior Ojai	Summer Apts 10 units Family/ Senior Ojai	Summerwind 15 units Family/ Senior Piru
<b>Operating revenue</b>								
Tenant revenue	21,450	373,835	85,270	664,486	169,525	49,520	99,033	96,265
Other revenue	-	7,321	-	11,181	345	1,165	30,347	2,350
<b>Total operating revenue</b>	<b>21,450</b>	<b>381,156</b>	<b>85,270</b>	<b>675,667</b>	<b>169,870</b>	<b>50,685</b>	<b>129,380</b>	<b>98,615</b>
<b>Operating expenses</b>								
Total administrative expenses	4,404	29,769	2,525	81,084	3,368	1,147	6,742	28,317
Resident services	-	1,441	-	5,532	-	-	-	-
Utilities	1,618	29,690	7,216	80,924	16,544	11,833	17,415	23,715
Maintenance and operations	6,715	77,300	11,865	97,552	17,182	12,235	64,044	40,680
General expenses	313	4,584	1,601	10,787	3,474	1,728	3,568	2,129
<b>Total operating expenses</b>	<b>13,050</b>	<b>142,784</b>	<b>23,207</b>	<b>275,879</b>	<b>40,568</b>	<b>26,943</b>	<b>91,769</b>	<b>94,841</b>
<b>Nonoperating revenue/expenses</b>								
Grant revenue	-	110,377	-	-	-	-	-	-
Investment income	8	823	35	1,636	53	30	3	11
Loan payments/replacement reserves	(550)	(122,298)	(39,303)	(128,139)	(77,297)	(1,375)	(49,540)	(4,125)
Deferred maintenance/capital improvement	-	(110,377)	-	(30,000)	-	-	-	-
<b>Total nonoperating revenue/expense</b>	<b>(542)</b>	<b>(121,475)</b>	<b>(39,268)</b>	<b>(156,503)</b>	<b>(77,244)</b>	<b>(1,345)</b>	<b>(49,537)</b>	<b>(4,114)</b>
<b>Change in net position</b>	<b>7,858</b>	<b>116,897</b>	<b>22,795</b>	<b>243,285</b>	<b>52,058</b>	<b>22,397</b>	<b>(11,926)</b>	<b>(340)</b>

Area Housing Authority of the County of Ventura  
**Analysis of Projected Reserves By Program**  
 May 2017

	<b>AHA General Fund</b>	<b>Agency Owned</b>	<b>Section 8 Program*</b>	<b>Public Housing*</b>
<b><u>Cash &amp; Equivalents</u></b>				
Cash	235,499	190,605	36,167	52,295
Investments	2,527,584	1,079,554	4,676,999	1,381,921
Replacement Reserve		266,188		
Accounts Receivable	312,785	3,658	12,150	21,970
<b>Total Cash &amp; Equivalents</b>	<b>3,075,868</b>	<b>1,540,004</b>	<b>4,725,316</b>	<b>1,456,186</b>
<b><u>Uses of Cash &amp; Equivalents</u></b>				
Accounts Payable	(394,088)	(408,412)	(335,971)	(148,344)
Accrued Liabilities	(28,857)	(6,119)	(355,995)	(8,033)
<b>Total Uses of Cash &amp; Equivalents</b>	<b>(422,945)</b>	<b>(414,531)</b>	<b>(691,966)</b>	<b>(156,377)</b>
<b>Sub Total</b>	<b>2,652,923</b>	<b>1,125,473</b>	<b>4,033,350</b>	<b>1,299,810</b>
<b><u>Projected Other Uses thru 6/30/17</u></b>				
Remaining Yr Projected Income/(Loss)	(60,919)	(16,405)	(8,992)	(8,006)
Capital Improvements/Deferred Maintenance		(44,445)		(38,219)
Transfer Property Mgmt Programs	0			
<b>Total Other Uses</b>	<b>(60,919)</b>	<b>(60,850)</b>	<b>(8,992)</b>	<b>(46,225)</b>
<b>Fiscal Year End Balance</b>	<b>2,592,004</b>	<b>1,064,623</b>	<b>4,024,358</b>	<b>1,253,585</b>
<i>Prior Month Projected Year End Balance</i>	2,597,661	1,086,406	3,960,240	1,282,671

\*Restricted use for specific programs only.

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

**Area Housing Authority of the County of Ventura**  
**Investment Summary Data for the Quarter Ended June 30, 2017**

Bank / Institution	Type of Investment	Date of Purchase	Interest Rate	Maturity Date	Source of Funds	Purchase Value	Market Value
<b>Bank of America</b>	Money Market	N/A	0.05%	N/A	Flow of Income (HUD ACC/Subsidy/Grants)	1,341,331	1,341,331
					<b>Total B of A</b>	<b>1,341,331</b>	<b>1,341,331</b>
<b>Montecito Bank</b>	Money Market	N/A	0.16%	N/A	General Fund	1,597,267	1,597,267
					<b>Total Montecito</b>	<b>1,597,267</b>	<b>1,597,267</b>
<b>Union Bank</b>	Certificate of Deposit	11/07/12	1.25%	11/07/17	General Fund	240,640	240,640
					<b>Total Union Bank</b>	<b>240,640</b>	<b>240,640</b>
<b>Local Agency Investment Fund (LAIF)</b>	Public Pool	N/A	0.93%	N/A	Reserves	7,050,053	7,042,585
					<b>Total LAIF</b>	<b>7,050,053</b>	<b>7,042,585</b>

NOTE: Market Valuation provided by the State of California.

<b>Total Funds Invested \$</b>	<b>10,229,291</b>	<b>10,221,823</b>
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I hereby certify that: 1) All investment actions executed since the last report have been made in full compliance with the investment policy; and  
2) The Area Housing Authority will meet its expenditure obligations for the next six months.

  
\_\_\_\_\_  
Michael Nigh, Executive Director

July 14, 2017  
\_\_\_\_\_  
Date





**Meeting Date:** July 26, 2017  
**Agenda Item:** 4C  
**Subject:** Section 8  
**Prepared by:** James Markot, Director of Information Systems and  
 Carrie Sabatini, Director of Housing Programs  
**Requested Action:** Information Only

**HOUSING CHOICE VOUCHER PROGRAM STATUS**

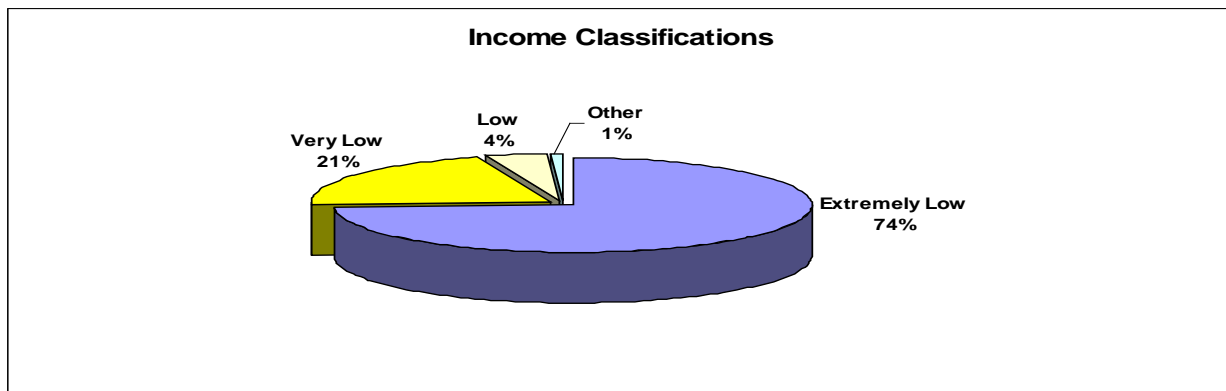
Total Family Members Assisted 4,563

**WAITING LIST STATUS**

Current S8 Waiting List Closed 05/09/2016 2,241

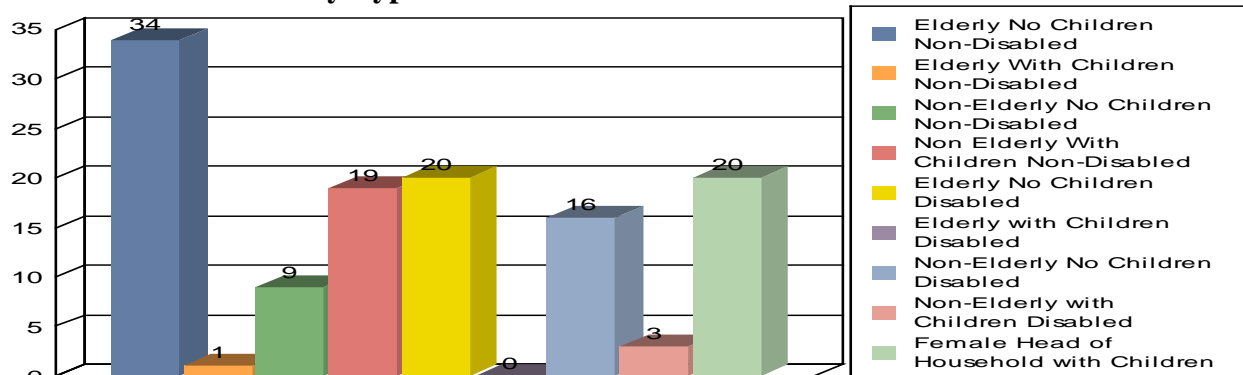
**DEMOGRAPHICS**

**Voucher Holders Income Classifications - All Cities**

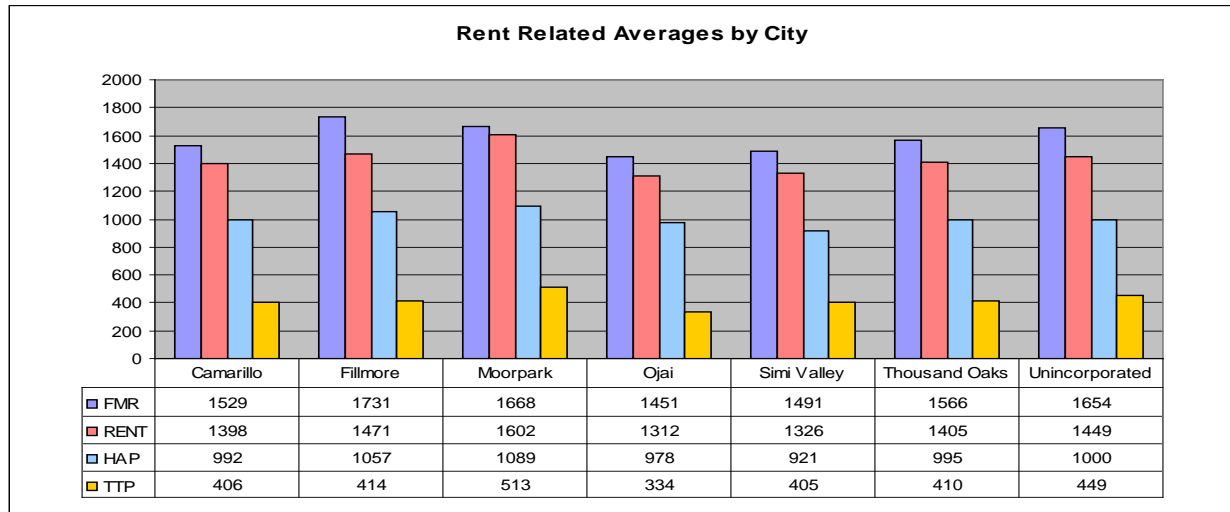


EL = EXTREMELY LOW, <= 30% of Median Income; VL=VERY LOW, >30% and <= 50% of Median Income; LOW = LOW, > 50% and <= 80% of Median Income; OTH = OTHER, > 80% of Median Income

**Voucher Holders Family Types - All Cities**



Monthly Rent Related Averages by City



FMR = Avg Fair Market Rent (Payment Standard) based on Housing and Urban Development 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	450	19.1%	\$446,500	19.3%
Fillmore	206	8.7%	\$217,751	9.4%
Moorpark	104	4.4%	\$113,257	4.9%
Ojai	98	4.1%	\$95,796	4.1%
Simi Valley	746	31.6%	\$687,154	29.6%
Thousand Oaks	590	25.0%	\$586,841	25.3%
Unincorporated	140	5.9%	\$139,935	6.0%
Outside of Area	28	1.2%	\$30,563	1.3%
	2,362	100.0%	\$2,317,797	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.

GENERAL PROGRAM INFORMATION

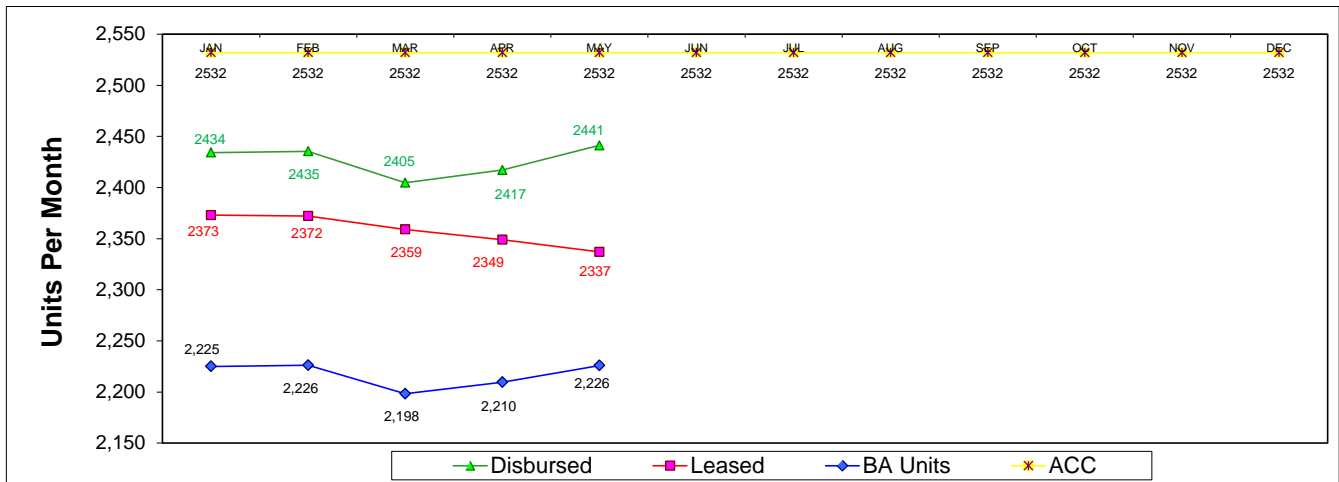
Based upon information on federal funding levels for the Section 8 Housing Choice Voucher Program adopted as part of the 2017 budget, the AHA initiated processes to increase leasing.

Please contact Jim at extension 888 or via email at [jmarkot@ahacv.org](mailto:jmarkot@ahacv.org) or Carrie at extension 390 or via email at [csabatini@ahacv.org](mailto:csabatini@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, 2017 - May 31, 2017

	HUD Budget Authority (BA)	HUD Disbursement	AHA Actual	Percentage of Actual Compared to BA	Per Unit Average HAP
<b>Housing Assistance Payments</b>					
Current Month	\$2,193,055	\$2,405,159	\$2,302,480	104.99%	\$985
Year To Date	\$10,965,275	\$12,002,059	\$11,663,070	106.36%	\$989
<b>Administrative/Other Fees</b>					
		AF Disbursed	AF (Prorated) Earned		
Current Month		\$206,169	\$201,017		
Year To Date		\$1,034,567	\$1,013,954		
<b>Total Dollars</b>					
Current Month		\$2,611,328	\$2,503,497		
Year To Date		\$13,036,626	\$12,677,024		

<b>Units Leased</b>							
	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	2,226	2,441	2,337	104.99%	(111)		
Year To Date	11,085	12,133	11,790	106.36%	(705)	2,358	





Area Housing Authority of the County of Ventura  
 Revised 06-01-2017

**PAYMENTS STANDARDS**  
Effective 10-01-2016 ALL AREAS OF COUNTY  
 AHA

0-BR	\$1,093
1-BR	\$1,317
2-BR	\$1,762
3-BR	\$2,490
4-BR	\$2,738
5-BR	\$3,149

Manufactured Homes

MOB16 40% of 2BR \$705

Single Room Occupancy

SRO16 75% of 0BR \$820

**INCOME LIMITS**

Effective 06-01-2017

INCOME LIMITS: 85600

	%	1	2	3	4	5	6	7	8
30% OF MEDIAN	30	21000	24000	27000	29950	32350	34750	37150	41320
VERY LOW-INCOME	50	35000	40000	45000	49950	53950	57950	61950	65950
LOW-INCOME	80	55950	63950	71950	79900	86300	92700	99100	105500

REVISED 06-01-2017



**Meeting Date:** July 26, 2017  
**Agenda Item:** 4D  
**Subject:** Housing Programs  
**Prepared by:** Carrie Sabatini, Director of Housing Programs  
**Requested Action:** Information Only

**PUBLIC HOUSING PROGRAM STATUS**

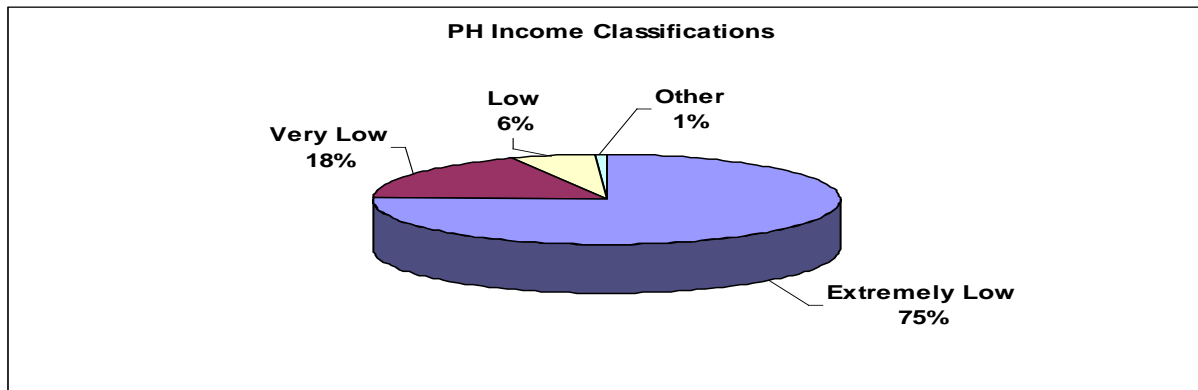
Total Family Members Assisted 725

**WAITING LIST STATUS**

Current Public Housing Elderly Waiting List 279  
 Current Public Housing Family Waiting List 209

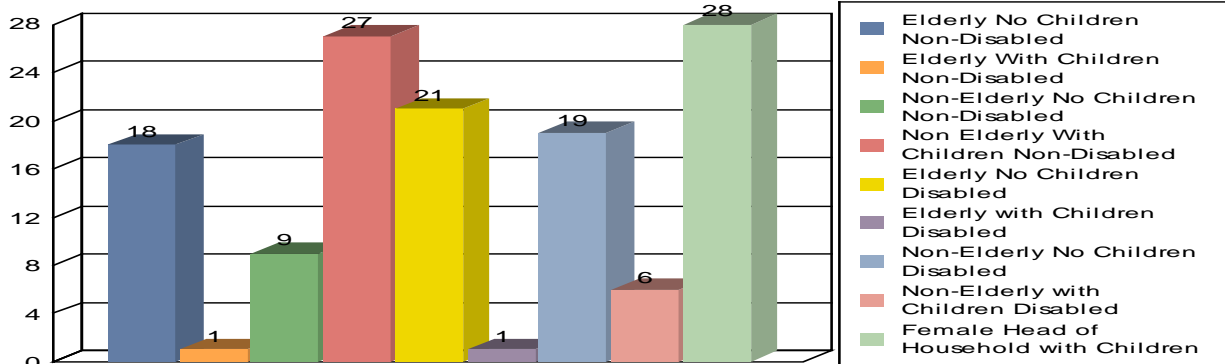
**DEMOGRAPHICS**

**Public Housing Income Categories**



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

**Public Housing Family Types**



**Occupancy by Program**

	Units	Units Leased	# of Vacancies	Occupancy %
<b>Public Housing</b>	350	347	3	99%
<b>Agency Owned</b>	130	129	1	99%
<b>Charles Street</b>	19	19	0	100%
	499	495	4	99%

**RESIDENT SERVICES:**

Scholarships

One (1) scholarship was awarded to a child at the Leggett Court Apartments (Thousand Oaks) for self-defense classes. Additionally, one (1) scholarship was awarded to a resident at the Roth Apartments (Ojai) to participate in the aquatics program at the Ojai Recreational Department.

“Art from the Heart” Program

Volunteers continue to share their artistic talents with the children at Fiore Gardens, Leggett Court, and Los Arboles Apartments (Thousand Oaks). The program was provided twice at each site in June for the children to create landscape paintings.

Social Events

The monthly “Coffee with the Manager” at Glenn Oaks (Thousand Oaks) was adjusted for the summer time weather and became an ice cream social with a visit from the *Shave It* (shaved ice) truck. Residents were able to enjoy a sweet treat, socialize, and meet with their Site Manager.

Educational Workshops

A representative from the Ventura Area Agency on Aging provided nutrition presentations, including healthy recipes and a list of affordable grocery stores for the residents of Tafoya Terrace (Moorpark), Glenn Oaks and Florence Janss Apartments (Thousand Oaks).

Conejo Valley Senior Concerns coordinated presentations on “End-of-Life” concerns with Livingston Memorial Visiting Nurse Association at Florence Janss (Thousand Oaks) and Tafoya Terrace (Moorpark). The presenter explained the importance of completing advance health care directives and other related information.

Lunch Program

The Lunch Program through the Ventura Unified School District (VUSD) and the Conejo Unified School District (CVUSD) and the Summer Employment program started June 19, 2017. As part of our agreement with Ventura County Schools, each participating site has a banner indicating it is participating in the summer lunch program. Participating sites include Fiore Gardens, Leggett Court, Los Arboles, Garden View Terrace (Thousand Oaks), Charles St. Terrace (Moorpark), Ellis Terrace (Camarillo) and Roth Apartments (Ojai).

ACTION Team

The ACTION team sponsored a field trip to a Dodger game, as well as a day of sports and games for the children of the Fiore Gardens and Los Arboles Apartments (Thousand Oaks).

For questions on the demographic information, please contact Jim at extension 888 or via email at [jmarkot@ahacv.org](mailto:jmarkot@ahacv.org). For questions on other Housing Programs related information, please contact Carrie at extension 390 or via email at [csabatini@ahacv.org](mailto:csabatini@ahacv.org).



**Meeting Date:** July 26, 2017  
**Agenda Item:** 4E  
**Subject:** Housing Assets/Development Update  
**Prepared by:** George McGehee, Jr., Director of Housing Assets  
**Requested Action:** Information Only

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**AHA CENTRAL OFFICE:**

- S.L. Leonard and Associates, Inc. continues working with the AHA to acquire proposals for the building upgrades including the HVAC system, roofing replacement, driveway replacement and drought tolerant landscaping.

**AHA-OWNED:**

- All final close out documents for the City of Thousand Oaks CDBG program for the Glenn Oaks Apartments have been submitted to the City for review. The project included new through-wall HVAC units, refrigerators and interior and exterior lighting for all 39 units and was completed in April 2017.
- Repairs noted in the Uniform Physical Condition Standards (UPCS) inspection reports at Summer Street and Grand Avenue (Ojai), and Sunset, Royal Oaks, Glenn Oaks and Los Arboles (Thousand Oaks) continued to be scheduled for repairs.
- FCG Environmental continues to work on the final Operations and Maintenance (O&M) plan which will provide written steps to complete any maintenance or rehabilitation work as needed at three (3) asbestos positive sites (Summer Street and Grand Avenue in Ojai and Los Arboles in Thousand Oaks).
- Tub replacement continues at the Los Arboles Apartments (Thousand Oaks) with 20 tubs contracted for replacement. A contract for the remaining 23 tubs will be executed next month.

**PUBLIC HOUSING:**

- Final proposals for the flooring have been received for the Roth Apartments (Ojai), Fiore Gardens (Thousand Oaks) and Tafoya Terrace (Moorpark). Proposals are being reviewed for completeness. Once all information has been reviewed a contract for replacement will be signed. Funds for the improvements are being provided through the 2016 Capital Fund Program.
- A pre-construction meeting is being scheduled with HD Renovations this month for the cabinet replacement project at the Ellis Terrace Apartments. Included in this meeting will be the requirement for Davis Bacon wages. Funds for the improvements are being provided through the 2016 Capital Fund Program grant and the 2017 Capital Fund Program grant currently submitted to HUD for approval.
- At Whispering Oaks (Ojai) investigations continue on the remaining two (2) oak trees. Once all information is collected, a final report including recommendations will be provided to the AHA. A certified arborist will be on site at all times monitoring work.

- Repairs noted in the UPCS inspection reports at Roth (Unincorporated), Tafoya Terrace (Moorpark), Ellis Terrace (Camarillo) and Fiore Gardens (Thousand Oaks) continued to be scheduled for repairs.
- Three Public Housing properties were selected for Real Estate Assessment Center (REAC) inspections this year. AHA anticipates that these inspections will be scheduled by the end of July. Once inspections are scheduled, AHA will provide all required documentation and certifications to the inspector.
- FCG Environmental continues to work on the final Operations and Maintenance (O&M) plan which will provide written steps to complete any maintenance or rehabilitation work as needed at two (2) asbestos positive sites (Whispering Oaks in Ojai and Florence Janss in Thousand Oaks).

## **MANAGED PROPERTIES:**

### **Colina Vista (Piru)**

This is a 35-unit Tax Credit family development (1 apartment set aside for manager).

- Occupancy is at 100%. Out of 34 available units, there were no vacancies as of the end of June.
- Compliance period ends: December 3, 2028

Many Mansions is the management company for the property.

### **Oak Creek (Thousand Oaks)**

This is a 57-unit Tax Credit, Section 8 project-based, senior development (1 apartment set aside for manager).

- Occupancy is at 100%. Out of 56 available units, there were no vacancies as of the end of June.
- Compliance period ends: January 1, 2019

Many Mansions is the management company for the property.

### **Mira Vista (Camarillo)**

This is a 305-unit Tax Credit senior development (2 units set aside for management).

- Occupancy is at 98 %. Out of 303 available units, there were 5 vacancies as of the end of June.
- We are working with Bank of America on the re-financing of the property.
- Compliance period ends: July 19, 2021

LOMCO is the management company for the property.

### **Meadowbrook (Camarillo)**

This is a 13-unit Tax Credit family development.

- Occupancy is at 100%. Out of 13 available units, there were no vacancies as of the end of June.
- We are working with the City of Camarillo to possibly utilize CDBG funds for improvements.
- Compliance period ends: March 30, 2023

Many Mansions is the management company for the property.



### **Garden View Terrace 1 (Thousand Oaks)**

This is a 35-unit Tax Credit, Section 8 project-based, family development (1 apartment is set aside for the manager).

- Occupancy is at 100%. Out of 35 available units, there were no vacancies as of the end of June.
- Compliance period ends: August 1, 2029

Many Mansions is the management company for the property.

### **Garden View Terrace 2 (Thousand Oaks)**

This is a 19-unit Tax Credit, Section 8 project-based, family development (1 apartment is set aside for the manager).

- Occupancy is at 95%. Out of 19 available units, there was 1 vacancy as of the end of June.
- Compliance period ends: November 1, 2029

Many Mansions is the management company for the property.

## **DEVELOPMENT**

### **Camarillo: Bradford Apartments - Family Complex**

- Final close-out documents for the City of Camarillo, Montecito Bank, Tax Credit Allocation Committee (TCAC) and investors are being obtained for submittal.

### **Moorpark: Walnut Street – Family Complex**

- Meetings continue with the General Contractor and architect to review value engineering ideas.
- Soil stabilization has been completed.
- Grading for the building pads has begun and is scheduled to be completed this month.
- Submittals for the property block wall installation have been provided to the City for approval.
- When completed this will be a 24-unit Tax Credit, Section 8 project-based, family development (1 apartment is set aside for the manager).
- Construction is scheduled to be completed June 2018.

Please contact me at extension 520 or via email at [gmcgehee@ahacv.org](mailto:gmcgehee@ahacv.org) in order to discuss your individual questions.



**Meeting Date:** July 26, 2017  
**Agenda Item:** 4F  
**Subject:** Personnel/ Human Resources  
**Prepared by:** Patricia Friou, Human Resources Manager  
**Requested Action:** Information Only

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**SUMMARY**  
**REPORTING DATES: JUNE 1, 2017 – JUNE 30, 2017**

**AHA EMPLOYEE PAYROLL HEADCOUNT**

38 Regular Full-time Employees  
0 Regular Part-time Employees  
0 Temporary Full-time Employee\*  
0 Temporary Part-time Employee\*  
*\*Temporary and part-time employees are not represented by the SEIU MOU*

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**38 Total AHA Active Employees**

**ADDITIONAL AHA EMPLOYEE INFORMATION**

11 Management and Confidential Employees  
27 Bargaining Unit Employees (Represented by SEIU)

**TUTORS & TEMPORARY WORKERS**

0 California Lutheran University part-time temporary  
0 Temporary employees from temporary employment agencies

**ANNIVERSARIES – June 2017**

<b><u>Years of Service</u></b>	<b><u>Employee Name</u></b>	<b><u>Department</u></b>
7	Kelly R.	Finance

Please contact me at extension 840 or via email at [humres@ahacv.org](mailto:humres@ahacv.org) in order to discuss your individual questions.



**Meeting Date:** July 26, 2017  
**Agenda Item:** 6  
**Subject:** FY 2018 Budget Presentation  
**Prepared by:** Denise Howells, Director of Finance  
**Requested Action:** Review, Discuss, Voice Vote

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Copies of the AHA's FY2018 Budget were distributed at the June Board meeting under a separate cover.

During this meeting, a summary of revenues and expenditures, focusing on certain areas will be provided.

Depending upon the extent of inquiries and Board desire, staff will either request adoption of the Budget at this meeting or agendaize it for another meeting.



**Meeting Date:** July 26, 2017  
**Agenda Item:** 7  
**Subject:** Mira Vista Apartments Refinance Presentation  
**Prepared by:** Michael Nigh, Executive Director  
**Requested Action:** Information Only

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On April 27, 2016, Frank Thompson made a presentation to the AHA Board of Commissioners regarding the opportunity to refinance the Mira Vista apartments property located in Camarillo. Mr. Thompson provided an update on the progress of negotiations with our limited partner of the property on November 30, 2016. Mr. Thompson will present an update on the projected path that has been negotiated.



**Meeting Date:** July 26, 2017

**Agenda Item:** 8

**Subject:** Present Updates on Agency Development Projects

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

**Requested Action:** Information Only

Staff will provide an update on the progress of each of the following development projects:

Overview	Walnut Street	Vintage at Sycamore	Avenida Simi	Mountain View
City	Moorpark	Simi Valley	Simi Valley	Fillmore
Type	Family	Seniors	Senior Veterans	Family
# of units (plus 1 manager's unit)	23	101	24	80
Unit Break Down by BR	1- 1BR, 14- 2BRs, 8- 3BRs	101- 1BR	21- 1BR, 3-2BRs	40- 1BR, 20- 2BRs, 20- 3 BRs
Funding	9% Tax Credits, Project Based Vouchers, VC Housing Trust Fund, VC HOME Funds, City of Moorpark Loans, AHA Loan	Tax Credits, Project Based Vouchers	Tax Credits, Project Based Vouchers	Tax Credits, Project Based Vouchers
Partners	City of Moorpark, Many Mansions	USA Properties	City of Simi Valley, Many Mansions	Many Mansions
<b>Milestones</b>				
Entitlements	Jun-16	Feb-18	Jun-18	Jun-18
Tax Credits Awarded	Sep-16	Jul-18	Sep-18	Sep-18
Construction Begins	Jun-17	Nov-18	Jun-19	Jun-19
Estimated Occupancy	Sep-18	May-20	Dec-19	Dec-19



**Meeting Date:** July 26, 2017  
**Agenda Item:** 9  
**Subject:** Closed Session  
**Prepared by:** Patricia Friou, Human Resources Manager  
**Requested Action:** Information Only

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**Negotiations with SEIU**

AHA Negotiating Team:

Patricia Friou  
Denise Howells  
Michael Nigh

Commission Members Serving as Observers:

Terry Wall

Closed Session

Government Code Section § 54957.6

Update on Negotiations with Union,  
SEIU Local 721



**Meeting Date:** July 26, 2017  
**Agenda Item:** 10  
**Subject:** Closed Session  
**Prepared by:** Michael Nigh, Executive Director  
**Requested Action:** Information Only

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**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Closed Session

Government Code § 54956.8

**Property:** Approximately 1.08 acres of improved property located at 1415 Patricia Ave, Simi Valley, CA 93065

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

**Negotiating parties:** Greti Croft (property owner); Area Housing Authority of the County of Ventura

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



**Meeting Date:** July 26, 2017  
**Agenda Item:** 11  
**Subject:** Staff Comments  
**Prepared by:** Staff  
**Requested Action:** Information Only

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Staff will provide department updates as needed.





**Meeting Date:** July 26, 2017  
**Agenda Item:** 12  
**Subject:** Executive Director Comments  
**Prepared by:** Michael Nigh, Executive Director  
**Requested Action:** Information Only

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The Executive Director will provide updates as needed.