



NOTICE OF MEETING

AFFORDABLE COMMUNITY LIVING CORPORATION

TUESDAY, DECEMBER 9, 2025, 10:30 A.M.

(THE AGENDA AND AGENDA PACKET ARE ONLINE AT
[HTTP://WWW.AFFORDABLECOMMUNITYLIVING.ORG](http://www.affordablecommunityliving.org))

**MEETING LOCATION: 326 W. Katella Ave., Suite 4L,
Orange, CA 92867**



MEETING AGENDA

AFFORDABLE COMMUNITY LIVING CORPORATION

Tuesday, December 9, 2025, 10:30 A.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.AFFORDABLECOMMUNITYLIVING.ORG](http://WWW.AFFORDABLECOMMUNITYLIVING.ORG))

MEETING LOCATION: 326 W. Katella Ave., Suite 4L, Orange, CA 92867

1. CALL TO ORDER

2. ROLL CALL

3. CONFLICT OF INTEREST

Any Board Member who has a conflict of interest regarding any scheduled agenda item should declare the conflict at this time.

4. PUBLIC COMMENTS (No action may be taken)

Members of the public may comment on any item *not* appearing on the agenda, if it is within the subject matter jurisdiction of the Board. Individual comments will be limited to a **maximum of 3 minutes**, and time may not be yielded to another person. Matters presented during the public comment period may not be discussed or acted upon.

PLEASE SEE PAGE 3 FOR HOW TO COMMENT ON ANY ITEM VIA MAIL OR EMAIL.

5. CONSENT CALENDAR

All items listed on the Consent Calendar will be acted upon by a single motion and vote of the Board, unless a Board member or member of the public requests separate deliberation for an item.

Item 1 Election of Officers and Board Members

Item 2 Acceptance of Audit and Election of Audit Committee Members

Item 3 Ratification of AVAG Board Members

Item 4 Approve San Bernardino Rent Increases for 80% of CPI as allowed under the San Bernardino City Rent Control Ordinance

6. APPROVAL OF MINUTES for August 11, 2025 meeting.

7. NEW BUSINESS

Item 1 Staff Report – Grant Programs Report/Calhomes Replacement Grant Program with City of Palm Springs

Item 2 Staff Report – AVAG Veterans Program Report and Budget Approval

Item 3 Contract Portfolio Sale

8. COMMENTS/REPORTS

A brief report on notable topics of Board business shall be made. The Brown Act does not allow for discussion or Board action during this time.

Item 1 Staff Report – Management Occupancy Report

Item 2 Staff Report – Management Contracts Summary Report

Item 3 Staff Report – Audited YE 6-30-2025 Financial Statement

9. CLOSED SESSION- No items Scheduled

The public will have a limit of 3 minutes to comment on Closed Session item(s) prior to the Board adjourning into Closed Session.

10. ADJOURNMENT

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, at 326 W. Katella Ave., Suite 4L, Orange, CA 92867 public exterior bulletin board, and the website www.affordablecommunityliving.org at least 72 hours prior to the meeting in accordance to the Ralph M. Brown Act.

Posted this 5th Day of December, 2025.

/s/ Aimee Molsberry



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the Board will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact Aimee Molsberry at (714) 744-4993 or info@affordablecommunityliving.org (email) at least 48 hours prior to the meeting to enable the Board to make reasonable arrangements for accessibility.

NOTICE REGARDING NON-ENGLISH SPEAKERS

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Affordable Living Community Corporation shall be in English, and anyone wishing to address the Board is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

PUBLIC COMMENT PROCEDURES

REMOTE VIEWING

- There will be no remote viewing available for this meeting.

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received by 4:00 p.m. on the day PRIOR TO the meeting in order for them to be distributed to the Board. Written comments will not be read aloud at the meeting, but will be reported as received for the record.

ACCEPTABLE METHODS OF SUBMITTING WRITTEN COMMENTS

- Via USPS Mail: Mail comments to PO Box 10029 Santa Ana, CA 92711
- Via Email: Mail to info@affordablecommunityliving.org
 - Indicate Agenda Item # in the ***subject line***.
- Oral Comments In-Person: The Board Chair will ask the public if anyone wishes to comment, and you may raise your hand.