

**BOARD OFFICERS**

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**Tracy McAulay**  
*County of Ventura*

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*People's Self-Help Housing Corp.*

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*Housing Authority of the City of San Buenaventura*

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*Cabrillo Economic Development Corporation*

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**Alex Russell**  
*Homes & Hope*

Chair Emeritus  
**Dawn Dyer**  
*Dyer Sheehan Group, Inc.*

Advisor  
**Mary Ann Krause, AICP**  
*Urban Planner*

**BOARD OF DIRECTORS**

**Jennie Buckingham**  
*City of San Buenaventura*

**Carrick DeHart**  
*Cal State University Channel Islands*

**Sarah McCarthy-Garcia**  
*McCarthy Companies*

**Anthony Mireles**  
*Laborers Int'l Union Local 585*

**Cathi Nye**  
*V.C. Office of Education*

**Lynn Oshita**  
*City of Thousand Oaks*

**Stratis Perros**  
*City of Simi Valley*

**Mark Pettit**  
*Lauterbach & Associates Architects*

**Emilio Ramirez**  
*City of Oxnard*

**Elenore Vaughn**  
*Housing Authority of the City of Santa Paula*

**CHIEF EXECUTIVE OFFICER**

*Linda Braunschweiger*

**Board of Directors Meeting – Wednesday, October 23, 2024**  
**11:30 – 1:00 pm Zoom Meeting**

**Historical Notes**

**Attendance:** Tracy McAulay, Alex Russell, Mary Ann Krause, Derrick Wada, Anthony Mireles, Carrick DeHart, Dawn Dyer, Ken Trigueiro, Elenore Vaughn, Karen Flock, Lynn Oshita, Mark Pettit, Stratis Perros, Sara McCarthy-Garcia

**Absent:** Cathi Nye, Jennie Buckingham

**Staff:** Tobie Roach

**Staff Absent:** Linda Braunschweiger, Jason Gaffner

**Guest:** Gabby Zaragoza

1. Welcome/General Updates – Meeting begins at 11:33am
  - a. Mesa Community Library Press Event Oct. 31 – Tracy shares information and our hope for attendance at this event the morning of the 31<sup>st</sup>. The group requests another invite to be sent. (Linda/CoverlyPro will send another invite 10.25.24)
  - b. Discussion with Congressman Carbajal: Somis Project and People's Place Farmworker Housing Video; federal legislation
    - Tracy thanks Linda for her advocacy efforts, even though she is not in attendance at this meeting. Linda has been in talks with Senator and she and the CoverlyPro team and House Farm workers have been creating a video.
    - If anyone wants to volunteer to help prepare a formal ask for a continual source of funding from the federal gov, please let us know. Ken, Karen, Anthony, Carrick, and Dawn volunteered to help.
    - Tracy circles back and asks the group if they have any general updates or anything they'd like to share.
    - Stratis mentions that his assistant Kelly Castle will be reaching out to ask for volunteers for the Nominating Committee. Currently on the committee are Dawn, Anthony, Mark, and Cathi.

2. General BOD Approval -
  - a. August Financial Reports – **Motion to approve the August Financial Reports-Motion passes**
    - Tracy asks Gabby to share her screen and review reports.
    - Gabby reviews Budget vs. Actuals as well as the Statement of Financial position.
    - Karen makes a motion to approve, Elenore seconds the motion, all ayes, motion carries.
  - b. September Minutes -- **Motion to approve the September BOD minutes.**
    - The group decided they would like to review the minutes and to push back approval until November’s meeting.
  - c. REAP II Resolution – **Motion to approve a Resolution of the Housing Trust Fund Ventura County and Housing Land Trust Ventura County Approving the Execution of an Agreement to Receive Funding from the Regional Early Action Planning Grant Program of 2021**
    - The Land Trust board approved their portion
    - Mary Ann mentions that we need to show procedures on how the Land Trust will manage the properties.
    - Karen makes a motion, Mary Ann seconds the motion, all in favor, motion carries.
    - Alex shares that Jason asks for volunteers for policy committee. Alex, Derrick, Lynn, and Tracy volunteer.
3. CIN/CRA/EQ2 Update –
  - a. CRA/EQ2 interest rates and renewals
    - Banks will be raising rates. It is getting challenging to get a 3-year loan instead of a 5year loan/LOC renewal.
  - b. Pac West Renewal
    - This one has been prolonged during their merger. We may need to pay the money back because of the potential new higher interest rates.
    - Dawn mentions we may need to find other funding sources.
4. Lending Program Update – Tracy reviews.
  - a. Loan Pipeline

b. Green Program Update/Timing

3<sup>rd</sup> quarter 2025 to apply for new funding. May not be as well positioned but we will try anyway.

c. Receipt Residual Loans Update/Timing

5. Closed Session – Human Resources (Staff to exit)

Tobie exits meeting 12:05p.

6. Adjourn



**Attachment**  
**Voting Record for Minutes: October,23 2024**  
**Board of Directors Meeting**

Motion: Approve the August Financial Reports.

<b>Made By</b>	Karen
<b>2nd</b>	Elenore
<b>Results</b>	Motion Passes

Discussion:

<b>Board Members</b>	Yes	No	Abstain
Alex Russell	X		
Anthony Mireles	X		
Carrick DeHart	X		
Cathi Nye	Absent		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Emilio Ramirez	X		
Jennie Buckingham	Absent		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit	X		
Mary Ann Krause	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		



**Attachment**  
**Voting Record for Minutes: October 23, 2024**  
**Board of Directors Meeting**

Motion: Approve September BOD Minutes.

<b>Made By</b>	
<b>2nd</b>	
<b>Results</b>	No Motion

**Discussion:** The group decided to review the minutes and push back approval until November Board Meeting

<b>Board Members</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>
Alex Russell			
Anthony Mireles			
Carrick DeHart			
Cathi Nye	Absent		
Dawn Dyer			
Derrick Wada			
Elenore Vaughn			
Emilio Ramirez			
Jennie Buckingham	Absent		
Karen Flock			
Ken Trigueiro			
Lynn Oshita			
Mark Petit			
Marni Brook			
Mary Ann Krause			
Sarah McCarthy-Garcia			
Stratis Perros			
Tracy McAulay			



**Attachment**  
**Voting Record for Minutes: October 23, 2024**  
**Board of Directors Meeting**

**Motion: Motion to approve a Resolution of the Housing Trust Fund Ventura County and Housing Land Trust Ventura County Approving the Execution of an Agreement to Receive Funding from the Regional Early Action Planning Grant Program of 2021**

<b>Made By</b>	Karen
<b>2nd</b>	Mary Ann
<b>Results</b>	Motion Passes

<b>Board Members</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>
Alex Russell	X		
Anthony Mireles	X		
Carrick DeHart	X		
Cathi Nye	Absent		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Emilio Ramirez	X		
Jennie Buckingham	Absent		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit	X		
Mary Ann Krause	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		