

Housing Trust Fund Ventura County
Board of Directors Meeting – Wednesday, June 23, 2021
11:30 am – 1:00 pm
Meeting as a Zoom Call
Meeting ID#–636-692-1279, pw: 8054072455

MINUTES

Board Attendance: Alex Russell; Tracy McAulay; Karen Flock; Dawn Dyer; Mary Ann Krause; Marni Brook; Anthony Mireles; Lynn Oshita; Stratis Perros; Mark Petit; Emilio Ramirez; Ken Trigueiro; Jennie Buckingham; Brittany Seniff; Cesar Hernandez;

Late Arrival: Cathi Nye; 11:48 Carrick DeHart; 11:57

Absent: Daniel Gonzalez

Staff Attendance: Linda Braunschweiger; Tobie Roach

Meeting called to order at 11:30

Welcome/General Updates

Action items: Consent Items

MOTION: 5/26/21 BOD Meeting Minutes – Approved - **voting record attachment #1**

MOTION: May Financials – Approved - **voting record attachment #1**

Annual Event Discussion

Linda-people really liked our format, the mixture was powerful

Stratis-The fellow that did the documentary was great, suggest all to watch the film

Mark- Are any parts of the event available for viewing?

Linda- will be on our website in full

Dawn & Anthony- liked the format

Jennie-Enjoyed the way everyone participated differently. It kept interest

Liked the Director piece, it felt like he was talking to “you” and enjoyed feeling like I was in Dr. T’s living-room.

Linda- challenge was getting tickets sold. In future, we must begin event planning 3-4 month ahead of time.

Alex-When targeting banks, we need to make contact way earlier. They are more interested in sponsoring our organization than the actual events.

Linda-for when we look at this next year, we need to consider, small staff, expenses for the event, and speakers’ way ahead of time.

Dawn- recommend not hold the event in June again. Too much going on in peoples lives that time of year. Makes a call out to the Board- we all need to do a better job promoting, getting sponsorships, assign board members people to contact.

CEO's Report:

- Montecito Bank Annual Line of credit Renewal Resolution
BOD needs to make motion to approve –Approved - **voting record attachment #2**
- HTFVC was awarded by the Dept. Treasury CDFI Fund of \$1.8M award
BOD had a discussion on the options on use of these funds and make motion on use- Approved
- **voting record attachment #2**
 - Alex-in 2023 we'll have 1.8 million in the bank (for well over a year) what should we do with the money?*
 - Linda-it's a quick deployment of funds in two years. Discuss options of what we could do*
 - Linda- thinks she finally has a commitment from HCD that we do NOT have to sit on the \$ NOFA once approved, we do not have to go back and prove.*
 - Tracy – biggest priority of the County is HOMEKEY program. Important that we help our developers acquire hotels*
 - Mary Ann- well worth the effort to prioritize Homekey lending-discussion about priority NOFA match application.*
 - Karen – need to keep in reserve 3 years of operating capital*
 - Linda – should be fine with ongoing operational funds*
- Prop. 1 Lending & NOFA – Discussed at May Meeting but need record BOD motion and approval
Motion Revised Resolution for 2021 NOFA Prop 1 - Approved - **voting record attachment #3**
Motion Raise loan cap amount – Approved - **voting record attachment #1**

Community Advocacy:

August 31st is the next CEO/CFO Roundtable August 31 to introduce Community Impact Note (CIN), 4-5pm zoom meeting

Linda reviews her chart of CIN targets & need BOD support and ideas of who to reach out to and potential of VC Cities using the CIN as investment potential for reserve funds

Dawn-recommends getting research from Claudia Arman to use at CIN meetings.

Cathi recommends big financial firms: DOLE, LIMONERA, AMGEN, Hilton foundation

Mary Ann- get on EBC agenda to discuss suggest McCune presentation

Emilio asks if donation of Land viable

Linda- yes it is. Short window that HTF owns the land and then it transfers to Housing Land Trust.

Adjourn: 12:40PM

Attachment # 1
Voting Record for Minutes June 23, 2021

Motion to Approve May 26, 2021 BOD Minutes

Made By	Ken Trigueiro
2nd	Mary Ann Krause
Results	Approved

Discussion:

No Discussion

	yes	no	abstain
Alex Russell	X		
Tracy McAulay	X		
Karen Flock	X		
Cathi Nye	Absent		
Jennie Buckingham	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Carrick Dehart	Absent		
Daniel Gonzalez	Absent		
Cesar Hernandez	X		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	X		
Brittany Seniff	X		
Ken Trigueiro	X		

Motion to Approve May Financials

Made By	Mary Ann Krause
2nd	Ken Trigueiro
Results	APPROVED

Discussion: **No Discussion**

	yes	no	abstain
Alex Russell	X		
Tracy McAulay	X		
Karen Flock	X		
Cathi Nye	Absent		
Jennie Buckingham	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Carrick Dehart	Absent		
Daniel Gonzalez	Absent		
Cesar Hernandez	X		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	X		
Brittany Seniff	X		
Ken Trigueiro	X		

Attachment # 2
Voting Record for Minutes June 23, 2021

Motion to Approve: Renew Annual Montecito Bank Line of Credit for 150,000 and keep Jennie Buckingham as 2nd signer

Made By	Dawn Dyer
2nd	Mary Ann Krause
Results	Approved

Discussion: Prior to Motion

See Minutes

Board Members	yes	no	abstain
Alex Russell	X		
Tracy McAulay	X		
Karen Flock	X		
Cathi Nye	X		
Jennie Buckingham	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Cesar Hernandez	X		
Carrick DeHart	s		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	x		
Brittany Sepiff	x		
Ken Taguejo	X		
Daniel Gonzalez	Absent		

Motion : Prioritize use 1.8 million CDFI award for support of VC Project Homekey with expectation of return no later than 1st quarter 2023

Made By	Mary Ann Krause
2nd	Anthony Mireles
Results	Approved

Discussion:

See Minutes

Board Members	yes	no	abstain
Alex Russell	X		
Tracy McAulay	X		
Karen Flock	X		
Cathi Nye	X		
Jennie Buckingham	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Cesar Hernandez	X		
Carrick DeHart	X		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	X		
Brittany Sepiff	X		
Ken Taguejo	X		
Daniel Gonzalez	Absent		

Attachment #3

Voting Record for Minutes June 23, 2021 BOD Meeting

Motion to Approve : Revised Resolution
for 2021 NOFA Prop

Made By	Tracy McAulay
2nd	Dawn Dyer
Results	Approved

Discussion:

No Discussion

Board Members	yes	no	abstain
Alex Russell	X		
Tracy McAulay	X		
Karen Flock	X		
Cathi Nye	X		
Jennie Buckingham	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Cesar Hernandez	X		
Carrick DeHart	X		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	X		
Brittany Seniff	X		
Ken Trigueiro	X		
Daniel Gonzalez	Absent		

Motion to Approve : Raising the Loan Cap from 2 million to 4 million

Made By	Karen Flock
2nd	Carrick DeHart
Results	Approved

Discussion:

Ken asked why only at \$2 million and Linda responded limits of available funds to individual borrowers
Now with Prop 1 funds flexibility we can raise the cap comfortably

Board Members	yes	no	abstain
Alex Russell	X		
Tracy McAulay	X		
Karen Flock	X		
Cathi Nye	X		
Jennie Buckingham	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Cesar Hernandez	X		
Carrick DeHart	X		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	X		
Brittany Seniff	X		
Ken Trigueiro	X		
Daniel Gonzalez	Absent		