

**BOARD OFFICERS**

Chair

**Tracy McAulay**  
 County of Ventura

Vice Chair

**Ken Trigueiro**  
 People's Self-Help Housing Corp.

Treasurer

**Karen Flock**  
 Housing Authority of the City of San Buenaventura

Secretary

**Derrick Wada**  
 Cabrillo Economic Development Corporation

Former Chair

**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

**HTFVC Board Meeting**  
**Wednesday, August 28, 2024**

**11:30am – 1:00pm**

**Meeting as a Zoom Call**

**Minutes**

**Attendance:** Anthony Mireles, Carrick DeHart, Cathi Nye, Dawn Dyer, Elenore Vaughn, Emilio Ramirez, Karen Flock, Lynn Oshita, Mary Ann Krause, Sarah McCarthy-Garcia, Stratis Perros, Tracy McAulay, Derrick Wada, Mark Pettit

**Absent:** Alex Russell, Jennie Buckingham, Ken Trigueiro

**Staff:** Linda Braunschweiger, Jason Gaffner, Tobie Roach

**Guests:** Gabby Zaragoza, Julie Rosario

1. **Welcome/General Updates** – Begin meeting at 11:34 AM
  - a. Tracy recognizes Karen – Karen was voted congressional Woman of the year!
  - b. Mechanics Bank EQ2 – Linda was really hoping to officially announce the final approval for this EQ2, however it is not yet finalized, though looking good for \$1.5M.
  - c. US Bank Grant- Tobie shares with the group that we received \$50,000 Community Possible Grant from US Bank.
  - d. CC2025 – pole – group discusses pros and cons of possibly moving our Compassion Campaign Fundraiser from May to early September. Though some preferred early May, the Majority of the Group voted for September 4th.
  
2. **General BOD Approval**
  - a. June Board Minutes – Motion to approve the June BOD minutes.
    - Mary Ann makes a motion to approve, Anthony seconds the motion, Lynn Abstains, Motion carries
  - b. June Financial Reports – Motion to approve the June Financial Reports.
    - Karen makes a motion to approve, Derrick Seconds the motion, all ayes, motion carries.
    - Lynn mentions that we did not approve the May financials due to the past meeting being cancelled. The group votes to not go back and approve May financials since the financials for June were reviewed and approved and May would have been a part of the totals.

- c. Prop 1 NOFA – Motion to approve submitting a \$5M LHFTF Matching Grant application and Board Resolution with the CEO as the signer.

- Jason clarifies that Predevelopment can be funded only in conjunction with construction.
- Also mentioned is the fact that the Fillmore still has not had its Housing Element approved (Sept 14th ?). If it's not approved, we will not be able to include it in NOFA.
- Mary Ann suggests that we update the application to include %'s. That way if we get particular reviewers at HCD, the information is provided, and we won't be penalized.
- Karen recommends approval with the changes discussed, Mary Ann seconds the motion, all ayes, motion carries.

3. **Statewide Housing Initiatives**

- a. Prop 5 Advocacy Campaign – Motion to recommend BOD approve HTFVC supporting Prop 5 campaign
- Karen recommends approval, Mary Ann Seconds the motion, Lynn, Tracy, Stratis and Mark Abstain, motion carries.

4. **Farmworker Housing Advocacy**

- a. Ventura Ranch Farm Worker Development – Motion to recommend HTFVC sign-on to support the Ventura Ranch Farm Worker development.

Ventura Ranch Farmworker Housing Development

- This project is in the unincorporated Ventura land, proposed at the end of Ventura Avenue by AMCAL, 300 plus apartments.
- Dawn mentions that we are not an advocacy organization, don't wish to muddy our mission. Is this a change to our mission? Linda mentions it does not impact our 501c3. Our support has been informal on past projects. Dawn – don't want to set a precedent. Mary Ann – a little concerned because this project has been met with a lot of resistance, don't want us to lose credibility/support for our primary mission.
- Group discusses pros and cons in regard to support.
  - Support: Emilio, Anthony, Lynn, Karen, Carrick, Stratis, Elenore, Derrick, Sarah
  - Opposed: Dawn, Mark, Mary Ann
  - Tracy abstains

- Karen moves to approve, Cathi seconds, Motion carries.

5. **Lending Program Update** – Jason

- Homes & Hope has an application in partnering with Housing Authority of Santa Paula and Cabrillo EDC.
- a. Loan Pipeline – Moorpark project
  - A potential housing project for human trafficking survivors, which we decided to decline until/unless they are able to team up with a developer.
- b. Green Building Loan Program
  - Jason shares that OFN has been awarded \$2.3B to go to members for grants with green initiatives/projects. (\$5MM each approximately)
  - The goal is for us to start a green lending program. All of BOD are supportive
- c. Returning Prop 1 Funds – 10% Admin (Linda)
  - Linda proposes that once we receive the returned funds from Prop 1-C, we allocate 10% for administrative costs so as to project for the operating growth of the organization and have a proper budget for it, as our needs/costs are going to increase. The group discusses and it is requested that Linda put an analysis together so the group can see more clearly what the needs will be before they agree to this. Linda will put this together and we will revisit.
- d. Lending Strategy - limited capital, first come first service
  - Group discusses and decides what they need to think this through. Linda will send to/task Underwriting Committee to come up with a plan.
- e. REAP II Update & Residual Receipts Loan Program
  - Linda and Jason have been working with the SCAG team on putting together the application/Proposal. Hoping for early next year to have received the funds.
- f. Misc:
  - We did get an email from Weigart PRI asking about our terms- now this source of funding may have increased from \$1M to \$1.5M. We are standing by for decision/confirmation.
  - Valentine Rd. project is put on hold. We can now fund a 5% loan which would be an increase in our revenue.

6. **Adjourn-Meeting adjourns at 12:50pm**



**Attachment**  
**Voting Record for Minutes: August 28, 2024**  
**Board of Directors Meeting**

Motion: Approve the June BOD Minutes.

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

Discussion:

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



**Attachment**  
**Voting Record for Minutes: August 28, 2024**  
**Board of Directors Meeting**

Motion: Approve June Financial Reports.

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

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



**Attachment**  
**Voting Record for Minutes: August 28, 2024**  
**Board of Directors Meeting**

Motion: Approve submitting a \$5M LHTF Matching Grant application and Board Resolution with the CEO as the signer.

<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			
Anthony Mireles	X		
Carrick DeHart	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Emilio Ramirez	X		
Jennie Buckingham			
Karen Flock	X		
Ken Trigueiro			
Lynn Oshita	X		
Mark Petit	X		
Marni Brook			
Mary Ann Krause	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		



**Attachment**  
**Voting Record for Minutes: August 28, 2024**  
**Board of Directors Meeting**

Motion: Recommend HTFVC sign-on to support the Ventura Ranch Farm Worker development.

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

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