

Housing Trust Fund Ventura County Board Meeting
Wednesday, August 24, 2022, 11:30am – 1:30 pm
Meeting as a Zoom Call ID#–636-692-1279, pw: 8054072455

MINUTES

Attendees: Tracy McAulay, Mary Anne Krause, Marni Brook, Dawn Dyer, Anthony Mireles, Lynn Oshita, Stratis Perros, Ken Trigueiro, Mark Pettit, Daniel Gonzalez

Late Arrivals: Cesar Hernandez (11:44am), Jennie Buckingham (11:45am)

Absent: Alex Russell, Karen Flock, Carrick DeHart, Emilio Ramirez, Cathi Nye, Brittany Seniff-Lawless

Staff: Linda Braunschweiger, Jason Gaffner, Tobie Roach

1. Welcome/General Updates

- HTFVC Board of Directors meeting opened by Tracy at 11:32am
- Tracy dedicates this meeting in honor of the late Carmen Ramirez. She was a strong advocate of HTFVC, housing issues, and made great efforts to overcome homelessness in our community. Dawn and Linda add that Carmen was the first person who really pushed the County to donate ½ a million to our organization and spoke strongly in support of our mission.
- Dawn shares that this Friday 8/26 at Heritage Square there is a *Toast to Tenacity* honoring Carmen. Tracy shares that a memorial scholarship will be announced in the Fall for her

2. General BOD Approval

a. June Financial Report – Motion

- Linda reviews and notes that an additional \$5,000 received was attributed to the Compassion Campaign bringing us to over \$100,000 goal for CC22
- County PLHA- \$538,963 will be received before the end of the year
- Prop 1 comes through loans we make
- A discussion about the clarity of the June Ratios report ensues. It is decided that this report need to be corrected and updated. Board agrees it will be reviewed again next meeting. (No motion made)

b. July Board Minutes – Motion

- [The board approves with stated edits to be made. \(Voting attachment 1, motion 2\)](#)

c. Ventura County Housing Coalition – Steering Committee Motion

- Linda shares and reviews attachment. Linda asks if the Board feels it's appropriate for HTFVC to be on this steering Committee?
- Dawn- a few concerns of some activities regarding this committee. We need to be aware of the details. Dawn has some questions.



- Cesar- We may not always align with everything but there are benefits to being in cooperation. We grow ourselves and our voice.
- Stratis- Donating surplus land- very few pieces of land under development. Affordable housing overlays (Simi) usually city wide. Explaining entire city “allow affordable housing” what is the benefit of an overlay?
- Mary Ann- agrees with Stratis regarding overlay zone. Surplus land issue: different agency given land and different agency given funds to purchase. Suggests that when Linda goes back to the coalition, to think about that.
- Mark- agrees with what Dawn said regarding donating surplus overlay zone, agrees with Stratis, these things are problematic in his perspective.
- Cesar mentions in chat- Local jurisdictions can make stronger policies than what’s at the State level, and that is not always a bad thing.
- Ken- Good distinctions that all have made.
- Linda- This is a work in progress/language.
- Tracy- recommends Linda bring points/info back to the coalition.

Board approves a motion for HTFVC to join VC Housing Coalition with Linda as a representative solely to participate, however group decides not to endorse the platform at this time. (Voting attachment 1, motion 3)

3. New Funding

- a. Community Thrive \$10,000 Challenge (July 18 – Aug. 12)
 - Linda reviews. Shares what we earned on the portal as well as what was earned for this campaign that was not able to be counted through the portal. Next year we may do similar campaign but on our own. Linda reviews other grants we are applying for.
- b. Trade Desk
 - Linda shares that Tracy was able to help us gain audience with them. Had a conversation and applied for a donation. Finally able to begin this relationship. Hopefully in the future we can include them in our CIN Roundtables.
- c. Citizen Business Bank, US Bank, Wells Fargo, California Business Bank, and Charles Schwab Bank
 - CRA investment- Community Business Bank- Linda not comfortable making commitment with interest rates the way they are now.
 - Linda is working with the other listed banks.

- US Bank has offered us a EQ2-LOC up to \$500,000 at 3% interest rate. The board decided to make a motion on this.

Board makes a motion to approve EQ2-LOC up to \$500,000 with interest rate up to 3% with either Linda or Alex as the signer. (Voting attachment 1, motion 4)

4. Loan Pipeline

Jason reviews current loans:

- a. Rancho Sierra Loan update-
 - Loan docs in HCD with their legal team. As soon as we get those docs, we'll send to Many Mansions
- b. Aspire Acquisition Loan
 - No formal application, but if we're able to put together Lines of Credit to cover, they are interested in it.
- c. Underwriting discussing guidelines.
 - Need clear policies. \$2 million is our max for projects.
 - Dawn brings up- working with other HTF's to work with HCD regarding the restriction 3% to loan.
 - Linda has brought it to HCD and other HTF's and organizations. No one has been willing to join our efforts at this time.

5. Land Trust Update

- a. Thousand Oaks NOFA for Hillcrest Project
 - We did partner with PSHHC application to NOFA in Thousand Oaks for donated piece of land. The project is 100% sine home for sale, 62 homes to get into the space, ground lease arrangements with HLT.
 - Land trust Board did meet last week and had good discussions regarding putting together policies and guidelines. Dawn asks- what is system we have set up regarding HTFVC/HTFLT accountability?
 - Linda will inquire with Goldfarb and Lipman to bring questions and concerns M.O.U.
- b. Land Trust Articles and Form 1023 to be re-submitted
 - 1023 form- At Goldfarb for edits
 - Goldfarb has brought up that if Land Trust wants to be a developer at any time in the future, it would be beneficial to put it in the documents now, even though we do not have plans to be a developer.
 - When we have final documents/language we'll bring to HTFVC Board to review before we send on to the IRS.

Marni mentions she is proud that Linda is being recognized by Ventura County Community Development Corp. and acknowledged by receiving the Rodney Fernandez Excellence Innovative Leadership award this year!

6. Adjourn 12:53pm

Attachment #1

Voting Record for Minutes

Date: 8.24.2022 Board of Directors Meeting



Motion 1: Agenda item 2a. Motion to approve June Financial reports

Made By	
2nd	
Results	

Discussion: Group decided **No Vote**, save to approve for next Board of Directors meeting after the ratios report is reexamined and edited.

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

Motion 2: Agenda item 2a. Motion to approve July Board Minutes

Made By	Dawn
2nd	Mary Ann
Results	Passes

Discussion: Motion is to approve with Lynn and Dawns suggested corrections.

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

Attachment #1

Voting Record for Minutes

Date: 8.24.2022 Board of Directors Meeting



Motion 3: Agenda item 2c. Motion for HTFVC to join VC Housing Coalition with Linda as a representative solely to participate, however group decides not to endorse the platform at this time.

Made By	Anthony
2nd	Mary Ann
Results	Passed

Discussion:

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

Motion 4: .Agenda item 3c. Motion to approve US Bank LOC EQ2 for up to \$500,000 with up to 3% interest rate, with either Linda or Alex as the signer.

Made By	Marni
2nd	Ken
Results	Passed

Discussion:

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