

Board of Directors Meeting – Wednesday, May 26, 2021
Meeting as a Zoom Call

MINUTES

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

Late Arrival: Cesar Hernandez

Absent: Daniel Gonzalez

Staff Attendance: Linda Braunschweiger; Tobie Roach

Welcome/General Updates started at 11:30

Action items: BOD APPROVAL

4-28 BOD Minutes – voting record attachment #1

4/28/21 BOD Meeting Minutes -- Approved

Quarterly Financials– voting record attachment #1

Financials – Approved

Legal Services review of Prop 1 Regulations - voting record attachment #1

Increase to \$20,000 – Approved

Authorization of 2021 NOFA Prop 1 match - voting record attachment #2

CEO authorized to sign and submit documents Approved

CEO's Report:

Community Impact Note Roundtable Review

Alex "well done, lead to strong momentum"

Attendees: HTFVC – Linda, Alex, Dawn & Coverly team
CSUCI/Commissioner of Pt. Hueneme - Celina Zacarias
Calavo- Kevin Manion
Haas- Peter Zierhut
Two doctors at O'Hana Pet Hospital

A few others had to decline, but plan to have discussions with them in the future in the future.

- McCarthy Construction

Linda shared has 2 more banks interested:

- Community West Bank
- CBC Federal Credit Union

Presentation made by Claudia Armann of McCune Foundation- why they invested and what impact/benefits came from the investment.

Suggestions to give presentations at Chambers on value of CIN

Discussion Comments

Dawn "Claudia Arman shared a report that they'd created to show a return on investment. We should get video recordings of her speaking."

Anthony "will continue to work to make connections"

Mary Ann asks Linda "if she was able to get ahold of Chris Meissner?"

Linda "she tried but did not get response. She tried to connect in two ways, Secretary and HR."

Dawn "as we're reaching out to businesses in the community, we need to work towards broadening Workforce housing in particular as well as financing various economic demographics."

Ken brings up idea regarding employers/workforce housing. Somehow perhaps an employers' return on investment could be tied to employee pension benefits as an option.

Linda- "Matthew Fineup from CLU is committed to housing solutions. Any discussions with him- also had great discussions with credit unions"

Annual Event June 10, 2021

Linda reviewed sponsors so far.

we need folks to buy tickets and order food.

Review of timeline for event :

- Early log in folks can see time-lapse of Sienna Browne drawing with poetry spoken in background
- Giorgio Angelini is now doing a prerecorded video-movie "Owned"
- Keynote Dr. Tiffany Manuel author "The Case Made-Housing Equity" presentation with Q/A
- Personal interviews with Willet resident
- College student/Cesar interview live to wrap up event

Auction items:

- Art
- Turk/Cayucos
- Boat cruise wine and cheese in harbor

Discussion Comments

Dawn asks about the wine raffle

Linda- we only need about 12 bottles. The concept is for Board members to get a bottle and then work out delivery to your "winner"

Anthony said he can donate a box; he just will need names and addresses.

Linda will email the Board to get clear about who is willing to donate the wine.

Dawn suggests we announce next CIN Roundtable meeting at our event.

Linda Please promote this! We need attendance and meals purchased ASAP.

Office Management/Staffing

Loan Administrator/Underwriter – Linda writing job description

Volunteers vs. Interns Discussion

Our CSUCI interns(who were receiving college credits) have graduated. We will have a new volunteer (for experience, no pay) from Cal Berkley in the Summer.

Please note: This meeting has been recorded for the purpose of taking clear notes and documentation. Once the notes have been approved, the recordings will be deleted.

Adjourn 12:40

Voting Record for Minutes 5/26/2021

Motion to Approve:

4/28/21 Board Minutes & April Financials

Made By	Cathi Nye
2nd	Marni Brook
Results	passed

Discussion:

NONE

	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		
Carrick Dehart	X		
Daniel Gonzalez	Absent		
Cesar Hernandez	Absent		
Anthony Mireles	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Petit	X		
Emilio Ramirez	X		
Brittany Seniff	X		
Ken Trigueiro	X		

Motion to Approve:

\$20,000 above our current budget to seek legal council

Made By	Anthony Mireles
2nd	Karen Flock
Results	Passed

Discussion:

Alex explains two major obstacles for HTF's and that we are looking to find legal council to help us lead the charge sine no other HTF's are doing it. Is legislature the issue? What can we do?

Linda has been trying to contact Goldfarb, but they are not responding and so we may need to find another legal firm with the same specialty as Goldfarb. We need to spend up to \$20,000 to move forward.

Ken asks if this amount is based on quote from Goldfarb? Suggests Brian Augusta

Linda answers-based on previous costs when working with them.

Alex- \$20,000 is a ballpark estimate we are thinking it may cost

	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		
Carrick Dehart	X		
Daniel Gonzalez	Absent		
Cesar Hernandez	Absent		
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 5/26/2021

Motion to Approve:

**Authorize CEO to apply and sign 2021 NOFA
 Prop 1 up to 5 million**

Made By	Karen Flock
2nd	Mark Petit
Results	Passed

Discussion:

Linda NOFA opens July 19 and due August 3rd. working on identifying match. Discusses options she's pursuing, which brings us to \$5.2 million, which means we'll get at least 4 million if not more.

Dawn- asks Linda if she needs her to do any review of material and connect with other law firms. We must keep our State Legislature in the loop

	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		
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		

