

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
Daniel Gonzalez
 Future Leaders of America

Former Chair
Alex Russell
 Many Mansions

Chair Emeritus
Dawn Dyer
 Dyer Sheehan Group, Inc.

Advisor
Mary Ann Krause, AICP
 Urban Planner

BOARD OF DIRECTORS

Marni Brook
 Women's Economic Ventures

Jennie Buckingham
 City of San Buenaventura

Carrick DeHart
 Cal State University Channel Islands

Cesar Hernandez
 Center for Community Change

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

**Housing Trust Fund Ventura County
 Board of Directors Meeting & Board Retreat
 Agenda - February 22, 2023, ~ 8:30 a.m. - 12:00 p.m.
 VCOE Conference & Educational Center –
 5100 Adolfo Road, Salon C, Camarillo**

Attendees: Anthony Mireles, Daniel Gonzalez, Ken Trigueiro, Tracy McAulay, Mary Ann Krause, Lynn Oshita, Cathi Nye, Sarah McCarthy-Garcia, Emilio Ramirez, Dawn Dyer, Marni Brook, Elenore Vaughn, Carrick DeHart

Absent: Alex Russell, Karen Flock, Stratis Perros, Jennie Buckingham, Mark Pettit, Cesar Hernandez

Staff: Linda Braunschweiger, Tobie Rach, Jason Gaffner

AGENDA MINUTES

1. **Welcome/General Updates – Started at 9:00am**
 -Tracy welcomes group, begins meeting
2. **General BOD Approval**
 - A. **Motion to approve 1/18/23 BOD Meeting Minutes-Motion Passes**
 -Cathi makes a motion to approve, Mary Anne seconds the motion, Dawn abstains, all ayes, motion passes
 - B. **Motion to increase CBC Federal Credit Union CIN loan from \$250,000 to \$500,000 at a new rate of 3.25% (10-year term amortized of 30 years) – Motion Passes**
 -Linda explains that CBCFCU has offered to increase our loan.
 -Mary Anne makes a motion to approve increase, Marni seconds, all ayes, motion passes

Adjourn 9:15am

Board Retreat – 9:15am – noon

Retreat Big Pad Notes:

1. Group activity- Should we consider long term loans (pros/cons)

- Suggest staff at least four.
- Suggest at least double loans-\$55 million (from 26M)
- Long term may be more sustainable for organization, more revenue, easier to manage.
- Decide prevailing wage vs. size of loan.
- Avoid prevailing wage/Federal funds- Case by case basis.
- Minimum= \$1M and up
- Match Limit- based on project-by-project basis.
- Size tied to demand.
- Need separate capital. Cannot provide long term financing on funds that need to be repaid prior to maturity (bank borrowing)
- Consider long term lending when we identify the right source.
- Separate loan fund – if we do long term lending not at request of lender/donor.
- Fund size- as big as we grow it.
- Long term lending- need new source, can not impact short term lending to leverage other funds
- Separate loan fund by product type OK
- Accepting new funding sources- geographic by negotiation
- Case by case analysis on matching land and issuing construction loan.
- Size of Long-term lending?, \$50 million in 5 years, 40% and up
- Separate loan funds-sustainability

2. Group Activity- Community Impact notes- (Time)

- Centralized System CRM – gain efficiencies
- Need additional time to use towards development of the Land Trust vs. working on CIN fundraising.
- Not as heavy lift of private investment
- CIN & Private investment- more focus tome/energy= motivate business/company investors
- Marketing – educating community incorporates all categories – one-to-one marketing that board members can do.
- 1st out of the gate, “Big Splash” for business/ corporate CIN.
- Could offer a participant award at annual meeting or at compassion campaign once a year.

Attachment #1

Voting Record for Minutes 2/22/2023 BOD Meeting

Motion: Approve January 2023 BOD Minutes

Made by	Cathi Nye
Second	Mary Anne
Results	Approved

Discussion:

<p>Tracy asks for any questions/comments on Board Minutes from the January Annual meeting.</p>
--

Board Member	Yes	No	Abstain
Tracy McAulay	X		
Ken Trigueiro	X		
Karen Flock	Absent		
Daniel Gonzalez	X		
Alex Russell	Absent		
Dawn Dyer			X
Mary Ann Krause	X		
Marni Brook	X		
Jennie Buckingham	Absent		
Carrick DeHart	X		
Cesar Hernandez	Absent		
Sarah McCarthy-Garcia	X		
Anthony Mireles	X		
Cathi Nye	X		
Lynn Oshita	X		
Stratis Perros	Absent		
Mark Pettit	Absent		
Emilio Ramirez	X		
Elenore Vaughn	X		

Motion: Approve increase to CBCFCU credit
 Line of credit from \$250,000 to \$500,000

Made by	Mary Ann
Second	Marni
Results	Approved

Discussion:

Board Member	Yes	No	Abstain
Tracy McAulay	X		
Ken Trigueiro	X		
Karen Flock	Absent		
Daniel Gonzalez	X		
Alex Russell	Absent		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Jennie Buckingham	Absent		
Carrick DeHart	X		
Cesar Hernandez	Absent		
Sarah McCarthy-Garcia	X		
Anthony Mireles	X		
Cathi Nye	X		
Lynn Oshita	X		
Stratis Perros	Absent		
Mark Pettit	Absent		
Emilio Ramirez	X		
Elenore Vaughn	X		



Motion: Add Jason, Tracy, and Karen as signers to all bank accounts and lines of credit

Made by	Karen Flock
Second	Mary Anne Krause
Results	Approved

Discussion:

We will be removing authorized signers: Marni Brook & Alex Russell.
We will be adding authorized signers: Jason Gaffner (Deputy Director Loan Portfolio Manager), Tracy McAulay (HTFVC Board of Directors Chair) & Karen Flock (HTFVC Board of Directors Treasurer)

Board Member	Yes	No	Abstain
Tracy McAulay	X		
Ken Trigueiro	X		
Karen Flock	X		
Daniel Gonzalez	X		
Alex Russell	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Jennie Buckingham	X		
Carrick DeHart	Absent		
Cesar Hernandez	Absent		
Sarah McCarthy-Garcia	X		
Anthony Mireles	X		
Cathi Nye	X		
Lynn Oshita	X		
Stratis Perros	X		
Mark Pettit	X		
Emilio Ramirez	X		
Elenore Vaugh	Absent		

