

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 Board Meeting – Wednesday, July 26, 2023**

11:30 – 1:00 pm

Meeting as a Zoom Call

Meeting Minutes

Attendees: Anthony Mireles, Cathi Nye, Dawn Dyer, Elenore Vaughn, Ken Trigueiro, Karen Flock, Lynn Oshita, Mary Ann Krause, Sarah McCarthy-Garcia, Tracy McAulay, Mark Pettit

Late Arrival: Emilio Ramirez (11:52am), Carrick DeHart (11:48am)

Absent: Alexander Russell, Daniel Gonzalez, Jennie Buckingham, Marni Brook, Stratis Perros

Staff: Linda Braunschweiger, Jason Gaffner, Tobie Roach

Guests: Celita Stone

1. Welcome/General Updates

- Meeting Begins at 11:32am
- Linda asks if the group is interested in having a live meeting in September. Elenore, Ken, and Anthony are interested. No one else opposed it. Staff will work to coordinate a live board meeting in September.
- Mary Ann gave an update regarding Harvard, which is operated by the Spirit of Santa Paula. The cities of Santa Paula and Fillmore worked with the County to fund the shelter for 2 years. Mary Ann gives praise to Assemblymember Steve Bennett for his support. The board approved this unanimously yesterday 7.26.23. In the meantime, PSHHC staff are looking to extend this to a longer term through the State of CA.
- Dawn- great news. Last time we discussed this, they'd missed some grant opportunities.
- Mary Ann-They didn't apply for grant funding because their grant writer had quit.

2. General BOD Approval

- a. June BOD Minutes – **Motion Passes (attachment 1.a)**

- Tracy asks for a motion from the group. No questions or discussion.
 - Cathi makes a motion to approve the June Board of Directors Minutes, Dawn seconds the motion, no abstention, all ayes, motion carries.
- b. Special BOD Meeting Minutes – **Motion Passes (attachment 1.b)**
- Elenore makes a motion to approve, Mary Ann Seconds the motion, Anthony, Mark, Tracy, Dawn, and Ken abstain, all ayes, motion carries.
- c. May Financial Reports – **Motion Passes (attachment 1.c)**
- Dawn asks if the items she brought up during the Executive meeting had been addressed and corrected. Linda answers yes.
 - Karen makes a motion to approve the May financial reports, Mary Ann Seconds the motion, all ayes, no abstentions, motion carries.
- d. Add signers to the change of loan format from Bank of the Sierra from 1Million Line of Credit to EQ2 –**Motion Passes (attachment 1.d)**
- Linda explains the change in contract. They have offered to extend a year from 2023 to 2027 expiration with the opportunity to renew. Tracy, Daniel, Linda would be signers.
 - Cathy Makes a motion, Anthony seconds, all ayes, no abstentions, motion carries.
- 3. CEO Report**
- a. REAP II PATH NOFA –
- For long term affordable housing lending., 16-year loans HTFVC for infill opportunities and have been identified via REAP II through the cities.
 - We are asking for \$8 million for lending as well as for program development of the HLTVC to create a consultant position, develop policies, and procedures to create a marketing plan. Linda share, it’s likely that we will not get the full \$8 million. Please review the attached materials for more details.
 - Hopefully this opens the door for other long-term funding.
 - We did get letters of support for HTFVC for our application.
 - Tracy and Karen recommend to Linda to keep our language in our application as flexible as possible withing requirements

b. Montecito Bank \$1.5 M CRA LOC

- We are working on new documents now for a 1.5 Million CRA for the HTFVC

c. Weingart Foundation Investment

- We received a grant for the Land trust for \$75,000 in the Spring. We are working on getting a grant for the HTFVC for lending from this foundation as well.

d. CDFI Fund Financial Assistance Application

- This has been on hold for some years.
- We'll need to be Re-certified.
- We've applied twice before unsuccessfully, but we are in a better position to apply now. Then we can ask for long-term funding. It is a big grant but not as big as the REAP II grant, so we are not hiring a consultant for this.

e. AB 1657 (Wicks) LHTF Program Extension

- This is a bill extending some of the Proposition 1 programs. For example, the Multifamily housing Program.
- Linda noticed that the LTF was missing from the bill. We have a lobbyist at the Silicon Valley HTF working to push this bill.
- So far, HTF's have not had much of a voice but discussions are happening at this time. Linda has recommended to the group to ask for \$215 million which would give a 3-year extension with over \$50 million each organization(HTF's)
- Anthony would like to get the trades involved to help push this bill.

f. Statewide Housing Bond Initiative/Countywide Initiative

- HTFVC support letter to local Assm/Senate members – **Motion Passes**

(attachment 1.e)

- Dawn makes a motion, Anthony seconds, all ayes, Lynn, Emilio, and Tracy abstain, motion carries.

4. Lending Program Update

- College Community Court, PSHHC Loan Application for 1.5 million

- We are awaiting final application, as PSHHC just submitted 9 Super-NOFA (three of which are in Ventura County) applications and then many of staff went on vacations and such.

-Mesa update

- Appreciative that pour funding is available for them. They are probably not going to need it until September. They will ask to do it in two draws. They are hoping not to use our loan and keep it as a backstop just in case. But it's more than likely that they'll need to take our loan.
- Tracy adds that they were just approved for their building permits.

-Update discussion from Underwriting Committee regarding our Loan amounts and Loan limits

- We have large amount of money on hand due to the Housing elements challenge this yea our hands have been tied aside from lending to projects in the unincorporated Ventura County area.
- We had some discussions about possibly increasing our loan cap.
- Karen adds that Ventura has their application in to the State, but the city council needs to approve the language and it's expected to pass early August.

5. Adjourn 12:25pm

**Attachment #1
Voting Record for Minutes 7/26/2023 BOD Meeting**

1) Motion: a. for board approval of the June BOD Minutes

Made by	Cathi Nye
Second	Dawn Dyer
Results	Approved

Discussion:

N/A

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

2) Motion: b. for board approval of the July Special Meeting Minutes

Made by	Elenore Vaughn
Second	Mary Ann Krause
Results	Approved

Discussion:

N/A

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

3) Motion: c. for board approval of the May Financial Reports

Made by	Karen Flock
Second	Mary Ann Krause
Results	Approved

Discussion:

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

4) Motion: d. for board approval to add signers to the Bank of the Sierra change of loan format from Line of credit to EQ2

Made by	Cathi Nye
Second	Anthony Mireles
Results	Approved

Discussion:

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

3) Motion: e. for board approval in support of the HTFVC writing a letter to Assembly Members regarding Statewide Bond Initiative AB 1657 (WICKS).

Made by	Dawn Dyer
Second	Anthony Mireles
Results	Approved

Discussion:

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