

**Housing Trust Fund Ventura County
Board Meeting – Wednesday, March 23, 2022**

Meeting as a Zoom Call 11:30 am – 1:00 pm

Meeting ID#–636-692-1279, pw: 8054072455

MINUTES

Board Attendance: Mary Ann Krause, , Stratis Perros, Lynn Oshita, Cesar Hernandez Anthony Mireles, Marni Brook, , Mark Pettit Emilio Ramirez ,Carrick Dehart, Karen Flock, Daniel Gonzalez, Ken Trigueiro

Late: Tracy McAulay, (11:37) Cathi Nye (11:45), Jennie Buckingham (12:15)

Absent: Alex Russell, Brittany Seniff, Dawn Dyer

Staff Attendance: Linda Braunschweiger, Tobie Roach, Jason Gaffner

Guest: Mitch Hobbs

AGENDA

Welcome/General Updates: Karen Flock calls the meeting to begin at 11:32am (Alex is absent and Tracy is running late); Karen Flock is Chair until Tracy arrived then Tracy McAulay presiding as Chair in Alex absence

Action Items: Motions Needed

CONSENT – MOTION FOR BOARD APPROVAL

Minutes: Motion for BOD Approval Meeting Minutes 2/23/2022 Reports – Approved **voting record attachment #1 - Vote rescinded**

February Financials: Motion for BOD Approval February Financials– Approved **voting record attachment #1**

Audit for 2021 Financials – Presentation by Mitch Hobbs of Mitchell & Associates
Linda introduces Mitch. The BOD introduces themselves. Mitch reviews our Audit
Motion for BOD Approval 2021 Audit– Approved **voting record attachment #2**
Mitch is thanked and excused from this meeting.

BOD Retreat Review

Linda glad to see that the subcommittees created at the retreat are meeting. Hopefully all have had the time to review the Historical Notes from the retreat.

Carrick reviews some talking points from his subcommittee, *Increasing Lending Capital Subcommittee*

- Local transportation
- Tax fee
- Linkage fee
- Next step is to have a state player come speak to the Subcommittee

-Next meeting scheduled for Apr 20 at 3pm.
Ken's committee has an upcoming meeting in early April.

Underwriting Committee – Motion for BOD Approval: Predevelopment loan \$1M Fillmore Terrace and GAP loan \$2,506,749 Ojai Mesa Farm - Approved **voting record attachment #2**

Fillmore Terrace - **Motion for BOD Approval:** Predevelopment loan \$1M at 4% Fillmore Terrace - Approved **voting record attachment #2**

Ojai Mesa Farm – TAY project - 4 bedroom house on 10 acres HOMEKEY funding from state for over \$4M - 10 separate tiny homes and 3 rooms in house

Motion for BOD Approval: GAP loan \$2,506,749 @ 4% Ojai Mesa Farm - Approved **voting record attachment #3**

Loan pipeline

Linda reviews some projects in the lineup.

Linda discusses recent matching discrepancy regarding matching funds for 2nd & B and Oxnard Land Donation -Discussion and Q/A with Mary Ann, Linda and Emilio

Westview II, approved in 2021, will fund in April, a \$3,225,000 construction loan, including Prop. 1 matching funds. [\(added to agenda during meeting\)](#)

CRA/CIN LOC Update

Mission Bank \$1M LOC & Community West Bank \$1M signed – we will have to pay attention to the fluctuations in interest rates.

CIN/CRA LOCs Chart - Linda reviews

Compassion Campaign and CIN Roundtable Updates

CIN Roundtable possibly more meetings in the next few months.

Compassion Campaign

Sponsorships-- social media, LinkedIn, emails:

Coverly -Were working on these actively

Event Program- we'll discuss more next time.

Linda announces great news! That the Director of the California Department of Housing & Community Development, Gustavo Velasquez, will be speaking at our event

4. Adjourn at 12:37pm

VOTING RECORDS - 3 attachments

**Attachment #1
Voting Record for Minutes**

Motion: Approval of 2/23/2022 Minutes

Made By	Emilio Ramirez
2nd	Mary Ann Krause
Results	Approved

Discussion:

See minutes – vote rescinded

Later in the meeting Karen rescinds approval of the minutes, as it is discovered that February 2021 Minutes were shared by accident. Will seek approval of the 2-23-22 Board Retreat Minutes at the April 27th BOD meeting.

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

Motion: Approval February 2022 Financials

Made By	Mary Ann Krause
2nd	Anthony Mireles
Results	Approved

Discussion:

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

**Attachment #2
Voting Record for Minutes 3.23.22**

Motion: BOD Approval of 2021 Audit

Made By	Karen Flock
2nd	Ken Trigueiro
Results	Approved

Discussion:

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

Motion: Motion to approve the Underwriting Committee recommendation of \$1M predevelopment loan for Fillmore Terrace

Made By	Anthony Mireles
2nd	Cesar Hernandez
Results	Approved

Discussion:

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

**Attachment #3
Voting Record for Minutes 3.23.22**

Motion: Motion to approve the underwriting Committee recommendation of a \$2 506,749 GAP loan for Ojai Mesa Farm

Made By	Cathi Nye
2nd	Marni Brook
Results	Approved

Discussion:

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

Motion: Motion to Approved a loan extension for Westview II from 24 moths to 30 months

Made By	Anthony Mireles
2nd	Mary Ann Krause
Results	Approved

Discussion:

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