

Housing Trust Fund Ventura County

Board Meeting – Wednesday, May 25, 2022

11:00 am Property Tour, 11:30 am – 1:00 pm Board Meeting & Lunch

Mountain View Apartments

220 Santa Clara Street, Fillmore

&

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

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

MINUTES

Board Attendance (in Person): Alex Russell, Jennie Buckingham, Mary Ann Krause, Cesar Hernandez, Mark Pettit, Carrick DeHart, Stratis Perros, Daniel Gonzalez

Board Attendance (via Zoom): Tracy McAulay, Brittany Seniff, Marni Brook, Lynn Oshita, Dawn Dyer

Late arrival: Karen Flock (12:00pm)

Absent: Anthony Mireles, Emilio Ramirez, Ken Trigueiro, Cathi Nye

Staff Attendance: Linda Braunschweiger, Tobie Roach, Jason Gaffner

Guest: James Mason, Community Development Director, City of Santa Paula

1. Welcome/General Updates

- Alex began meeting at 11:41am
- Alex welcomes group (live and hybrid) and shares some details about Mountain View apartments

2. General BOD Approval

a. 4/27/22 BOD Meeting Minutes – Motion

- Alex requests a motion for approval of the 4.27.22 meeting minutes. Carrick makes a motion, Mary Ann seconds, motion carries.

b. April Financial Report – Motion

- Alex requests a motion for approval of the 4.27.22 financial reports. Mary Ann makes a motion, Stratis seconds, motion carries.

3. Prop 1 - Round 3 Application

a. Resolution to submit \$5M Prop 1 App – Motion Approved

- Was due yesterday, Linda submitted with everything possible into the application.
- New additions to the application were required this time.
- We may hear back between August and September regarding status of application

- Dawn opens discussion about HCD and its process. Board discusses HCD

4. Loan Pipeline

- a. Westview II - HCD funding repaid in May
- b. Mesa Loan – HCD delays
 - Expect payback in mid-June, Jason discusses processes for funds and matching funds
- c. Somis Farmworker Project – Pred \$2.5M
- d. Loan Limit Increase for Rancho Sierra – **Motion**
 - Alex requests for a motion to approve an increase for the Rancho Sierra Loan.
 - Karen makes a motion, Mary Ann Seconds, Alex, and Tracy abstain, motion carries
- e. 2nd & B St Construction Loan for Land Match Commitment
 - Alex speaks about tax credits. Now working on new regulation criteria. A lot of area in Ventura County are disadvantaged by new regulation criteria.
 - Mary Ann- not enough money to be disbursed. Something structurally wrong if we can't fund affordable housing in low-income areas.
 - Alex- every city should have at least one census track that needs/gets funding
 - Dawn- should be advocates for policies that impact the ability to deliver. This directly impacts our mission, and we need to speak up about it.
 - Further discussion ensues. What can we do about it? We need to think about that.
 - We need more money
 - Linda- we need a group of advocates to work to put our cause on the ballot for 2024
 - Mark requests that we put on future agenda for the formation of this group of advocates.

5. Compassion Campaign After Glow

- a. Debrief- Board offers feedback
 - Mary Ann- We had some new faces this time, SP HA , VC President, Ohana...
 - Jennie- great time meeting and greeting
 - Stratis- Immersive experience discussions at tables, not enough time, or direction
 - Carrick- some folks did not know how to use the QR code
 - Cesar- we must ask

- Dawn-It's very important to ask and be very inclusive, also that people become part of the solution in any way they can.
- Mary Ann- feels there was a missed opportunity for receiving donations by not having envelopes at the tables. Jennie agrees
- Karen- we needed there to have been a program at each seat with envelopes.
- Alex- inquires about social media after the event. Have not yet seen anything. That is an opportunity for another ask.
- Alex- we tried something new and interesting this year and it was enjoyed and very moving.
- Cesar- In future, it might be great to somehow host an event with the populations we serve

6. Adjourn 12:49pm

**Attachment
Voting Record for Minutes 5-25-22 BOD Meeting**

Motion: Approve meeting minutes from 4-27-22

Made By	Carrick
2nd	Mary Ann
Results	Motion carries

Discussion:

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

Motion: Approve April Financial Reports

Made By	Mary Ann
2nd	Stratis
Results	Motion Carries

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

Motion: To Increase Loan Limit for Rancho Sierra Loan

Made By	Karen
2nd	Mary Ann
Results	Motion carries

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

Discussion: