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Elenore Vaughn
Housing Authority of the City of Santa Paula

CHIEF EXECUTIVE OFFICER

Linda Braunschweiger

Housing Trust Fund Ventura County
Board of Directors Meeting – Wednesday, May 24, 2023
11:30 am – 1:00 pm
Meeting as a Zoom Call

Minutes

Attendance: Tracy McAulay, Karen Flock, Mary Ann Krause, Alex Russell, Jennie Buckingham, Ken Trigueiro, Marni Brook, Daniel Gonzalez, Elenore Vaughn, Stratis Perros, Emilio Ramirez, Dawn Dyer, Carrick Dehart

Absent: Anthony Mireles, Lynn Oshita, Mark Pettit, Sarah McCarthy-Garcia, Cathi Nye

Staff: Linda Braunschweiger, Jason Gaffner, Tobie Roach

Guest: Celita Stone

1. **Welcome/General Updates**

- a. LIHTC Federal Legislation
 - i. Karen shares information regarding a letter about the State Budget. She recommends us to sign-on for funding regarding various Housing Programs. Karen Shares an email with the group and link is shared in the chat.
 - ii. Linda shares that she saw a letter from Kelly Long regarding HR2576-Aaffordable Housing Credit Improvement Act.

2. **General BOD Approval**

- a. **Motion for board approval of April BOD Minutes – Approved, Voting Attachment # 1**
- b. **Motion for board approval of March Financial Reports – Approved, Voting Attachment #1**

- c. [Motion for board approval of Sign on to Letter of Support for 2023-24 Housing and Homeless budget blueprint – Approved, Voting Attachment #1](#)

3. CEO Report

a. Compassion Campaign

- i. Linda thanked everyone for their support, she enjoyed seeing everyone talking to guests and networking. She mentioned that people enjoyed the exhibits, that we did outstanding on Sponsorships, the QR code brought in \$.

The group shares feedback:

- ii. Stratis Liked venue a lot, one non-profit supporting another. Also, could have event at the Santa Paula Ag. Museum.
- iii. Elenore stated that residents really enjoyed the opportunity to be a part of the event and that they Loved the exhibits. She also Loved what Coverly did with the living room conversation and set up.
- iv. Linda thanked Elenore and the team for getting residents to participate.
- v. Ken stated that it was cool that couple of Elected officials had a special moment at the event.
- vi. Linda mentioned how Steve Bennet supported Land trust.
- vii. Dawn- mentioned the great collaboration and that Rebecca Benard at Mesa, felt she found her people. Dawn also liked that we highlight stories of real people, and also thanked Elenore.

b. Grants (Prop 1, REAP II, Foundations)

- i. **Prop. 1**-application was submitted, asked for the full \$5 million, Scoring 80 out of a hundred. Historically we get 10-15 points on location but loose points if there is a tie breaker. We will see what we get in the next few months.
- ii. Dawn asked about the scoring, and if there is potential to improve before next round. Linda said no

- iii. SLO, Silicon Valley, and SB Housing Trust Funds did not apply this time, but there were new Housing Trust Funds did apply.
- iv. **Reap II-** Linda and Emilio will be meeting to discuss possibly getting funding for the Lant Trust.
- v. **Weingart Foundation-**we received \$75,000 Housing Land Trust, we may have an opportunity to get a grant from them for the Housing Trust Fund as well.
- vi. **US Bank-** \$50,000 grant opportunity in near future.
- vii. Karen shares information from a recently attended webinar- NOFA Program Funding for Trust Funds & Catalyst funds- For lasting affordability. In May, applications are available to apply to. A pot of \$45 million will be available.
- viii. Linda also shares that a Hip grant will come available.

4. Lending Program Update

a. Pipeline Update

- i. Jason shares a couple project milestones:
 - Cypress had a groundbreaking recently.
 - Next week Rancho Sierra celebrates a Groundbreaking.
 - USA Properties has a land acquisition for a project that he and Linda will be meeting with their team to learn more about. It will have 155 units in Oxnard.

b. Unique loan request

- i. Linda mentioned that we were approached by a Shelter in Santa Paula that is having some financial issues. They'd like to borrow \$250,000 for Operating, not for Construction or Acquisition. They are a grassroots homeless shelter doing amazing work.

- ii. Linda mentioned that she would like to open a discussion even though it does not really fit our model and brainstorm about how we might help or offer creative solutions.
- iii. Karen mentioned that perhaps they could do a bridge loan? And also asked How will the loan be repaid? Linda mentioned that she was not sure.
- iv. Dawn stated it doesn't feel like it's our role or fit our mission. And how she felt uncomfortable about them not having a clear way to pay back the money.
- v. Karen Asked Tracy if the County has money for shelters?
- vi. Dawn and Marni suggest they leverage a reverse mortgage.
- vii. Alex suggested augmenting existing operation or merging their non-profit with another.
- viii. Mary Ann stated that it costs about \$70,000 per month to run shelter.

7. **Adjourn – 12:26**



Attachment #1
Voting Record for Minutes 5/24/2023 BOD Meeting

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

Made by	Stratis Perros
Second	Alex Russell
Results	Approved

Discussion:

N/A

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	X		
Sarah McCarthy-Garcia	Absent		
Anthony Mireles	Absent		
Cathi Nye	Absent		
Lynn Oshita	Absent		
Stratis Perros	X		
Mark Pettit	Absent		
Emilio Ramirez	X		
Elenore Vaughn	X		

2) Motion: b. for board approval of the March Financial Reports

Made by	Karen Flock
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	X		
Alex Russell	X		
Dawn Dyer	X		
Mary Ann Krause	X		
Marni Brook	X		
Jennie Buckingham	X		
Carrick DeHart	X		
Sarah McCarthy-Garcia	Absent		
Anthony Mireles	Absent		
Cathi Nye	Absent		
Lynn Oshita	Absent		
Stratis Perros	X		
Mark Pettit	Absent		
Emilio Ramirez	X		
Elenore Vaughn	X		



3) Motion: c. for board approval of the Sign on to Letter of support for 2023-24 Housing and Homeless budget blueprint

Made by	Dawn Dyer
Second	Alex Russell
Results	Approved

Discussion:

Karen shared information regarding a letter about the state budget. She recommended us to sign-on for funding regarding various housing programs. Karen also shared the link and all board members had the opportunity to review the letter.

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	X		
Sarah McCarthy-Garcia	Absent		
Anthony Mireles	Absent		
Cathi Nye	Absent		
Lynn Oshita	Absent		
Stratis Perros	X		
Mark Pettit	Absent		
Emilio Ramirez	X		
Elenore Vaughn	X		