

**BOARD OFFICERS**

Chair  
**Ken Trigueiro**  
*People's Self-Help Housing Corp.*

Vice Chair  
**Elenore Vaughn**  
*Housing Authority of the City of Santa Paula*

Treasurer  
**Karen Flock**  
*Housing Authority of the City of San Buenaventura*

Secretary  
**Derrick Wada**  
*Cabrillo Economic Development Corporation*

Former Chair  
**Tracy McAulay**  
*County of Ventura*

Chair -Housing Land Trust Ventura County  
**Alex Russell**  
*Homes & Hope*

Chair Emeritus  
**Dawn Dyer**  
*Dyer Sheehan Group, Inc.*

Advisor  
**Mary Ann Krause, AICP**  
*Urban Planner*

**BOARD OF DIRECTORS**

**Elsa Brown**  
*City of Oxnard*  
**Maruja Clensay**  
*City of San Buenaventura*  
**Garry Collett**  
*California Commercial Investment Group*  
**Angel Garcia**  
*City of Fillmore*  
**Sarah McCarthy-Garcia**  
*McCarthy Companies*  
**Anthony Mireles**  
*Laborers Int'l Union Local 585*  
**Sean Morreale**  
*Bank Executive*  
**Cathi Nye**  
*V.C. Office of Education*  
**Lynn Oshita**  
*City of Thousand Oaks*  
**Stratis Perros**  
*City of Simi Valley*  
**Mark Pettit**  
*Architect*

**CHIEF EXECUTIVE OFFICER**

*Linda Braunschweiger*

**Board of Directors Meeting – Tuesday, January 27, 2026**  
**9:00am – 9:30am On-site meeting at Rancho Sierra Apartments-Community Room**

**AGENDA**

**January 2026 Board of Directors Meeting**

**AGENDA: 9:00 – Call to Order**

**Attendance:** Cathi Nye, Dawn Dyer, Elenore Vaughn, Mary Ann Krause, Alex Russell, Stratis Perros, Tracy McAulay, Lynn Oshita, Maryja Clensay, Mark Pettit, Karen Flock, Ken Trigueiro, Sarah McCarthy-Garcia, Sean Morealle, Angel Garcia, Anthony Mirles, Elsa Brown, Garry Collett

**Absent:** Derrick Wada

**Staff:** Linda Braunschweiger, Jason Gaffner, Tobie Roach

**Guests:** Lisa Allison, Julie Rosario, Gabby Zaragoza, James Yelen (via Zoom)

**General BOD Approval**

1. December Minutes – **MOTION** to recommend approval of the December 2025 BOD Minutes-**Passes 14/18**
  - Dawn makes a motion to approve the minutes, Mary Ann Seconds the motion, Maruja, Angel, Sarah, and Mark abstain, all ayes, motion carries.
  - November & December Financial Reports – **MOTION** to recommend approval of the November & December Financial Reports(**Gabby**) Gabby presents November & December highlights, and touches on each of the separately generated reports.
  - Ken recommends a weighted average for Cash on Hand or Cash flow reports.
2. Review 2025 Year-End Financials – **MOTION** to recommend approval of the 2025 Year-End Financials – **Gabby, Julie and Lisa - Passes 14/19**
  - Mary Ann makes a motion to approve, Anthony seconds the motion, Maruja, Angel, Sarah, and Mark abstain, all ayes, motion carries for November, December & Year end financials.

3. Flipcause Update – **Linda**

- Linda shares – Bankruptcy in state of Delaware & in Delaware the attorneys that he bankrupted company hired will likely sue us within the next two years for the last amount we'd received in payment in October of 2025 (approximately \$7,000)

4. Affordable Housing Bond Act – Local Housing Trust Fund Program – **Linda**

- Linda shares information regarding Senate Bill 417 and assembly Bill 736
- Encourages the group to advocate for these bills.

5. Lending Program Update – **Jason**

- Jason shares:
  - 1.5M Cypress II Predev. Tax credit
  - Lockwood III- tax credit
  - 633 Meta cancelled application
  - Rancho Sierra-pay loan off in approximately 3-5 months
  - Homes & Hope with Housing Authority in Santa Paula working on project
  - \$5M Camino de Salud- close soon-match (outside of Ojai)

6. Annual Meeting 2/25 and Compassion Campaign 5/7

- Linda shares dates and brief info. Mark your calendars!

Adjourn BOD Meeting -9:47am



**Attachment**  
**Voting Record for Minutes: Jan. 27, 2026**  
**Board of Directors Meeting**

1. Motion 1: **MOTION** to recommend approval of the December 2025 BOD Minutes-motion passes 14/19

<b>Made By</b>	Dawn
<b>2nd</b>	Mary Ann
<b>Results</b>	Motion Passes 14/18

Discussion:

<b>Board Members</b>	Yes	No	Abstain
Angel Garcia			X
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
<a href="#">Derrick Wada</a>			
Elenore Vaughn	X		
Elsa Brown	X		
Garry Collett	X		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Pettit			X
Maruja Clensay			X
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia			X
Stratis Perros	X		
Tracy McAulay	X		



**Attachment**  
**Voting Record for Minutes: Jan. 27, 2026**  
**Board of Directors Meeting**

Motion 2 & 3: **MOTION** to recommend approval of the November & December Financial Reports & Year-end financials

<b>Made By</b>	Mary Ann
<b>2nd</b>	Anthony
<b>Results</b>	Motion Passes 14/18

Discussion:

<b>Board Members</b>	Yes	No	Abstain
Angel Garcia			X
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
<a href="#">Derrick Wada</a>			
Elenore Vaughn	X		
Elsa Brown	X		
Garry Collett	X		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit			X
Maruja Clensay			X
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia			X
Stratis Perros	X		
Tracy McAulay	X		