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Alex Russell
Homes & Hope

Chair Emeritus
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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
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Angel Garcia
Community Activist
Sarah McCarthy-Garcia
McCarthy Companies
Anthony Mireles
Laborers Int'l Union Local 585
Sean Morreale
JP Morgan
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

HOUSING TRUST FUND
VENTURA COUNTY
Everyone deserves a home

Board of Directors Meeting – Wednesday, March 25, 2026
11:30 am – 1:00 pm Zoom Meeting
Minutes

Attendance: Ken Trigueiro, Elenore Vaughn, Karen Flock, Derrick Wada, Tracy McAulay, Alex Russell, Dawn Dyer, Mary Ann Krause, Elsa Brown, Angel Garcia, Sara McCarthy-Garcia, Anthony Mireles, Sean Morreale, Cathy Nye, Lynn Oshita, Stratis Perros, Mark Pettit

Absent: Maruja Clensay, Garry Collett

Staff: Linda Braunschweiger, Jason Gaffner, Tobie Roach

Guests: Lisa Allison, Julie Rosario, Gabby Zaragoza

1. Welcome/General Updates – 11:30am Ken begins the meeting
    - Ken shares- Cypress I near opening and Cypress II is closing, we may have a combination opening and groundbreaking.
    - Dawn- results are in for the 2026 Homeless Point in Time count. It looks like homelessness is going down.
    - Derrick mentions-Camino De Salud is closing!
2. General BOD Approval –
    a. January Financials – **Motion to approve the January Financial Reports-17/19 PASSES**
        - Gabby Reviews January financial highlights
        - Karen makes a motion to approve, Alex seconds the motion, all ayes, no abstentions, motion carries 17/19 PASS

    b. Audit **- Motion to recommend support for a comparative audit for the Housing Land Trust VC for 2024 and 2025.-17/19 PASSES**

- Karen makes a motion to approve, Mary Ann seconds the motion, all ayes, no abstentions, motion carries 17/19 PASS

3. Community Impact Notes –

   a. Banc of California (formerly Pacific Western Bank) Renewal – **Motion to approve the renewal of a $1M CRA LOC for three years, with two one-year extensions, at 4% interest only monthly with principal at maturity.- 17/19 PASSES**

      - Mary Ann makes a motion to approve, Sean seconds the motion, all ayes, no abstentions, motion carries **17/19 PASSES**

   b. Bank of the Sierra – Renew due 11/2026

      - Linda is working on renewal

   c. Discussion with potential investors

      - Linda shares she is in discussion with potential investors. Two of which are Giorgio Angelini with a possible personal investment and So. Cal Edison

4. Lending Program Update – Jason

   a. Pipeline Update

      - Camino De Salud closed
      - We have over $23 Million dollar portfolio for the year. In the second half of the year, we will again be flush with cash to lend.
      - Dawn shares-with changes at the Federal level beginning next year severely impacting limitations on funding for affordable housing. Severe restrictions are coming down the line. Unfortunately Housing First will be reversed. She feels we should put some communications out in the community letting folks know the changes that are coming.

5. Annual Meeting Discussion Next Steps
   a. Priority List Next Steps
   b. CEO Roundtable Reception
      - In the Summer
   c. Board Involvement

6. REAP II Update
   a. Land Trust Update

- We are working with Grounded Solutions Network. Meanwhile we are trying to get an extension with SCAG for a few things.

b. New Loan Product

- Heard back from T-CAC, $159,000 to contribute to HTF funds to program
- We are in communications to clarify some misunderstanding. Somehow, SCAG read it as the $159,000 was part of the residual receipts program, and since that's not public funds, which would be required to have a 55-year term versus private funds, which can have a 15-to-18-year term. So, they misread that, and they're also still having some issues since we're a non-profit and not a public agency, even though all the funds are public, and we showed them the money came from SCAG, and it has to be used only for this program, so it's only public funds, so, they did a lot of reading, they were very, very meticulous in their reading, but we think they… they got it wrong. We are working with Goldfarb to craft a response that will go out today or tomorrow, and hopefully that should finally get us over the hump. With all that said, hopefully, once we get them with a response, we can start pinging them immediately to try and get a…quicker response than 2 months, because we needed to turn around more quickly than that.

7. Compassion Campaign Event May 7th Update

- Were doing great with sponsorships so far. Sarah is doing a great job bringing in sponsors. We urge you all to take a look at the board Hot list shared in the chat and reach out to some of your contacts. We need $40,000 more to reach our goal this year.

8. Adjourn

Attachment
Voting Record for Minutes: March 25, 2026
Board of Directors Meeting

January Financials – **Motion to approve the January Financial Reports-17/19 PASSES**

Made By	Karen
2nd	Alex
Results	Motion Passes 17/19

Discussion:

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

Attachment
Voting Record for Minutes: March 25, 2026
Board of Directors Meeting

Audit - **Motion to recommend support for a comparative audit for the Housing Land Trust VC for 2024 and 2025.- 17/19 PASSES**

Made By	Karen
2nd	Mary Ann
Results	Motion Passes 17/19

Discussion:

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

Attachment
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Banc of California (formerly Pacific Western Bank) Renewal – **Motion to approve the renewal of a $1M CRA LOC for three years, with two one-year extensions, at 4% interest only monthly with principal at maturity.- 17/19 PASSES**

Made By	Mary Ann
2nd	Sean
Results	Motion Passes 17/19

Discussion:

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