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
Hollywood Community 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
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 Meeting – Wednesday, May 27, 2026
12:00 – 1:30 pm Zoom Meeting
Minutes

Attendance: Ken Trigueiro, Karen Flock, Derrick Wada, Tracy McAulay, Alex Russell, Dawn Dyer, Elsa Brown, Angel Garcia, Sarah McCarthy-Garcia, Anthony Mireles, Sean Morreale, Lynn Oshita, Stratis Perros, Mark Pettit
Absent: Elenore Vaughn, Mary Ann Krause, Maruja Censay, Garry Collett, Cathi Nye
Staff: Linda Braunschweiger, Jason Gaffner, Tobie Roach
Guests: Julie Rosario, Gabby Zaragoza

1. Welcome/General Updates –

   a. Garry Collett resignation- Linda announced that Garry Collett resigned from the board due to moving to Florida and being unable to commit to in-person participation, though he remains a supporter. The executive committee agreed to postpone filling in the board spot to allow strategic consideration of the next candidate.

   - Karen shared that Valentine Road Apartments had a successful grand opening with all units leased, and the organization received recognition for their community engagement efforts. HTFVC donated the McCarthy little library to this development.

2. General BOD Approval –

   a. March Financials – **Motion to approve the March Financial Reports-Passes 14/19**

   - Gabby presented the March 2026 financial highlights.
   - Karen makes a motion to approve, Tracy seconds the motion, all ayes, no abstentions, motion carries.

   b. April Minutes **– Motion to approve April BOD Meeting Minutes-Passes 14/19**

   - Sean makes a motion to approve, Alex seconds the motion, all yes, Mark abstains, motion carries.

c. Tax Returns/990s 2025 **– Motion to approve the 2025 990s/Tax Returns-** **Passes 14/19**

- Gabby to review the 990 tax return & verify that the balance sheet and profit and loss statement numbers match before the next meeting.
- Karen makes a motion to approve subject to any changes that may need to be made, Derrick seconds the motion, all ayes, no abstentions, motion carries.

3. Community Impact Notes –

a. City National Bank **- Motion to recommend to BOD approval of the renewal of the City National Bank $1M CRA Line of Credit with agreeable terms negotiated by the CEO.-** **Passes 14/19**

- Karen makes a motion to approve with the opportunity to negotiate at least up to three-year term and up to 4.5% interest, Anthony seconds the motion, all ayes, no abstentions, motion carries.

b. Montecito Bank – Potential increase or new CRA LOC

- Linda shares this different approach to CRA LOC opportunity in which construction funding from Montecito Bank and Trust would be project specific.
- The group discusses pros and cons of continuing to pursue this opportunity.
- Ultimately it is decided that Linda continue conversations to keep this moving.

c. Conejo Valley Chamber of Commerce – Investment $25,000 at 3.5% for five years.

4. REAP II Update –

a. TCAC Approval of REAP Lending Program – **Motion to approve and release the Receipts Residual Loan Program NOFA.-** **Passes 14/19**

- Jason shares TCAC approval of REAP II lending Program can have a 15-year term instead of a 55-year term with 3% interest rate.

- The group discussed a REAP 2.0 funding program with a 3% interest rate and $2 million maximum per application. We now have long-term funds that HTFVC never had before.

- Motion to accept criteria for a 24-month commitment timeline for construction start requirements in the project readiness criteria - **Passes 14/19**
- Alex makes a motion to approve, Dawn seconds the motion, all ayes, motion carries.

b. Lending Capital Strategy **- Motion to approve the REAP Task 4.2 Fundraising Implementation Strategy for Lending Capital-No motion. Board to revisit this motion at June board meeting.**

- Some discussions and inquiries with the group. It is decided that Linda will incorporate board members' comments/edits into the Market Maven REAP 2.0 Capital Strategy report and circulate the revised version to the board in advance of the July board meeting for further discussion and approval.
- **Board members must submit detailed comments/edits on the Market Maven REAP 2.0 Capital Strategy report to Linda by June 10th.**

5. Lending Program Update –

a. Pipeline Update

- Arrive Ventura paid off 5.15.26. We will give another little library donation when they have their ribbon cutting event. Jason will reach out to Red Tail to ensure all board members receive invitation details for the upcoming grand opening/library donation event.
- Cypress II is scheduled to repay on June 26th
- Aspire is in the midst of closing calls and a pending date of July 15th is scheduled to repay.
- Rancho Sierra is scheduled to pay off in August.

6. Compassion Campaign Event May 7th

Tobie shares:

- ticket sales: $4,300
- Total raised $205,600
- 47 sponsors at $180,000
- Paddle raise earned $18,000
- Auction: $3,300
- 206 attendees after a 10.2% attrition rate.
- Board likes the venue, the time of year, and the programs.

7. Adjourn 1:25pm

- Tracy: Ensure board is notified of the Camino De Salud groundbreaking event on June 5th.

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Attachment
Voting Record for Minutes 5.27.26 BOD Meeting

Motion to approve the March Financial Reports-Passes 14/19

Made By	Karen
2nd	Tracy
Results	Pass

Discussion:

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

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Attachment
Voting Record for Minutes 5.27.26 BOD Meeting

Motion to approve April BOD Meeting Minutes- Passes 14/19

Made By	Sean
2nd	Alex
Results	Pass

Discussion:

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

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Attachment
Voting Record for Minutes 5.27.26 BOD Meeting

Motion to approve the 2025 990s/Tax Returns- Passes 14/19

Made By	Karen
2nd	Derrick
Results	Pass

Discussion: To approve subject to any changes that may need to be made

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

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Attachment
Voting Record for Minutes 5.27.26 BOD Meeting

Motion to recommend to BOD approval of the renewal of the City National Bank $1M CRA Line of Credit with agreeable terms negotiated by the CEO.- Passes 14/19

Made By	Karen
2nd	Anthony
Results	Pass

Discussion:

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

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Attachment
Voting Record for Minutes 5.27.26 BOD Meeting

Motion to approve and release the Receipts Residual Loan Program NOFA.- Passes 14/19

Made By	Alex
2nd	Dawn
Results	Pass

Discussion:

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

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Attachment
Voting Record for Minutes 5.27.26 BOD Meeting

Motion to approve the REAP Task 4.2 Fundraising Implementation Strategy for Lending Capital- No motion. Board to revisit this motion at June board meeting.

Made By	
2nd	
Results	

Discussion:

Board members must submit detailed comments/edits on the Market Maven REAP 2.0 Capital Strategy report to Linda by June 10th.

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