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People's Self-Help Housing Corp.

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County of Ventura

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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
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, June 24, 2026
11:30 am – 1:00 pm Zoom Meeting

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

Absent: Angel Garcia

Staff: Linda Braunschweiger, Jason Gaffner, Tobie Roach

Guests: Gabby Zaragoza, Julie Rosario, Mich Hobbs

MINUTES

1. Welcome/General Updates –

- **Stratis and Cathi are both being recognized by United Way for their volunteering efforts. The recognition event is scheduled to be held on August 29th at the Zachari Dunes.**

a. Housing Bond (AB 736 Wicks/SB 417 Cabaldon) – LHTF

- **We did get it inserted into the bill & it made the final cut. Now we wait to find out if approved in November.**
- **Total bill is $11 billion.**

b. CDFI Re-Certification Status

- **We applied last year to recertify, currently still listed as certified. Still awaiting to hear when we are officially recertified.**
- **Stratis was awarded the Milton M. Teague Volunteer of the Year Award from the United Way.**
- **Cathi was awarded the Douglas Shivley Award from United Way.**

- **Once she receives them, Tobie will share the dates/information of the United Way event with the whole board**

2. General BOD Approval –
    a. April Financials – **Motion to approve the April Financial Reports-Pass 17/18**
        - **Gabby shares the April financial highlights with the board.**
        - **Elenore makes a motion to approve, Anthony seconds the motion, all ayes, motion carries**
    b. Tax Returns/990s 2025 **– Motion to approve the revised 2025 990s/Tax Returns- Pass 17/18**
        - **Gabby reviews the updates made to the 990. Dawn thanks Gabby and team so much**
        - **Mitch arrives at noon to answer any questions and affirms edits have been made, and once Linda approves, his team will e-file the amendment.**
        - **Dawn makes a motion to approve, Tracy seconds the motion, all ayes, motion passes.**
    c. May Minutes **– Motion to approve the May BOD Meeting Minutes- Pass 17/18**
        - **Sean makes a motion to approve, Derrick seconds the motion, Elenore and Mary Ann abstain, all ayes, motion carries.**
3. Community Impact Notes –
    a. City National Bank **–** Update
        - **CNB EQ2 at $1 million, 3-year term, with 3-year renewal option at 4.5% interest has been approved.**
        - **The group has small discussion about interest rates going forward and future inflation.**
    b. C-Suite Workforce Housing Roundtable Discussion, 8/19
        - **Linda shares that we are working to get workforce community involved in the discussion of affordable housing in order to gain some traction in diversifying our lending capital by unifying our community & economy.**
4. REAP II Update –
    a. New Lending Program - NOFA and funding

- **Jason shares we now have a new lending product. $4.65 million receipts residual loan product. Once we receive our funds, it will earn interest during the approximately 2 years before it is lended.**
- **Multiple applications are coming in, mainly for construction loans.**

b. Strategic Capital Fundraising Plan – Executive Summary – Implementation Discussion

- **Under the REAP contract, one of our tasks was to hire a consultant to prepare guidance, suggestions, and recommendations on how we could increase our fundraising for lending capital to meet our growing needs. And so, we did a NOFA process and hired marketing mavens out of Westlake Village. They prepared, which I have set down as part of this attachment, a 50-some-odd-page document. These are their recommendations for a variety of things that the trust fund could do, recognizing some of our challenges, some of our goals, objectives. I brought this to you previously, and I think there was a struggle around the terminology of approving the report versus accepting the report.**
- **The group had a lengthy discussion, those that reviewed shared their input**
- **Linda reminds the group that we must finalize this in a way that the board can accept it by no later than the October board meeting for REAP to approve.**
- **We can modify the scope prior to Coverly preparing/presenting their report in July/August to us.**
- **The group would like clarity as to whether this document needs to be made a public document or internal. Linda will confirm with SCAG.**

5. Lending Program Update –

a. Pipeline Update

- **Jason reviews the current pipeline.**
- **Cypress II will pay off by the end of this week or next 1.5 million**
- **Lockwood III is preparing to pay off in September.**
- **Aspire closing calls are in the works. They may need an extension. Soon we will have $2.1 million paid to us.**

- **Linda has one last item- with the closing of 2nd & B, the land has officially moved from HTFVC to HLTVC.**

6. Adjourn 12:55PM

Attachment
Voting Record for Minutes: June 24, 2026
Board of Directors Meeting

Motion: Approve the April Financial Reports **-Pass 17/18**

Made By	Elenore
2nd	Anthony
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia			
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Elsa Brown	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		

Attachment
Voting Record for Minutes: June 24, 2026
Board of Directors Meeting

Motion: Approve the Revised 2025 990's/Tax Returns-- **Pass 17/18**

Made By	Dawn
2nd	Tracy
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia			
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Elsa Brown	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		

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Attachment
Voting Record for Minutes: June 24, 2026
Board of Directors Meeting

Motion: Approve the May BOD Meeting Minutes- **Pass 17/18**

Made By	Sean
2nd	Derrick
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia			
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn			X
Elsa Brown	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		