BOARD OFFICERS
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Ken Trigueiro
People's Self-Help Housing Corp.

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

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Karen Flock
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Secretary
Derrick Wada
Hollywood Community Development Corporation

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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 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 of Directors Meeting – Wednesday, August 26, 2026
11:30 am – 1:00 pm Zoom Meeting

Historical Notes

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

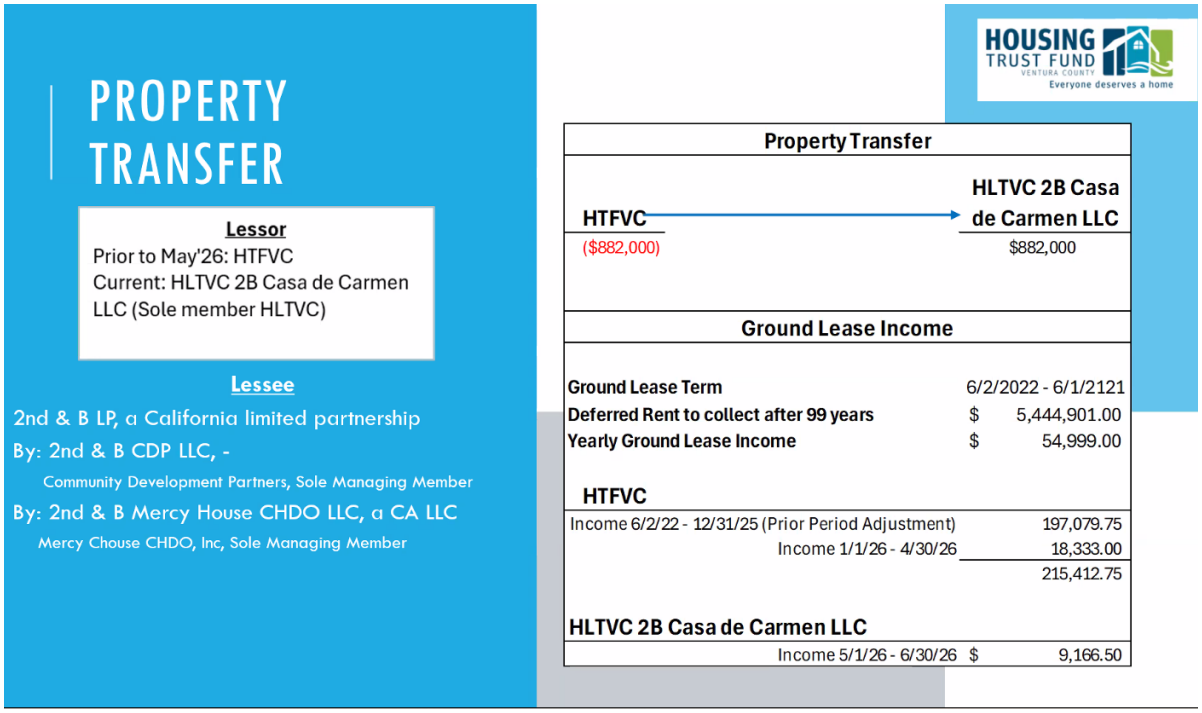
Absent: Alex Russell, Maruja Clensay

Staff: Jason Gaffner, Tobie Roach

Absent Staff: Linda Braunschweiger

Guests: Gabby Zaragoza

1. Welcome/General Updates – **11:31 am Ken begins meeting**
   - **Ken mentions current policies regarding section 8**
   - **Ken mentions Early Investment Act-redefines sizes of banks**
   - **Karen-fewer banks may be able to assist with affordable housing as a result.**
   - **Stratis mentions that he and Cathi are to be recognized by the United Way at upcoming event.**
2. Housing Land Trust – Casa de Carmen –
   a. Discussion with accountant Gabby regarding Casa de Carmen future payments
   - **Gabby shares information regarding the entities and the transfer. Shares slide with movement of money between entities.**



3. General BOD Approval –

   a. June Financials – **Motion to approve the June Financial Reports –** Gabby – **17/19 Motion Passes**

   - **Gabby reviews the financial highlights of each report for the June financials**
   - **Sean makes a motion to approve, Derrick seconds the motion, all ayes, motion carries.**

   b. July Minutes **– Motion to approve the July BOD Meeting Minutes – 16/19 Motion Passes**

   - **Stratis makes a motion to approve, Mary Ann seconds the motion, Karen abstains, all ayes, motion carries.**

4. Flip Cause and old website updates

   - **Ken explains chapter 13 and 7 bankruptcies. It's recommended that we write off the approximately $27,000 still owed to us.**

- **Ken shares the issue that Lynn Oshita found and brought to our attention; that a third party is using our old website, vchousingtrustfund.org, & content but seems to be a Bitcoin company.**
- **Board shares strong support to take action immediately and suggests the following:**
- **Make a statement on our new website and P.R coordinate a messaging with legal council**
- **Send district attorney, they have a squad for filing official complaints. Visit the website Tracy shared on how to report fraud.**
- **Jason found, upon further research, that we should also be reporting this to the FBI making an FBI IC3 complaint. The FBI specifically directs victims to report spoofed/impersonating websites to the Internet Crime Complaint Center and says to include the website URL and identifying information & file a form at Attorney General's office.**

5. CEO Roundtable After Glow- Ken and Elenore

- **Elenore mentions it was a great meeting with great input; they appreciate that our agency is putting focus on workforce housing because it is a big problem that they are losing good employees due to elevated cost of living.**
- **Ken shares a short list of who attended. Mary Ann asks if they can all have a copy of the list. Tobie will share.**
- **Ken mentions that they discussed Community Impact Notes and that Linda will reach out to everyone who attended and follow up with them**
- **Dawn congratulates the team on this. Suggests we need a "champion" who is willing work on these relationships.**
- **Elenore- we need to keep the conversation going**
- **Anthony-Santa Barbara is offering workforce housing for workers.**

6. Lending Program Update – Jason

   a. Residual Receipts Loan Applications Update

   - **4 applications in**

   b. Gateway Gardens –$500,000 Predevelopment Loan

   - **Closed last week. August to loan first $250,000 and October to loan additional $250,000 to total $500,000.**

   c. Rancho Sierra Loan Extension – **Motion to approve Rancho Sierra loan extension to Oct. 24, 2026 – 16/19 Motion Passes**

   - **Karen makes a motion to approve the extension, Mary Ann seconds the motion, Tracy abstains, all ayes, motion carries.**

   c. Aspire Apartment-**likely closing in October instead of September. They are in a lot of negotiations**.

7. Proposition 1-Nov. 2026 Campaign- **Motion to approve endorsement of the Bond & amount for $10,000 in support-16/19 Motion Passes**

- **Karen makes a motion in support of endorsement, Mary Ann seconds the motion, Lynn & Tracy abstain, all ayes, motion carries.**
- **Ken shares- Proposition 1 is on the ballot in November, $10.5 billion, of which $200 million is allotted for Housing Trust Funds.**
- **Karen-strongly recommends that we support this, thinks we should contribute $25,000.**
- **Ken-PSHHC is putting in $50,000**
- **Sean-$10,000 is more of an appropriate size donation for an organization our size and given that this is the first time we will be doing this.**
- **Eleanore suggests we should support up to $15,000**
- **Mary Ann suggests we should support up to $10,000**

- **Approve Prop 1 Bond amount for $10,000 in support of campaign -16/18 Motion Passes**
- **After further discussion, Mary Ann makes a motion to support $10,000 campaign support for Prop. 1, Sean seconds the motion, Lynn and Tracy abstain, all ayes, motion carries**

8. Board Openings and 2027 Directors/Officers

- **Board Openings and 2027 Directors/Officers**
  Meeting was running short, Ken shares information about term limits. Encourages board to review the term document shared. Dates started are in parenthesis. In the bylaws = two-year terms and can renew and stay on board for total of 6 years. If a government seat, or in the case of Mary Ann and Dawns positions, there are special designations.
- **Stratis -the County & cities spots are consistently represented. He wants to know where other cities stand and if they want a spot, he would consider giving it to them.**
- **Mary Ann suggests they have a special meeting about this topic for the sake of organizational continuity.**
- **Ken agrees that is a good idea and that Stratis is the chair of the selection committee**
- **Ken requested bylaws be sent to the board members. Tobie will send.**

9. Adjourn -**1:04pm**

Attachment
Voting Record for Minutes: August 26, 2026
Board of Directors Meeting

Motion: Approve the June Financial Reports

Made By	Sean
2nd	Derrick
Results	17/19 motion passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell			
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 Petitt	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: August 26, 2026
Board of Directors Meeting

Motion: Approve the July BOD Meeting Minutes

Made By	Stratis
2nd	Mary Ann
Results	16/18 Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell			
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 Petitt	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: August 26, 2026 Board of Directors Meeting

Motion: Approve the Rancho Sierra Loan Extension

Made By	Karen
2nd	Mary Ann
Results	16/18 Motion Passes

Discussion:

Angel Garcia	X		
Alex Russell			
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 Petitt	X		
Maruja Clensay			
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: August 26, 2026
Board of Directors Meeting

Motion: Approve Endorsement of the Prop 1 Bond

Made By	Karen
2nd	Mary Ann
Results	16/18 Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell			
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 Petitt	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: August 26, 2026
Board of Directors Meeting

Motion: Approve Prop 1 Bond amount for $10,000 in support of campaign

Made By	Mary Ann
2nd	Sean
Results	16/18 Motion Passes

Discussion:

Angel Garcia	X		
Alex Russell			
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 Petitt	X		
Maruja Clensay			
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay			X