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 County of Ventura

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**BOARD OF DIRECTORS**

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 Women's Economic Ventures

**Jennie Buckingham**  
 City of San Buenaventura

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**Cathi Nye**  
 V.C. Office of Education

**Lynn Oshita**  
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**Stratis Perros**  
 City of Simi Valley

**Mark Pettit**  
 Lauterbach & Associates Architects

**Emilio Ramirez**  
 City of Oxnard

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

**CHIEF EXECUTIVE OFFICER**

Linda Braunschweiger

**Housing Trust Fund Ventura County  
 Board Meeting – Wednesday, March 27, 2024**

**11:30am – 1:00pm**

**Meeting as a Zoom Call-Recorded**

**Minutes**

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

**Absent:** Jennie Buckingham, Carrick DeHart, Emilio Ramirez

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

**Guest:** Celita Stone

1. Welcome/General Updates – Meeting begins at 11:32am
  - a. Hillcrest Project – City Council 3/19
    - Linda shares update that it has been approved in City Council and can now move forward.
    - City of Thousand Oaks approves their Housing Element. Which will not go to HCD.
  - b. Annual Meeting Outcomes
    - Linda shares it was successful, big thanks to all our partners.
  - c. LOC's Update
    - Linda shares we have four lines of credit that will be up for renewal this year. It may be more difficult to secure the lower interest rates that we are accustomed to.
    - Linda shares we have four lines of credit that will be up for renewal this year. It may be more difficult to secure the lower interest rates that we are accustomed to.
    - Marni recommends Linda look into OFN (Opportunity Finance Network) has an OFN justice fund loan product. Loans typically at the 3.75 rate, terms good.
2. General BOD Approval
  - a. February Board Minutes – Motion to approve the February BOD Minutes – **MOTION PASSES**



- Tracy requests that the formatting be straightened out.
  - Karen makes a motion to approve with the recommended formatting changes. Derrick seconds the motion. Mary Ann abstains, all ayes, motion carries.
- b. January Financial Reports – Motion to approve January financial reports – **MOTION PASSES**
- Linda shares-on the Budget Vs. Actuals report, line 24, the State of California \$200,000 we did not get. It was a new CDFI grant.
  - Karen makes a motion to approve. Anthony seconds the motion. All ayes, motion carries.
- c. CDFI Capital Magnet – Motion to approve the submittal of a \$6M Capital Magnet Fund application for 16-year receipt residual loan program capital – **MOTION PASSES**
- Jason is going to try again for this grant. It's a CDFI Federal Grant. We have applied a few times in the past, but we have more to share this time. Submittal is due early April.
  - Karen makes a motion to approve. Dawn seconds the motion. All ayes, motion carries.
3. Annual Compassion Campaign Fundraiser, May 9<sup>th</sup>, Walnut Grove
- a. Speaker suggestions, lived experience, etc.
- Due to concerns about temporary shelter vs. affordable housing messaging, we decided to move away from the Pallet Shelter being highlighted at our event and are pivoting in another direction.
  - We secured Mark Stivers, with CA Housing Partnership, as a speaker who will bring in a good statewide discussion.
  - If any of you know of anyone we might have come speak at the event who has a lived experience within our target demographics, please let us know so we can reach out to them.
  - Dawn: recommends tiny homes to bring to the event?? Pallet Shelter was “temporary” housing and the focus should be on “permanent” housing solutions.
  - Linda: we are looking into this. If anyone has connections to tiny home manufacturers and can put us into contact with the, please share.



- Linda: shares the tiny house library that we will be having at our event, and which will be donated to a development of choice. Linda asks the group how they think we should decide who gets it? She asks the board if they would all be willing to donate a book or two. Yes, they would be happy too.
- Cathi: shares that you can register your library location and owner online to a national registry.
- Sarah: perhaps make it something that is selected and revealed at the event.
- Dawn: this would be a wonderful way to highlight all the developments that we've funded. We could have people from each development attend and represent each project.
- Elenore: calls out the board to get their participation in helping us to achieve at least \$150,000 in sponsorships this year.

#### 4. Loan Pipeline Update

- a. One project funded, and four applications are in.
  - Mesa Loan – County/Ojai
    - Jason shares- money has been loaned.
  - Many Mansions, Aspire Application – Oxnard (Prop 1)
    - Jason shares the Prop 1 needs requirement that this project would help us to achieve. They will apply.
  - Red Tail, Citrus Flats Application – Santa Paula
    - Two applications in from Red Tail.
  - City of Ventura HA, Valentine Rd Application – Ventura
    - Karen is working on this project.
  - Linda shares the requested report showing the total funds available to lend as of March 2024.

#### 5. Advocacy Efforts

- a. REAP 2 Funding “Pause”
  - April 9th Linda goes to Sacramento to testify on two grants. Inform them what we are trying to do and why it's important.
- b. Prop 1 LHTF Matching Grant Extension

- Linda shares this conversation is still happening, but the wall is pretty high.
- Linda, Karen, Ken, and Tracy discuss the different housing bonds going through the State/local governments.
- Ken recommends we really push them to get the polling done.
- Marni mentions that it's a good time to facilitate conversations with the Ventura Chamber.

c. Ventura County Housing Bond

6. Adjourn: 12:50pm

Item 2c language:

Board Resolution authorizing the filing of the Capital Magnet Fund Application, including all understandings and assurances contained herein, and directed and authorizes Linda Braunschweiger, CEO, as the authorized representative of this application to act in connection with this application and to provide such additional information as may be required.



**Attachment**  
**Voting Record for Minutes: March 27, 2024**  
**Board of Directors Meeting**

Motion: Approve the February BOD minutes.

|                |               |
|----------------|---------------|
| <b>Made By</b> | Karen         |
| <b>2nd</b>     | Derrick       |
| <b>Results</b> | Motion Passes |

Discussion:

| <b>Board Members</b>  | <b>Yes</b> | <b>No</b> | <b>Abstain</b> |
|-----------------------|------------|-----------|----------------|
| Alex Russell          |            |           |                |
| Anthony Mireles       | X          |           |                |
| Carrick DeHart        |            |           |                |
| Cathi Nye             | X          |           |                |
| Dawn Dyer             | X          |           |                |
| Derrick Wada          | X          |           |                |
| Elenore Vaughn        |            |           |                |
| Emilio Ramirez        |            |           |                |
| Jennie Buckingham     |            |           |                |
| Karen Flock           | X          |           |                |
| Ken Trigueiro         | X          |           |                |
| Lynn Oshita           | X          |           |                |
| Mark Petit            |            |           |                |
| Marni Brook           | X          |           |                |
| Mary Ann Krause       |            |           | X              |
| Sarah McCarthy-Garcia | X          |           |                |
| Stratis Perros        | X          |           |                |
| Tracy McAulay         | X          |           |                |



**Attachment**  
**Voting Record for Minutes: March 27, 2024**  
**Board of Directors Meeting**

Motion: Approve January financial reports.

|                |               |
|----------------|---------------|
| <b>Made By</b> | Karen         |
| <b>2nd</b>     | Anthony       |
| <b>Results</b> | Motion Passes |

Discussion:

| <b>Board Members</b>  | <b>Yes</b> | <b>No</b> | <b>Abstain</b> |
|-----------------------|------------|-----------|----------------|
| Alex Russell          |            |           |                |
| Anthony Mireles       | X          |           |                |
| Carrick DeHart        |            |           |                |
| Cathi Nye             | X          |           |                |
| Dawn Dyer             | X          |           |                |
| Derrick Wada          | X          |           |                |
| Elenore Vaughn        |            |           |                |
| Emilio Ramirez        |            |           |                |
| Jennie Buckingham     |            |           |                |
| Karen Flock           | X          |           |                |
| Ken Trigueiro         | X          |           |                |
| Lynn Oshita           | X          |           |                |
| Mark Petit            |            |           |                |
| Marni Brook           | X          |           |                |
| Mary Ann Krause       | X          |           |                |
| Sarah McCarthy-Garcia | X          |           |                |
| Stratis Perros        | X          |           |                |
| Tracy McAulay         | X          |           |                |



**Attachment**  
**Voting Record for Minutes: March 27, 2024**  
**Board of Directors Meeting**

Motion: Approve the submittal of a \$6M Capital Magnet Fund application for 16-year receipt residual loan program capital.

|                |               |
|----------------|---------------|
| <b>Made By</b> | Karen         |
| <b>2nd</b>     | Dawn          |
| <b>Results</b> | Motion Passes |

Discussion:

| <b>Board Members</b>  | <b>Yes</b> | <b>No</b> | <b>Abstain</b> |
|-----------------------|------------|-----------|----------------|
| Alex Russell          |            |           |                |
| Anthony Mireles       | X          |           |                |
| Carrick DeHart        |            |           |                |
| Cathi Nye             | X          |           |                |
| Dawn Dyer             | X          |           |                |
| Derrick Wada          | X          |           |                |
| Elenore Vaughn        |            |           |                |
| Emilio Ramirez        |            |           |                |
| Jennie Buckingham     |            |           |                |
| Karen Flock           | X          |           |                |
| Ken Trigueiro         | X          |           |                |
| Lynn Oshita           | X          |           |                |
| Mark Petit            |            |           |                |
| Marni Brook           | X          |           |                |
| Mary Ann Krause       | X          |           |                |
| Sarah McCarthy-Garcia | X          |           |                |
| Stratis Perros        | X          |           |                |
| Tracy McAulay         | X          |           |                |