



**BAKERSFIELD COMMUNITY LAND TRUST
SPECIAL MEETING MINUTES**

January 21, 2026, 2:00 p.m.

**City Hall North Conference Room A
1600 Truxtun Avenue**

Members Present: Andrae Gonzalez (Chair), Bob Smith, Amy Rose, Vincent Zaragoza

Members Absent: Manpreet Kaur, Alex Mora (Vice-Chair), Sophia Garcia

1. CALL TO ORDER

Meeting was called to order at 2:04 pm

2. ROLL CALL

3. PUBLIC STATEMENTS

a. Agenda Item Public Statements

None

b. Non-Agenda Item Public Statements

None

4. ADOPTION OF MINUTES

a. Adoption of minutes for the following meetings:

1. November 19, 2025, meeting

Staff recommend adoption of the minutes.

Motion by Board Member Smith to adopt the minutes. Motion approved with Board Members Manpreet Kaur and Sophia Garcia absent.

5. DEFERRED BUSINESS

None.

6. NEW BUSINESS

6.a. Participant Activity Analytics

This item is for informational purposes only and intended to showcase the participant interest in homeownership opportunities being made available through the BCLT.

Betsy McGovern made staff comments. No action taken.

6.b. BCLT Monthly Financial Reports

This item will be recurring monthly and for informational purposes only.

Betsy McGovern made staff comments. No action taken.

6.c. 2026 BCLT Meeting Calendar

Staff recommend the board review and approve the 2026 meeting calendar to help facilitate future BCLT meetings and related reporting.

Betsy McGovern-Garcia made staff comments.

Motion by Board Member Rose for approval. Motion approved. Motion approved with Board Members Manpreet Kaur and Sophia Garcia absent.

6.d. Resolution - Authorization to Execute Real Estate Transactions

SHE requests the Board of Directors' approval and adoption of the attached resolution. This resolution would authorize the Board Chair and Vice Chair, individually or jointly, to execute all necessary documents and instruments related to the acquisition/sale of BCLT properties.

Betsy McGovern-Garcia made staff comments.

Motion by Board Member Mora. Motion approved with Board Members Manpreet Kaur and Sophia Garcia absent.

6.e. Changes to BCLT Buyers Info & Program Guidelines

In an effort to increase efficiency and continue supporting low-income first-time home buyers, SHE is some changes to the Buyers Information and Program Guidelines as noted.

Betsy McGovern-Garcia made staff comments. She outlined launch challenges, including strong interest from 200 households but inefficiencies in the lottery system. Most applicants (<50% AMI) lacked mortgage readiness, leading to high dropouts among 20 pre-approved winners; only three remain viable for current homes.

A shift to a Mutual Self-Help model was recommended: Route interest-list applicants through the Gateway program for vetting and preparation (credit, budgeting, savings), creating a "readiness waitlist." Advance qualified buyers systematically as units become available, with flexibility for preferences (e.g., neighborhood/size) and support for resales. City residents prioritized; non-residents eligible at lower tier. No backlog yet; lottery revisit if >20 ready households. Affordability gaps persist with \$200K secondary cap for \$330K–\$350K units. No threshold or DTI ratio changes proposed; instead, pursue layered funding: city First-Time Homebuyer Program (HOME funds), Wells Fargo Wish (~\$30K via Mechanics Bank, open now), PLHA (pending Council), and CalHFA reapplication. Goal: 2–4 sources per sub-50% AMI buyer.

Board discussion covered Gateway enrollment for all 200 (target: ~25% for BCLT), verified pre-approvals from CLT lenders going forward, and outreach to Ventura CDC's ready buyers via referral portal. Income limits suit low-AMI applicants; future

focus on secondary thresholds. Advertising prefers city residents but is open; recommend Gateway for all.

Motion by Board Member Zaragoza motion to accept changes. Motion approved with Board Members Manpreet Kaur and Sophia Garcia absent. What's that?

7. DIRECTOR COMMENTS

7.a. BCLT Directors Program Updates

Betsy McGovern-Garcia made staff comments regarding exploring agent commissions/MLS for ready buyers. Collaboration with Ventura CDC advancing referrals and assistance. Construction: 9/11 homes underway (completions March 6–April 27, 2026; available ~1 month later). Progress on subdivisions, R Street HOA amendments (to detached units), and shovel-ready by year-end (mid-2026 contract review).

8. ADJOURNMENT

Meeting was adjourned at 2:54

JULIE DRIMAKIS, CITY CLERK