



Minutes of the Educational Housing Corporation Board Meeting

August 31, 2021

ZOOM Webinar

Attendees:	Absent:
Dennis McBride, President	Maurice Goodman, Vice President
Michael Pierce, Treasurer	Other Attendees:
Peggy Berlese	Mitchell Bailey, SMCCCD
Jonathan Wax	Bernata Slater, SMCCCD
Kate Williams-Browne	Bob Talbott, BLVD Residential
Richard Holober	Yaakov Strauss, BLVD Residential
	Jonathan Garcia, BLVD Residential
	Carina Warne, SMCCCD

Call to Order and Roll Call

The meeting was called to order at 3:01 pm. Members in attendance are listed above.

Public Comments on Non-Agenda Items

None

ACTION ITEMS

Consideration of Award of Contract for Landscaping Replacement Services for Cañada Vista

Mr. Bailey presented the Consideration of Award of Contract for Landscaping Replacement Services for Cañada Vista. The project includes replacing existing irrigation, replacing vegetation, soil amendments and mulching throughout the Cañada Vista complex. With water conservation in mind, Mr. Strauss said direct drip irrigation and drought tolerant plants will be used throughout the project. The project also includes the creation of a community garden space with raised beds and access to watering systems.

Mr. Bailey said that BLVD Residential has received two quotes for this project. BLVD Residential conducted onsite walks with each vendor and had detailed conversations to ensure full understanding of the scope of the project.

In regards to the community garden, Mr. Bailey said the project site has been relocated from its original site due to accessibility and proximity to a water source. The community garden will include raised beds with in-ground garden mesh to deter gophers. There will

also be a fence around the garden to protect the plants from deer and other animals.

Mr. Bailey said staff recommends that the Housing Board authorize BLVD Residential to execute a contract with Loral Landscaping for landscaping replacement services at Cañada Vista in the amount not to exceed \$90,750, which includes a 10% contingency of the quote amount. Staff further recommends that the Housing Board authorize BLVD Residential to serve as the project manager for this project, at the rate of 6% of the project cost.

It was moved by Mr. Pierce and seconded by Ms. Williams-Browne to approve the Award of Contract for Landscaping Replacement Services for Cañada Vista. The motion carried with all members voting Aye.

Approval of Rental Rate Increases for College Vista and Cañada Vista for 2021-2022

Mr. Bailey presented the Approval of Rental Rate Increases for College Vista and Cañada Vista for 2021-2022. He said this is a follow up discussion from the meeting on June 15, 2021. Per the Board's direction, the rental rate increases have been appropriately updated to include the 2021 County Affordable Low-Income Rate.

Mr. Bailey said, due to the pandemic, the Housing Board voted at a special meeting on August 18, 2020 to freeze the rental increase schedule for one year for current residents (at that time) and to implement the rental increase for 2020-2021 for new residents.

For 2021-2022, staff recommends the Board resume the rental rate adjustment schedule, with rates as outlined in the staff report.

Mr. Pierce asked why the percentage increase is not the same across all unit types. Mr. Bailey said the increases are meant to gradually close the gap over a 7-year period. For example, the one-bedroom unit rental rates are slightly lower, so the proposed rental rate increase is slightly more. Mr. Bailey said every year the increase allows the rate to move one step closer, but still working within the confines of AB 1482 – state rental increase caps.

Ms. Williams-Browne said the Board deliberated about the rationale for rent increases in 2019 and decided on increasing rental rates over several years so that residents are not overwhelmed with large rent increases.

Mr. Talbott noted that AB 1482 has limits, but existing residents will eventually term out. He suggested the Board may want to consider continuing more aggressive rental rate increases with new incoming residents to avoid perpetuating the gap. He said this strategy is not uncommon in the market.

Mr. Pierce recalculated the proposed rental rate increases and concluded the proposed increases are not sufficient to reach the 2021 County Affordable Low-Income Rate. Mr. Pierce suggested an increase of 8.8%, the maximum currently allowable under AB 1482, to all residents as follows:

Unit Size	2021-2022 Monthly Rental Increase for Residents in Units prior to October 1, 2020		2021-2022 Monthly Rental Increase for Residents in Units on or after October 2, 2020	
	Current Base Rental Rate	Proposed Monthly Increase	Current Base Rental Rate	Proposed Monthly Increase
1-Bedroom	\$1,098	\$96	\$1,175	\$103
2-Bedroom	\$1,365	\$120	\$1,450	\$127
3-Bedroom	\$1,789	\$157	\$1,859	\$162

Mr. Holober said an 8.8% increase is consistent with the original vision of faculty & staff housing and he suggested the Board discuss a new rental rate category at a future meeting. The Board discussed and agreed to an 8.8% increase for all residents.

It was moved by Mr. Pierce and seconded by Ms. Berlese to approve the Rental Rate Increases for College Vista and Cañada Vista for 2021-2022 as amended. The motion carried with all members voting Aye.

ADJOURN

The meeting was adjourned at 3:50 pm.