



Minutes of the Educational Housing Corporation Board Meeting

June 14, 2022

**In-Person at the District Office (3401 CSM Drive, San Mateo, CA 94402)
and ZOOM Webinar**

Attendees:	Absent:
Dennis McBride, President	Michael Pierce
Maurice Goodman, Vice President	Other Attendees:
Jonathan Wax	Mitchell Bailey, SMCCCD
Richard Holober	Bernata Slater, SMCCCD
Jessica Marshall	Bob Talbott, BLVD Residential
	Jonathan Garcia, BLVD Residential
	Yaakov Strauss, BLVD Residential
	Carina Warne, SMCCCD

Call to Order and Roll Call

The meeting was called to order at 3:05 p.m. Members in attendance are listed above.

Public Comments on Non-Agenda Items

- Mitzi Ulloa, College Vista resident, asked for a lease extension due to personal family circumstances.
- John Ulloa, Professor of History & Anthropology at Skyline College and College Vista resident, asked for a lease extension for the benefit of his family.

Election of Officers

It was moved by Mr. McBride and seconded by Mr. Wax to elect Mr. Pierce to serve as President. The motion carried unanimously.

It was moved by Mr. Holober and seconded by Mr. McBride to elect Mr. Goodman to serve as Vice President/Secretary. The motion carried unanimously.

It was moved by Mr. Holober and seconded by Mr. Wax to elect Mr. McBride to serve as Treasurer. The motion carried unanimously.

Staff Updates

Mr. Bailey gave the following staff updates:

- Mr. Goodman, Mr. Holober, and Mr. Bailey attended the Grand Opening of the Jefferson Union High School District's Faculty and Staff Housing facility in Daly City. The new housing is a great addition to the educational fabric of this community.
- The Housing Board previously approved a contract award for a painting contractor at College Vista. Staff is working with BLVD Residential on a schedule of work for the project and communications with residents.
- The Housing Board approved, at the last meeting, the award of an additional year to the contract for BLVD Residential. Goals and expectations have been set for the coming year including enhancements to communications.
- The Housing Board thanked and acknowledged Mr. McBride for serving as President of the Housing Board for 7 years.

ACTION ITEMS

Adoption of Resolution to Make Findings Allowing Continued Remote Meetings Under Brown Act

It was moved by Mr. Holober and seconded by Mr. Wax to approve the Adoption of Resolution to Make Findings Allowing Continued Remote Meetings Under the Brown Act. The motion carried, with all members voting Aye.

Approval of Minutes of March 15, 2022 Meeting

It was moved by Mr. Holober and seconded by Mr. Wax to approve the Minutes of March 15, 2022 Meeting. The motion carried, with all members voting Aye.

Consideration of New Rental Rates for College Ridge and for New Residents at College Vista and Cañada Vista

Mr. Bailey said the Housing Board has discussed, at previous meetings, establishing a new rental rate category for College Ridge at Skyline College and new residents at College Vista and Cañada Vista.

At its December 14, 2021 meeting, the Housing Board established an ad-hoc committee (consisting of Mr. Holober, Mr. Wax and Mr. Pierce) to explore this item further. The ad-hoc committee met and recommends the following rental rates for College Ridge and all new residents at College Vista and Cañada Vista. The recommended rental rates are based upon the San Mateo County Below Market Rate index for Very Low Income, which include:

Unit Type	1-bedroom	2-bedroom	3-bedroom
Monthly Rent	\$1,713	\$2,056	\$2,375

The committee also recommended an exemption process for new residents (with income verification documentation) to petition to not have their monthly rent exceed 40% of their household income.

At the Housing Board meeting on March 15, 2022, the Board tabled the recommendation of the ad-hoc committee and asked that the District Board of Trustees be engaged in this topic.

The District Board of Trustees discussed this topic at their meeting on April 27, 2022. The District Board of Trustees discussed the vision for Faculty & Staff Housing and the need for additional housing. The District Board of Trustees appreciated learning about the housing program and gave their support with no specific guidance or objections.

Mr. Hober said the District Board of Trustees discussed rental increase funds be used for the Promise Scholars Program, funding additional Faculty & Staff housing, or funding student housing. Mr. Goodman agreed and said a plan should be put in place for any additional funds before the Housing Board agrees to a rental increase.

Mr. Hober said he supports the recommendation for rental increases. He said employee compensation has increased while rental rates have remained the same.

Mr. Wax said although he was part of the ad-hoc committee, he is not in support of rental rate increases. He asked if the Housing Board would consider lesser increases for College Ridge instead of the rate that is recommended. He also added that Jefferson Union High School District's housing rental rates are below the recommended rates.

Mr. Goodman said he supports the rental rates for College Ridge, but needs to understand more about the increases at College Vista and Cañada Vista. He suggested creating a stipend that staff can apply for to encourage them to stay in the area. Mr. Hober said that was an intriguing idea, but also added that the demand for housing is not being met.

Mr. Bailey said the Housing Board adopted a mechanism, several years ago, to increase rental rates modestly on an annual basis over a period of seven years. He said this was the launching point for establishing the ad-hoc committee. He said now is an opportune time to reset rental rates because College Ridge is coming online, and once rental rates are set, the law does not allow for an increase over 5% plus CPI (Consumer Price Index) every year.

Mr. Wax discussed the recommended exemption process for new residents. He suggested making a change to the recommendation and not have monthly rent exceed 25% of household income instead of 40%. Mr. McBride mentioned the general guideline that a person should not spend over 33% on housing costs. Mr. Wax also discussed individual employee income versus combined household incomes.

Public Comments:

- Gwen Kenny, housing resident and classified employee at the College of San Mateo, spoke about equity and asked the Board to examine the motivation for rental increases.
- Joan Murphy, classified employee at Cañada College, shared her thoughts about rental increases.
- Brittany R. said she does not agree with rental rate increases.

It was moved by Mr. Holober and seconded by Mr. McBride to approve the New Rental Rates for College Ridge. The motion was approved with a roll call vote with Mr. Holober, Mr. McBride and Ms. Marshall voting Aye and Mr. Goodman and Mr. Wax voting No.

It was moved by Mr. Wax and seconded by Mr. Goodman to approve an exemption process for new residents of College Ridge that the monthly rent not exceed 25% of their combined household income. The motion was denied with a roll call vote with Mr. Wax and Mr. Goodman voting Aye, Mr. Holober and Mr. McBride voting No, and Ms. Marshall abstaining.

It was moved by Mr. McBride and seconded by Mr. Holober to approve an exemption process for new residents of College Ridge that the monthly rent not exceed 33% of their combined household income. The motion was approved with a roll call vote with Mr. Holober, Ms. Marshall, Mr. McBride, and Mr. Wax voting Aye and Mr. Goodman voting No.

The Board discussed and agreed to table the new rental rates for new residents at College Vista and Cañada Vista agenda item to a future meeting.

Consideration of Proposed Criteria for Evaluating Requests for Lease Extensions due to Extenuating Circumstances

Mr. Bailey said, at a previous meeting, the Housing Board considered a petition of a resident seeking an extension of their lease due to an extenuating circumstance. The Board considered the circumstance and granted the extension. Since that meeting, staff has received five resident requests seeking extensions for extenuating circumstances.

The Housing Board has granted staff limited authority to extend resident maximum term eligibility. Currently, staff is authorized to exercise administrative discretion within a couple of month's timeframe. Mr. Bailey said staff asks the Housing Board to consider establishing criteria for evaluating requests for extensions beyond the allowable occupancy term due to extenuating circumstances. Staff offers the following criteria for the Board to consider:

- Death of a household member
- Catastrophic medical issue of resident or household member
- Immediate physical health or physical safety of the resident

Mr. McBride said it's important for the Housing Board to create the evaluation criteria for lease extension requests before reviewing the five resident requests, so that the Board's decisions are not skewed. In regards to the criteria, Mr. Wax said it seems reasonable to allow short lease

extensions for residents in the process of purchasing a home as well. Mr. McBride suggested adding a specific length of time to each criteria.

Mr. Holober said a six month extension is generous and the criteria is good, but there is a need for more detail. Mr. McBride said the criteria will help rationalize approval because it's easy to get caught up in emotion and want to help everyone.

Mr. Goodman suggested collaborating with San Mateo County housing resources because there are other housing opportunities that employees may be eligible for. Ms. Marshall agreed with Mr. Goodman and suggested giving residents a list of resources and housing options, including home buying information. Mr. Goodman said the District has partnered with LANDED and the San Mateo Credit Union, in the past, to assist employees and residents with housing.

The Board discussed and agreed to use the following criteria for evaluating requests for extensions beyond the allowable occupancy term due to extenuating circumstances:

- Death of a household member (within three months of the end of resident eligibility)
- Catastrophic medical issue of resident or household member, whereby an extension will provide for health stabilization to allow for a move (within six months of the end of the resident eligibility)
- Immediate physical health or physical safety of the resident (e.g. domestic violence) (within three months of the end of resident eligibility)
- Purchasing a home, whereby an extension will provide for occupancy of the home (within two months of the end of resident eligibility)

The Board also decided that any extension granted shall be up to six months in length.

It was moved by Mr. Holober and seconded by Ms. Marshall to approve Criteria for Evaluating Requests for Lease Extensions due to Extenuating Circumstances as amended. The motion carried, with all members voting Aye.

Mr. Bailey said a Special Housing Board Meeting will be called within the next ten days so the Housing Board may evaluate the requests for lease extensions. The requests will remain anonymous to the Housing Board.

ADJOURN

The meeting was adjourned at 4:55 p.m.