



Category 1. OPEN SESSION - 3:00 P.M.

Type

## **2. REVIEW AND APPROVE THE ORDER OF AGENDA**

---

### **3. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

---

**Subject** 3.1 Comments by Community Members

Meeting Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Type

## **4. APPROVAL OF MINUTES**

---

**Subject** 4.1 Approval of Minutes from August 1, 2024 Meeting

Meeting Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 4. APPROVAL OF MINUTES

Type

TO: Educational Housing Corporation Board of Directors

FROM: David McLain, Interim Executive Director of Community & Government Relations

### **APPROVAL OF MINUTES FROM AUGUST 1, 2024 MEETING**

Minutes are to specifically reflect reportable actions taken by the Educational Housing Corporation Board during the times at which they meet. Minutes do not have to reflect verbatim statements or comments by any member of the Board, Faculty, Staff, Administrator, and/or Community Member.

#### **RECOMMENDATION**

It is recommended that the Educational Housing Corporation Board approve the presented minutes.

File Attachments

[2024\\_0801\\_Minutes\\_of\\_the\\_Educational\\_Housing\\_Corporation\\_Board\\_Meeting.pdf \(142 KB\)](#)

## **5. DISTRICT STAFF UPDATES**

---

**Subject** 5.1 Housing Administrator Updates (5 Mins.)

Meeting Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 5. DISTRICT STAFF UPDATES

Type

TO: Educational Housing Corporation Board of Directors

FROM: David McLain, Interim Executive Director of Community & Government Relations



**REVIEW OF Q1 YEAR-TO-DATE FINANCIAL STATEMENTS FOR FY 2024-25**

Attached for the Housing Board's review are the Quarter 1 Financial Statements for FY 24/25: College Vista, Cañada Vista, College Ridge (Skyline College)

File Attachments  
[Canada Vista Budget - 24-25 with Q1 Financial Summary.pdf \(95 KB\)](#)  
[College Vista Budget 24-25 with Q1 Financial Summary.pdf \(95 KB\)](#)  
[College Ridge Budget - 24-25 with Q1 Financial Summary.pdf \(94 KB\)](#)

**Subject**                                **7.2 Presentation of Current Lease Documents (15 Mins.)**

Meeting                                    Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category                                  7. DISCUSSION

Type

TO:    Educational Housing Corporation Board of Directors

FROM:                                       David McLain, Interim Executive Director of Community & Government Relations

PREPARED BY:    Sabrina Cosentino, Regional Manager, BLVD Residential

**PRESENTATION OF CURRENT LEASE DOCUMENTS**

The Housing Board is being presented with a recently signed and redacted College Ridge lease with addendums. This twelve (12) month lease converts to month-to-month after the first year. Leases and addendums also reflect the maximum occupancy term of five (5) years, as approved by the Educational Housing Corporation Board of Directors on May 2, 2024.

File Attachments  
[College Ridge Lease Redacted.pdf \(31,961 KB\)](#)

**Subject**                                **7.3 Accessibility Discussion (15 Mins)**

Meeting                                    Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category                                  7. DISCUSSION

Type

TO:    Educational Housing Corporation Board of Directors

FROM:                                       David McLain, Interim Executive Director of Community & Government Relations

**ACCESSIBILITY DISCUSSION**

At the Housing Board of Director's regular meeting on February 1, 2024, Director Sneed requested a future discussion about accessibility.

College Ridge was the first of the three housing complexes to offer two accessible units. These first-floor units include lower countertops, cabinets, light switches, and a combo clothes washer/dryer.

BLVD Residential staff will share additional information about these units and how they handle accessibility requests from current or tentative residents at any of the three housing complexes.

**Subject**                                **7.4 Amenity Fees (15 Mins.)**

Meeting                                    Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category                                 7. DISCUSSION

Type

TO:                                        Educational Housing Corporation Board of Directors

FROM:                                    David McLain, Interim Executive Director of Community & Government Relations

### AMENITY FEES

Earlier this year, the Housing Board approved aligning all rental rates across properties to align with the "very low" income category of the annual San Mateo County Maximum Affordable Rent Payments Index. For 2024-25, the index determined the base rates shown below.

	2024/25	
	Base	Actual Range
1 bedroom	\$1,836	\$1,836 - 1,986
2 bedroom	\$2,203	\$2,203 - 2,353
3 bedroom	\$2,545	\$2,545 - 2,695

Since the opening of College Vista in 2005, specific amenity fees have been added to the base rate for enhancements, including garages (versus a carport), dens, views, and corner townhouse-style units. These amenity fees can add up to \$150 to the base rent amount as shown above in the "Actual Range" column.

Staff wishes to inform the Board of these fees and hear feedback on a possible future action item.

## 8. ACTION ITEMS

---

**Subject**                                **8.1 Setting of Meeting Dates for 2025**

Meeting                                    Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category                                 8. ACTION ITEMS

Type

TO:                                        Educational Housing Corporation Board of Directors

FROM:                                    David McLain, Interim Executive Director of Community & Government Relations

## SETTING OF MEETING DATES FOR 2025

The Educational Housing Corporation Board of Directors (Housing Board) holds regular meetings on a quarterly basis each calendar year and other special meetings as needed.

For calendar year 2025, staff proposes the following regular meeting dates for the Housing Board's consideration:

- Thursday, February 6 at 3:00 pm (Annual Election of Officers)
- Thursday, May 1 at 3:00 pm
- Thursday, August 21 at 3:00 pm
- Thursday, November 6 at 3:00 pm

### RECOMMENDATION:

Staff recommends the Housing Board adopt a meeting schedule for regular meetings for calendar year 2025.

## 9. STATEMENTS FROM CORPORATION DIRECTORS

---

<b>Subject</b>	<b>9.1 Items for Future Discussion</b>
Meeting	Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors
Category	9. STATEMENTS FROM CORPORATION DIRECTORS
Type	

## 10. PUBLIC COMMENTS ON CLOSED SESSION ITEMS ONLY

---

<b>Subject</b>	<b>10.1 Comments by Community Members</b>
Meeting	Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors
Category	10. PUBLIC COMMENTS ON CLOSED SESSION ITEMS ONLY
Type	

## 11. CLOSED SESSION ITEMS FOR DISCUSSION

---

<b>Subject</b>	<b>11.1 Pursuant to Gov. Code §54956.9 (d)(4): Conference with Legal Counsel - Anticipated Litigation: Initiation of Litigation - Number of Potential Cases: 1</b>
Meeting	Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors
Category	11. CLOSED SESSION ITEMS FOR DISCUSSION
Type	

## 12. CLOSED SESSION

---

<b>Subject</b>	<b>12.1 Recess to Closed Session</b>
Meeting	Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors
Category	12. CLOSED SESSION
Type	

### **13. RECONVENE TO OPEN SESSION**

---

<b>Subject</b>	<b>13.1 Announcement of Reportable Action Taken in Closed Session (if necessary)</b>
Meeting	Nov 7, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors
Category	13. RECONVENE TO OPEN SESSION
Type	

### **14. ADJOURNMENT**

---