

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

Access Public

Type

2. REVIEW AND APPROVE THE ORDER OF AGENDA

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Subject 3.1 Comments by Community Members

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Access Public

Type

4. APPROVAL OF MINUTES

Subject 4.1 Approval of Minutes from May 2, 2024 Meeting

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 4. APPROVAL OF MINUTES

Access Public

Type

TO: Educational Housing Corporation Board of Directors

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

APPROVAL OF MINUTES FROM MAY 2, 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_0502 Minutes of the Educational Housing Corporation Board Meeting.pdf \(147 KB\)](#)

5. DISTRICT STAFF UPDATES

Subject 5.1 Housing Administrator Updates

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 5. DISTRICT STAFF UPDATES

Access Public

Type

TO: Educational Housing Corporation Board of Directors
FROM: David McLain, Interim Executive Director of Community & Government Relations

Waitlist update as of July 26, 2024

	Current Waitlist	Offered Units	Expected Waitlist
Full-Time Faculty	45	5	40
Full-Time Staff	159	0	159
Adjunct Faculty	64	0	64
Total	269	5	264

Waitlist Removals since April 22, 2024

Dropped	Housed	Total
50	4	54

6. BLVD RESIDENTIAL UPDATES

Subject 6.1 Occupancy and Operations Update

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 6. BLVD RESIDENTIAL UPDATES

Access Public

Type

TO: Educational Housing Corporation Board of Directors

FROM: BLVD Residential Staff

BLVD Residential will provide the Housing Board with an update on operations and occupancy.

	Occupancy		Notes
College Vista	97.7%	43/44	Unit 5-306 Vacated 5/24
Cañada Vista	98.3%	59/60	Unit A-107 Vacated 6/30
College Ridge	90.0%	27/30	

7. DISCUSSION

Subject 7.1 Review of Q4 Year-to-Date Financial Statements for FY 2023-24

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 7. DISCUSSION

Access Public

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

REVIEW OF Q4 YEAR-TO-DATE FINANCIAL STATEMENTS FOR FY 2023-24

Attached for the Housing Board's review are the Quarter 4 Financial Statements for FY 23/24: College Vista, Cañada Vista, College Ridge (Skyline College)

<p>File Attachments College Ridge Budget 23-24 with Q4 YTD Financials.pdf (81 KB) Canada Vista Budget 23-24 with Q4 YTD Financials.pdf (65 KB) College Vista Budget 23-24 with Q4 YTD Financials.pdf (74 KB)</p>

8. ACTION ITEMS

Subject 8.1 Affirm New Rental Rates Based on 2024 San Mateo County Maximum Affordable Rent Payments

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 8. ACTION ITEMS

Access Public

Type

TO: Educational Housing Board of Directors
FROM: David McLain, Interim Executive Director of Community and Government Relations

AFFIRM NEW RENTAL RATES BASED ON 2024 SAN MATEO COUNTY MAXIMUM AFFORDABLE RENT PAYMENTS

At its meeting on May 2, 2024, the Housing Board approved aligning monthly rental rates for new residents at Cañada Vista and College Vista to those charged at College Ridge. These rates would be adjusted annually for new residents based on the "Very Low" income category of the Maximum Affordable Rent Payment table within the annual San Mateo County Department of Housing Income & Rent Limits. Additionally, the Board approved implementing an exemption process for new Cañada Vista and College Vista residents to ensure their monthly rent does not exceed 33% of their combined household income. The exemption process requires the new resident to submit income verification documentation (e.g., a federal tax return) for each adult within the household living in the unit, and this documentation would need to be resubmitted annually.

With these approvals, the Board brought consistency to base rental rates, annual base rent adjustments, and an exemption process at all three properties.

The county has recently released the new 2024 Maximum Affordable Rent Payments, attached below. According to the updated information, rental rates tied to the "Very Low" income category for future residents at all three properties will increase slightly over 7%, as shown in the table below:

	2023/24	2024/25	% Change
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	Base	Actual Range	Base	Actual Range	
1 bedroom	\$1,713	\$1,713–1,863	\$1,836	\$1,836–1,986	+7.18%
2 bedroom	\$2,056	\$2,056–2,206	\$2,203	\$2,203–2,353	+7.15%
3 bedroom	\$2,375	\$2,375–2,475	\$2,545	\$2,545–2,695	+7.16%

RECOMMENDATION

It is recommended that the Board affirm implementing the new 2024/25 base rates and ranges for new residents at Cañada Vista, College Vista, and College Ridge.

File Attachments

[2024 xx Income Limits 07 08 2024.pdf \(153 KB\)](#)

Subject

8.2 Adoption of Budgets for FY 24/25

Meeting

Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category

8. ACTION ITEMS

Access

Public

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

ADOPTION OF BUDGETS FOR FY 24/25

Each year, the Housing Board adopts budgets for the housing complexes. These budgets are generally based on spending from the prior year, and any anticipated increases or decreases in those categories are considered. On May 2, 2024, the Housing Board reviewed, discussed, and approved the tentative budgets presented by BLVD Residential and District staff. The final FY 24/25 budgets for College Vista, Cañada Vista, and College Ridge (Skyline College) are now being brought for the board's consideration and adoption.

RECOMMENDATION

Staff recommends the Housing Board adopt the FY 24/25 budgets for College Vista, Cañada Vista, and College Ridge (Skyline College).

File Attachments

[College Vista Budget 24-25.pdf \(68 KB\)](#)

[Canada Vista Budget 24-25.pdf \(68 KB\)](#)

[College Ridge Budget 24-25.pdf \(67 KB\)](#)

9. STATEMENTS FROM CORPORATION DIRECTORS

Subject **9.1 Items for Future Discussion**

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 9. STATEMENTS FROM CORPORATION DIRECTORS

Access Public

Type

10. PUBLIC COMMENTS ON CLOSED SESSION ITEMS ONLY

Subject **10.1 Comments by Community Members**

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 10. PUBLIC COMMENTS ON CLOSED SESSION ITEMS ONLY

Access Public

Type

11. CLOSED SESSION ITEMS FOR DISCUSSION

Subject **11.1 Pursuant to Gov. Code §54956.9 (d)(4): Conference with Legal Counsel - Anticipated Litigation: Initiation of Litigation - Number of Potential Cases: 1**

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 11. CLOSED SESSION ITEMS FOR DISCUSSION

Access Public

Type

12. CLOSED SESSION

Subject **12.1 Recess to Closed Session**

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 12. CLOSED SESSION

Access Public

Type

13. RECONVENE TO OPEN SESSION

Subject **13.1 Announcement of Reportable Action Taken in Closed Session (if necessary)**

Meeting Aug 1, 2024 - Regular Meeting of Educational Housing Corporation Board of Directors

Category 13. RECONVENE TO OPEN SESSION

Access Public

Type

14. ADJOURNMENT
