



**Minutes of the Educational Housing Corporation Board Meeting
September 18, 2019
District Office Board Room
3401 CSM Drive, San Mateo CA**

Attendees:	Other Attendees:
Dennis McBride, President	Michael Claire
Maurice Goodman, Vice President	Mitchell Bailey
Peggy Berlese, Treasurer	Bernata Slater
Karen Schwarz	Beth Dominik
Michael Pierce	Caryn Kenny
Ron Granville	Mike Kenny
Jonathan Wax	Jen Ticzon
Kate Williams Browne	Terry Deloria, Superintendent, Jefferson Union High School District
	April Hawkins, Director of Communications & Staff Housing, Jefferson Union High School District

Call to Order and Roll Call

Mr. McBride called the meeting to order at 3:04 p.m. Those members in attendance are listed above. Mr. Bailey introduced Dr. Deloria, Superintendent of the Jefferson Union High School District and Ms. Hawkins, Director of Communications and Staff Housing at the Jefferson Union High School District and welcomed them to the meeting.

Public Comments on Non-Agenda Items

There were no comments from the public.

Action Items

- I. Approval of Minutes from the June 19, 2019 Meeting**
It was moved by Ms. Berlese and seconded by Mr. Wax to approve the minutes. The motion carried, with all members voting Aye.
- II. Approval of Minutes from the July 8, 2019 Meeting**
It was moved by Ms. Berlese and seconded by Mr. Pierce to approve the minutes. The motion carried, with all members voting Aye.
- III. Approval of College Vista and Cañada Vista 2019-2020 Final Budgets**
Ms. Slater presented the Budgets for College Vista and Cañada Vista for 2019-2020. She noted that she included the Actuals for the prior year 2017-2018 for comparison to the Actuals for 2018-2019 as requested at the last meeting. She also presented the 2019-20 Adopted Budgets for final approval by the Board.

Mr. Pierce noted the upcoming AB-1482 (Tenant Protection Act of 2019) and suggested the Board consider obtaining legal advice on how this bill, if passed, would potentially affect leases at College Vista and Cañada Vista.

It was moved by Mr. Pierce and seconded by Ms. Berlese to approve the Final Budget for College Vista, all members voting Aye.

It was moved by Mr. Pierce and seconded by Ms. Berlese to approve the Final Budget for Cañada Vista, all members voting Aye.

Informational Reports

I. Update on Cañada Vista Repairs

Mr. Bailey gave a brief overview of Cañada Vista and the number of issues encountered during its eight year history including faulty construction, litigation with the builders and on-going repairs.

Mr. Bailey updated the Board on the repair work at Cañada Vista. A main challenge of the process has been working on the buildings with the tenants in residence. The goal for Building 1 is to finish all repair work by the beginning of December 2019. Work has already started on Building 2 and the goal is to have all work at the complex completed by early Spring 2020.

Mr. Wax noted the masks being worn by the construction workers and his concern regarding the smell of potentially hazardous chemicals in the area. Mr. Bailey stated he was not aware of any health risks tied to the smell and would look into the reason for the masks. Ms. Browne stated that it would be reassuring to the residents to update them on the efforts being made to minimize the noise, smells and other inconveniences to the residents. She also noted that with the shroud in place, the hallways are very dark and it would be helpful to add more lighting.

II. Update on Skyline College Housing Development

Mr. Bailey stated that the District's portion of the parkland project has been completed. He presented the Board with pictures of the new public walkway between College Ridge and the Skyline College campus as well as pictures of the new exercise equipment installed by the track.

Mr. Bailey noted that the project is behind schedule due to rain and they are in the process of completing the site work with hopes of finishing by December 2019. The anticipated opening of College Ridge will most likely be delayed to late 2021.

III. Discussion with Jefferson Union High School District Representatives regarding Faculty and Staff Housing Development in their District

The Board congratulated the representatives from the Jefferson Union High School District on passage of the bond measure to provide faculty and staff housing for their district. They offered to provide Dr. Deloria and Ms. Hawkins with as much insight and assistance as needed as they begin the process of building their own housing development project. Dr. Deloria and Ms. Hawkins were encouraged to ask questions of the Housing Board and staff and to utilize the Board Members' knowledge and experience in their creation of the Board and their dealing with the unique aspects of renters who are both tenants and employees. Dr. Deloria and Ms. Hawkins had several questions which the Board and staff answered.

Board Members' Comments and/or Requests for Future Agenda Items

Mr. Wax requested future discussion of rental policy issues including roommates, the incentive program and other housing items. Mr. Bailey noted he would include these on his list for a future meeting.

Adjournment

The meeting was adjourned at 4:43 p.m.