



Minutes of the Educational Housing Corporation Board Special Meeting

September 29, 2020

ZOOM Webinar

Attendees:	Other Attendees:
Dennis McBride, President	Mitchell Bailey
Maurice Goodman, Vice President	Michael Kenny
Peggy Berlese, Treasurer	Carina Warne
Jonathan Wax	
Karen Schwarz	
Michael Pierce	
Kate Williams Browne	

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 Extension of Eligibility for Residents Issued 90-Day Notices to Vacate Units by November 30, 2020

Mr. Bailey said this is a follow up conversation from the Educational Housing Board meeting on September 15, 2020 to consider a request from Residents that spoke at the meeting.

Mr. Pierce said he has concerns about granting further extensions. He said the rental market is the best it has been in a long time, rental prices are down 15-20%, and now is a great time to look for housing. Ms. Schwarz encouraged the District to share the rental market trends with current residents and employees on the waitlist. Ms. Berlese noted her concerns about the employees on the waitlist. She also said she is concerned that the winter flu season will bring increased restrictions for the San Mateo County Health order.

Ms. Browne asked about the Eviction Moratorium. Mr. Bailey said there was a San Mateo County Eviction Moratorium that expired at the end of August 2020. He said the State also issued an Eviction Moratorium relating to non-payment of rent, but that does not relate to SMCCCD Faculty & Staff Housing.

Mr. Wax noted that the Educational Housing Board has extended leases twice already and he is concerned that further extensions will set a precedent. Mr. Wax asked if any residents have requested individual short-term lease extensions. Mr. Bailey replied that two residents have requested short-term lease extensions and those requests are handled on a case by case basis.

Ms. Browne said, from a Faculty standpoint, moving out on November 30th is right at the end of the semester and extremely bad timing. Ms. Schwarz said she understands the situation, but the Educational Housing Board has been lenient for so long and now it is time to consider those on the waitlist. Mr. Goodman also acknowledged those on the waitlist, but encouraged compassion for current residents and said there needs to be some flexibility for extenuating circumstances. The Board discussed and agreed tenants should have flexibility in requesting short-term lease extensions for very extreme and unusual circumstances on a case by case basis.

Mr. Zach Bruno, resident at College Vista, said Faculty residents are forced to combine home, office and classroom in one location and a one-month extension would alleviate a great amount of pressure.

The Board asked Mr. Bailey for his recommendation, and after discussing and taking everything under consideration, he recommended not extending the lease terms beyond what has already been allowed.

Ms. Dina Zidan, employee on the waitlist, said employees need a more precise timeline for when units will be available so that they can make big life decisions.

It was moved by Director Pierce and seconded by Director Schwarz to not extend lease terms beyond November 30, 2020. President McBride called for a roll call vote. President McBride, Treasurer Berlese, Director Wax, Director Schwarz, Director Pierce, and Director Browne voted Aye. Vice President Goodman voted to abstain. The motion passed.

BOARD MEMBERS' COMMENTS AND/OR REQUESTS FOR FUTURE AGENDA ITEMS

The Board discussed Mr. Bailey's role as the housing program administrator and how much flexibility he has in decision making and granting short term lease extensions. The Board agreed to discuss this topic as a future agenda item.

ADJOURN

The meeting was adjourned at 3:35 pm.