



Minutes of the Educational Housing Corporation Board Meeting

September 15, 2021

ZOOM Webinar

Attendees:	Other Attendees:
Dennis McBride, President	Mitchell Bailey, SMCCCD
Maurice Goodman, Vice President	Bernata Slater, SMCCCD
Michael Pierce, Treasurer	Bob Talbott, BLVD Residential
Peggy Berlese	Yaakov Strauss, BLVD Residential
Kate Williams-Browne	Jonathan Garcia, BLVD Residential
Richard Holober	Carina Warne, SMCCCD
Jonathan Wax	

Call to Order and Roll Call

The meeting was called to order at 3:02 p.m. Members in attendance are listed above.

Ms. Browne joined the meeting at 3:05 pm. Mr. Holober joined the meeting at 3:12 pm.

Public Comments on Non-Agenda Items

None

ACTION ITEMS

Approval of Minutes of June 15, 2021 Meeting

It was moved by Mr. Wax and seconded by Ms. Berlese to approve the minutes of the June 15, 2021 Meeting. The motion carried, with all members voting Aye.

Approval of Minutes of August 31, 2021 Special Meeting

It was moved by Mr. Pierce and seconded by Ms. Berlese to approve the minutes of the August 31, 2021 Special Meeting as amended. Mr. Goodman abstained. The motion carried.

Approval of FY 2021-22 Final Budget for College Vista and Canada Vista

It was moved by Mr. Goodman and seconded by Mr. Pierce to approve the FY 2021-22 Final Budget for College Vista and Canada Vista. The motion carried, with all members voting Aye.

INFORMATION ITEMS

Update on College Ridge at Skyline College Housing Development

Mr. Bailey gave an update on the College Ridge at Skyline College Development. He said the structure frame is up and sheeting on walls are installed. Window delivery is expected at the end of the month with installation in October. Mr. Bailey offered to provide a tour of the project to any Board member who is interested. Mr. Bailey said an “under roof” ceremony will be planned for the project soon. Project completion is scheduled for late Spring or early Summer 2022.

Mr. Bailey also mentioned College Ridge’s connection to surrounding outdoor spaces including a paved walkway to a fitness path at Skyline College, and another path from the parking lot to the Sweeney Ridge Trail.

In regards to the waitlist, Mr. Bailey said some employees on the waitlist have indicated that they prefer to live at College Ridge at Skyline College. He said there are also some current residents at College Vista and Cañada Vista who would like to move to College Ridge at Skyline College. He said staff will be coordinating occupancy for College Ridge at Skyline College in the coming months.

Ms. Browne asked about the communal space between the College Ridge property and the nearby housing development. Mr. Bailey said there is a children’s play area built and plans for other joint use amenities such as picnic tables and BBQs.

Discussion of Potential Policy Changes

Mr. McBride said these are policy items that the Board has talked about as a group in the past and placed on the agenda for further consideration and discussion.

1. New Rental Rate Category and Income Eligibility Requirements

Mr. Bailey said the Board has discussed the possibility of introducing a new rental rate for new residents. He said the current rental rates are very far below market rate, but because of AB 1482 current resident rental rates can only be raised by a certain percentage per year.

Mr. Pierce recommended using the San Mateo County very low market rate as the rate for new residents. He said the new 2021 rates are as follows:

- 1 bedroom - \$1,713
- 2 bedroom – \$2,056
- 3 bedroom - \$2,375

The fair market rent published by the U.S. Department of Housing & Urban Development (HUD) are as follows:

- 1 bedroom – \$2,923

- 2 bedroom – \$3,553
- 3 bedroom – \$4,567

Mr. McBride noted that the original goal was to reach 60% of fair market rent and the very low market rates in question are at 58%, which is very close. Mr. Goodman said he likes the suggestion from Mr. Pierce, but the question is timing and how soon the new rates should be implemented.

Mr. Holober agreed that this is the right direction to go, but asked if potential residents on the waitlist are given any rental rate information when they sign up. Mr. Bailey said employees on the waitlist are not given any information about rental rates until the time at which they are offered a unit.

The Board discussed the issue of potential disparity in rental rates between existing tenants and new tenants. Mr. Wax expressed his displeasure with the idea of an increase in rental rates for new tenants. He asked the Board to consider the mission of the District housing and if generating revenue is a priority. He said the mission of District housing has been to assist employees in saving money in order to purchase homes. Mr. McBride said it's important to remember that as the buildings age, there will be an increased need for funding for maintenance and significant repairs.

Mr. Goodman said some tenants, depending on their income, will think the new rental rate is a great value and others will think it's not. Mr. Holober agreed that a discussion is warranted regarding income eligibility requirements. He asked if there is a way to look at total household income and create a formula for rent to coincide with income. The Board discussed using household income vs. individual income to determine rental rates and asking tenants for voluntary household income information.

Mr. Bailey also asked the Board to consider instituting a new rental rate that is manageable for BLVD Residential. Mr. Talbott said that as property managers, BLVD Residential has flexibility in managing rental rates, but he suggested using numbers that are predictable and transparent.

Mr. Holober suggested creating a sub-committee to review the issue, along with income eligibility requirements. The Board agreed to forming an ad-hoc committee and Mr. Wax, Mr. Pierce and Mr. Holober volunteered to participate. Mr. Goodman suggested using the San Mateo County very low market rate as a "ceiling" and then creating accommodations for residents earning significantly less income.

Ms. Browne asked about the Faculty and Staff ratio of residents. Mr. Bailey said as a general principle the Board has established a ratio of 45% Faculty and 55% Staff. He said Administrators are broadly considered Staff. Mr. Bailey also said that Administrators are generally not offered District housing unless they have moved through the ranks during their tenancy.

2. Incentives for Resident Savings

Mr. McBride said the question to consider is if the Board should have a process in place to assist residents with saving money. Ms. Berlese said she was surprised and dismayed to

hear of residents living in housing for the full lease term and not saving anything.

The Board discussed the idea of having residents make mandatory deposits or paycheck deductions into a saving account. Mr. McBride said he is uncomfortable knowing about individual employee financial situations. Mr. Wax said some residents may like the idea if it was optional. Ms. Browne expressed her concern with the idea. She said residents should have the freedom to make their own financial decisions. Ms. Berlese said the issue still remains that very few residents are saving money and purchasing homes.

Ms. Browne discussed the need for financial educational opportunities for residents such as financial coaching, first time homebuyer seminars, credit score assistance, and savings options. Mr. Bailey said the District has partnered with San Mateo Credit Union in the past to provide first time home buyer seminars. He said staff will work to bring that programming back for residents and all employees. Mr. Bailey also said the District has partnered with Landed, which is a non-profit organization that helps educational employees with down payment assistance. Mr. Wax supported the idea of providing financial education tools and resources for residents.

After discussion, the Board decided not to further pursue incentives for resident savings.

Discussion of Return to In-Person Board Meetings

Mr. Bailey said at the beginning of the pandemic, Governor Newsom issued executive orders suspending components of the Brown Act which governs how public agencies and subordinate groups meet and are transparent to the public. He said the executive order is set to expire at the end of this month whereby the full rules of the Brown Act will be in effect. To add context, Mr. Bailey also added that the SMCCCD Board of Trustees has transitioned back to in-person meetings in a hybrid form utilizing in-person and zoom components.

Mr. Bailey asked the Board if they would like to continue utilizing zoom as a hybrid component to the Educational Housing Board Meetings. Mr. McBride said he is in favor of the Zoom component because it allows increased public engagement. Mr. Pierce asked about vaccination requirements or recent COVID testing for in-person meetings. Mr. Bailey said that the SMCCCD Board of Trustees approved a policy requiring all employees and students to be vaccinated unless they have an exemption. For members of the public, the District is following County Health Orders requiring all individuals, regardless of vaccination status, to wear a mask indoors.

The Board discussed and agreed to continue to utilize Zoom as an optional hybrid component to the Educational Housing Board meetings in addition to any changes to the Brown Act that would require only in-person activities.

ADJOURN

The meeting was adjourned at 5:04 p.m.