



Minutes of the Educational Housing Corporation Board Meeting

December 14, 2021

ZOOM Webinar

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

Call to Order and Roll Call

The meeting was called to order at 3:08 p.m. Members in attendance are listed above. Ms. Browne joined the meeting at 3:13 p.m.

Public Comments on Non-Agenda Items

None

Recognition of Outgoing Director Peggy Berlese

The Board acknowledged and thanked Director Peggy Berlese for eight years of service, including two terms as Board Treasurer. President McBride presented a special citation of recognition to Director Berlese.

ACTION ITEMS

Adoption of Resolution to Make Findings Allowing Continued Remote Meetings Under Brown Act

It was moved by Mr. Holober and seconded by Mr. Pierce to approve the Adoption of Resolution to Make Findings Allowing Continued Remote Meetings Under the Brown Act. The motion carried, with all members voting Aye.

Approval of Minutes of September 15, 2021 Meeting

It was moved by Mr. Pierce and seconded by Ms. Berlese to approve the Minutes of September 15, 2021 Meeting as amended. The motion carried, with all members voting Aye.

Approval of Rental Rates, Fees and Requirements for College Vista and Cañada Vista Clubhouses for Calendar Year 2022

Mr. Bailey presented the Rental Rates, Fees and Requirements for College Vista and Cañada Vista Clubhouses for Calendar Year 2022. Mr. Bailey said club house rental rates have not been reviewed or adjusted in over a decade and now is the opportune time as in-person activities are returning.

Mr. Bailey presented the current and proposed general categories of rental applicants, rental rates and insurance rates. In researching comparable rental rates, Mr. Bailey said he spoke with facilities rental colleagues on the college campuses for suggestions of fair and reasonable rates. He said although an increase in rental rates is timely and appropriate, it is important that the rates are affordable.

Mr. Holober said there is a market for facilities rental spaces. He said the rental for the club houses should be more available to the community to increase revenue.

Ms. Berlese asked if residents complain about club house events. Mr. Bailey said staff has received some feedback regarding parking during club house events. Ms. Browne said, as a former resident, generally club house renters are very respectful, but parking has been an issue.

Mr. McBride asked about rentals by “private parties” that are not district employees or residents. Mr. Bailey said although “private parties” are listed as a category of renter available to use the club house, there has been little to no use by this category of renter.

Mr. Goodman asked the intent for the club houses. He asked if the goal is to make money or provide an affordable amenity for employees. He also asked if employees and residents have priority to use the spaces. Ms. Berlese asked if residents are turned down from using the space because a non-profit or outside entity is renting it. Ms. Warne said that non-profits and outside entities very rarely use the clubhouse and it is not typical for a resident to be turned down for that reason.

Mr. Goodman suggested creating a calendar for the club house schedule where residents have first priority. Mr. Bailey said the colleges have facilities rental systems and staff will explore that process. Mr. Holober agreed that staff should research a club house reservation system.

Ms. Browne noted that that rental rates for College Vista and Cañada Vista are different and she would like to see equitable rates between the two spaces. Mr. Wax expressed his support in increasing the rates in general, but also agreed the rates for both club houses should be equitable. Mr. Bailey said the main difference is that the Cañada Vista club house is much larger than the College Vista club house and the club houses provide different amenities.

The Board discussed amending the proposed rates so both club houses are \$50 for every four hours for residents and District employees. The Board also proposed removing eligibility of “private parties” to rent the club houses.

It was moved by Mr. Pierce and seconded by Mr. Goodman to approve the Rental Rates, Fees and Requirements for College Vista and Cañada Vista Clubhouses for Calendar Year 2022 as amended. The motion carried, with all members voting Aye.

Adoption of Meeting Schedule for 2022

It was moved by Mr. Pierce and seconded by Mr. Holober to approve the Adoption of Meeting Schedule for 2022. The motion carried, with all members voting Aye.

INFORMATION ITEMS

Discussion of Process for Consideration of Extension of Property Manager Contract for BLVD Residential

Mr. Bailey discussed the process for consideration of extension of property manager contract for BLVD Residential. He said the Board approved a one-year contract with BLVD Residential to provide property management services to College Vista and Cañada Vista. The contract was effective April 1, 2021 and runs through March 31, 2022 with the option of the Housing Board to renew the contract on an annual basis for up to two additional years. Mr. Bailey said now is the time to discuss the Board's interest in renewing the contract.

Mr. Bailey recommended gathering feedback from residents regarding their experiences with BLVD Residential. He suggested surveying all residents anonymously as well as scheduling several small group meetings with residents. Mr. Goodman said small group meetings are a good way to enhance services and create goals. Ms. Browne stressed the importance of confidential surveys so residents feel safe giving honest feedback.

Mr. McBride noted the importance of fair feedback for BLVD Residential especially in terms of comparing them with Kenny Realty. Mr. Bailey agreed and noted that BLVD Residential has been working with the District for seven months and Kenny Realty worked with the District for 15 years.

Mr. Pierce cautioned the Board about resident surveys. He said survey answers without context are often difficult to interpret and residents with negative opinions are more likely to respond. Mr. Goodman said this is not a traditional resident and property manager relationship because the residents are also employees. He said it is important that we use feedback as opportunities for growth and improvement.

Mr. Holober asked if there is an official complaint form or standard way of reporting issues. Mr. Bailey said there is not a formalized complaint process, but agreed it is an important item to explore.

Mr. Holober asked if there is a resident group or tenant advisory committee. Mr. Bailey said he is not aware of a tenant advisory committee. Ms. Browne said a tenant advisory committee is a good idea and could help residents surface concerns.

Ms. Berlese asked if the rate will increase if BLVD Residential's contract is renewed. Mr. Bailey said the rate per unit will not change, but the Board will be asked to include College Ridge at Skyline College in any contract extension.

The Board authorized staff to gather information from residents and bring an agenda item to the next meeting for consideration of extension of property manager contract for BLVD Residential.

Continued Discussion of Potential Policy Changes – Income Eligibility Requirements

Mr. Bailey said this agenda item is a continuation of discussion of potential policy changes from the meeting on September 15, 2021. Several policy changes were discussed at the meeting on September 15, 2021 including incentive for savings and a new rental rate category. One additional item was surfaced that warrants further discussion by the Board: Establishing income eligibility/restriction requirements. At this time, income eligibility is not a requirement for residency. Mr. Bailey asked the Board if there is an interest in exploring setting an income limit per household.

Ms. Berlese said setting income eligibility requirements for households can be very challenging because relationships change and employment circumstances change. Mr. Pierce agreed with Ms. Berlese and said the process of income verification is fraught with peril and very complex.

Mr. Wax said all District employees are qualified for the same housing benefit, which unintentionally creates inequities because some employees make \$50,000 per year and others make \$150,000 per year. Mr. Bailey said there is not a formal policy that administrators cannot live in District housing, but during his tenure he has never offered a unit to an administrator. Mr. Holober said Mr. Bailey is using the correct judgement in practice, but something like this should be a formalized policy.

Mr. Holober said the housing program exists because of the high cost of living and housing in San Mateo County. He suggested the Board consider adjusting rental rates according to household income.

Mr. McBride expressed his discomfort with asking employees and residents to divulge financial information. He said a policy about income eligibility could lead employees to be dishonest. Mr. Goodman said there is no dignity in the process of income eligibility for residents. He suggested residents signing an affidavit and using the honor system.

The Board determined that it would like to further explore the idea of limiting eligibility for employee positions at certain levels and above, but not in pursuing income eligibility requirements. The Board ad-hoc committee (consisting of Directors Pierce, Wax and Holober) will explore this potential policy and bring a recommendation to the next meeting.

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 project is on track and completion is scheduled for late spring or early summer 2022. He said staff will be coordinating occupancy for College Ridge at Skyline College in the coming months.

Mr. Goodman mentioned the new faculty and staff housing for Jefferson Union High School District. He asked if the District has plans for future developments after College Ridge. Mr. Bailey said the first step is securing a funding source and he discussed various options including a bond measure, parcel tax, and certificate of participation (COP). Mr. Bailey also mentioned that the District has a Student Housing project on the horizon as well.

Mr. Holober said the District should consider a financial feasibility analysis for additional housing. He said this is a good topic to present to the Board of Trustees for discussion.

Mr. Pierce suggested exploring the demand curve for housing and calculating growth, so there is a plan in place before funding is acquired. He also suggested subdividing parcels of District land and looking at external financing.

STATEMENTS FROM DIRECTORS

Mr. Pierce suggested the Educational Housing Corporation Board plan a strategic planning retreat for the future.

ADJOURN

The meeting was adjourned at 4:54 p.m.