



**Minutes of the Educational Housing Corporation Board Meeting  
April 2, 2020  
Via ZOOM Webinar**

Attendees:	Other Attendees:
Dennis McBride, President	Michael Claire
Maurice Goodman, Vice President	Mitchell Bailey
Peggy Berlese, Treasurer	Bernata Slater
Karen Schwarz	Michael Kenny
Michael Pierce	Caryn Kenny
Kate Williams Browne	Alexis Arreola
Ron Granville	Carina Warne
Jonathan Wax	

**I. Call to Order and Roll Call**

The meeting was called to order at 3:05 p.m. Members in attendance are listed above.

**II. Public Comments on Non-Agenda Items**

There were no comments from the public.

**III. Action Items ACTION ITEMS**

**a. Temporary Suspension of Resident Occupancy Limits**

Mr. Bailey presented staff’s recommendation that the Board temporarily suspend the occupancy limits for those residents who are scheduled to vacate employee housing during the period of shelter-in-place and grant those residents 90 additional days of occupancy eligibility following the expiration of county shelter in place orders related to COVID-19.

Mr. Bailey reported that there are four residents who have occupancy terms that expire in May 2020 and an additional eight that have terms that expire in August, two in September, one in October and one in November, for a total of 17 by year’s end.

Mr. Bailey said residents who may have been looking for other housing to rent or buy have not been able to do so since early March 2020 and will not be able to do so for some time. In particular, residents who have occupancy limits that are expiring in the coming months are unable, at no fault of their own, to secure future housing. Mr. Bailey also said the current San Mateo County Health Order prohibits residents from moving unless their residence is unsafe.

The Board discussed their concern for financial impacts of COVID-19 shelter-in-place to current residents and future residents on the waitlist. Mr. Goodman asked if 90 days is enough time to find housing. Ms. Berlese said she believes the 90-day extension is an acceptable amount of time. Mr. Granville said the rental market is open, but it is almost impossible to move during shelter-in-place.

Mr. Pierce said real estate is continuing to operate in a virtual manner with digital leasing, digital tours, applications online, and contactless viewing with lock boxes. Mr. Kenny said real estate is considered an essential service.

Mr. Wax recommended that staff provide a table to residents as a visual understanding of the temporary suspension of resident occupancy limits.

Mr. Bailey said there are over 300 employees on the waitlist, which is a clear demonstration of the housing need within our District. He said when construction is complete at Cañada Vista there will be units ready for employees on the waitlist to move in.

After this discussion, the motion to approve the temporary suspension of resident occupancy limits was moved by Mr. Pierce and seconded by Ms. Berlese. The motion carried with Ms. Browne abstaining, and all other members voting Aye.

#### **IV. INFORMATIONAL REPORTS**

##### **a. Update on Cañada Vista Repairs**

Mr. Bailey gave an update on Cañada Vista repairs as follows:

###### **Building 1**

- The white plastic shrink-wrap has been removed from the backside of the building.
- The protective green netting has been removed on the backside of the building.
- Scaffolding is in the process of being removed on the backside of the building and should be fully removed by Friday.

###### **Building 2**

- The remaining decks on the backside of the building are being painted and likely will be finished this week.
- The white plastic shrink-wrap on the backside of the building will be removed this week.
- The green netting will be removed from the backside of the building beginning on Monday, April 6. After netting is removed, scaffolding will be removed from the backside of the building, likely starting later next week (weather permitting).

Mr. Bailey said that preparation for concrete replacement for the walkways will begin on Monday, April 6 for both Buildings 1 & 2. The pour will start within the next week or two. Mr. Bailey said interior work has been suspended due to Shelter in Place orders. He also said there is an exemption in the San Mateo County Health Order for construction on affordable housing units for which Cañada Vista qualifies.

Ms. Browne expressed hope that the project was progressing and noted that residents were pleased to have natural light and fresh air in their units again.

##### **b. Update on Skyline College Housing Development**

Mr. Bailey gave an update on the College Ridge at Skyline College development. He said that site work, grading, and the retaining walls are near completion. The project is out to bid and the District expects to receive bid results by mid-April. The District intends to propose acceptance of a bid to the Board of Trustees for approval in May and begin construction in July.

Mr. Goodman asked if the District expects bids to come in lower than expected due to COVID-19. Mr. Bailey responded that there is still high demand for labor and the construction market remains competitive particularly for residential construction. Ms. Berlese asked how many bidders are expected. Mr. Bailey said that the District is hoping to receive at least three bidders.

Mr. Bailey also shared architects renderings with the Board. The project has two identical buildings with 30 units total (15 in each building). The visual theme of the housing development is consistent with College Vista and Cañada Vista. Mr. Bailey also said the outdoor exercise equipment, which will be used by the community as a whole, has been installed as well as an accessible path from the development to Skyline College.

#### **V. Board Members' Comments and/or Requests for Future Agenda Items**

Ms. Browne recommended a resident event to celebrate the end of construction at Cañada Vista once shelter-in-place is lifted.

Mr. Goodman asked about the First Time Homebuyer Loan Program. Mr. Bailey said that the program will continue for employees of the District. He said when normal operations resume the District will schedule first time homebuyer and financial literacy seminars. Mr. Pierce recommended that a seminar be conducted virtually.

Mr. McBride asked about compensation for Cañada Vista residents who have gone without a garage, balcony or view during construction. Mr. Bailey responded that any amenity that a resident has paid additional rent for, including garage, view or balcony, will get reimbursed. Mr. Bailey said he will work with Kenny Realty to process the reimbursements as planned.

#### **VI. Adjourn**

The meeting was adjourned at 4:10pm.