



Minutes of the Educational Housing Corporation Special Board Meeting
July 8, 2019
Cañada Vista Clubhouse
3 Olive Court, Redwood City, CA

Attendees:	Other Attendees:
Dennis McBride, President	Mitchell Bailey
Maurice Goodman, Vice President	Ron Galatolo
Peggy Berlese, Treasurer	
Kate Williams Browne	
Karen Schwarz	
Michael Pierce	
Jonathan Wax	
Absent:	
Ron Granville	

Call to Order and Roll Call

Mr. McBride called the meeting to order at 1:35 p.m. Members in attendance are listed above.

Public Comments on Non-Agenda Items

There were no comments from the public on non-agenda items.

Informational Items

a. Site Walk of Cañada Vista Complex

The Board recessed at 1:40 p.m. to tour the Vista Complex to see the impacts and progress of the repairs. The Board reconvened at 2:15 p.m.

Action Items

a. Consideration of Extension of Maximum Resident Lease Terms

Mr. McBride explained that based upon feedback received from residents at Cañada Vista regarding the disruption to their use and enjoyment of their units during the testing and repair phases of the construction at the complex, residents asked the Board to consider an extension of maximum lease terms for Cañada Vista residents.

Mr. Bailey presented a brief report to the Board contextualizing the issue. In particular, Mr. Bailey noted that the length of terms for residents of the complexes has evolved over time, originally starting at five years, then moving to seven years, then to nine years for certain residents and now

back to seven for all new residents. Because of this evolution, various residents of the Vista have different maximum occupancy terms and this should be noted when the Board considers extensions.

Mr. Bailey also noted that residents of both Vista complexes receive well-below market-rate rents, which range between 60 – 68 percent below market rate depending on the size of the unit. Additionally, the Board has offered various financial concessions to Cañada Vista residents due to the construction disruption and inconveniences, including:

1. A one-time \$250 rental credit to all residents of the Cañada Vista complex in 2018, with an additional \$250 credit awarded to certain residents who experienced an extraordinary amount of inconvenience.
2. A \$150 per month rental credit for residents from July 2018 through the duration of the repair project.

Mr. Bailey also explained that the Housing Board had discussed and decided that it was essential to the conditions of the repair project that no resident be displaced from their units and that they always have access to live in their apartments.

Mr. Pierce noted that when the Board was having this discussion in 2018, he explained to the Board that in most situations for market-rate units outside of District housing, that it would be customary for owners to vacate the units, displacing the residents at their own expense, and then repairing the complex.

Mr. Bailey concluded his report by noting that as the Board considers extending lease terms that there were more than 250 District employees on the waitlist for a unit and that those employees were eager to take advantage of the same opportunities to save for future housing needs as those who are currently residents of the Vistas. An extension of maximum lease eligibility would impact the movement of the waitlist.

Staff concluded its report by acknowledging the clear impact the pre-construction testing and current repairs has had on resident live; he then provided possible options for the Board to consider but made no formal recommendation.

Many Cañada Vista residents in attendance commented that the extension of maximum lease terms was a fairness issue and that because their respective units had been impacted, they had not been able to fully use or enjoy their units during their full time at the Vista, and that an extension was necessary.

Other residents commented that the rental market was too expensive for them to move and that if the term wasn't extended, they would be forced to move out of the area and leave the District.

Other residents discussed particular issues they had with their units and experiences they had had during construction and urged for extensions.

The Board thanked the residents for attending and expressing their concerns and thanked them for their patience during this repair process. The Board discussed the various issues relating to extending maximum lease terms and noted that there was concern about the impact on those employees on the waitlist.

After discussion, Mr. Goodman moved to:

1. Reaffirm that the maximum occupancy period for all District employee housing is seven (7) years;

2. That the maximum occupancy period for Cañada Vista residents be waived one time and that current Cañada Vista residents be granted a one-year extension on their maximum occupancy beyond their current term limit.

The motion was seconded by Ms. Schwarz. The motion carried with Ms. Browne, Ms. Berlese, Mr. Goodman, Ms. Schwarz and Mr. Wax voting Aye, and Mr. McBride and Mr. Pierce voting No.

b. Consideration of Adjustments to Rental Fees for Cañada Vista

Staff reported that beginning on July 1, 2019, contractors began installing scaffolding at Cañada Vista in the inner courtyard area of Building 1 to facilitate the repairs on those sides of the building. As a result, the garages of residents in Building 1 will be not be accessible for parking vehicles. This scaffolding will be in place for several months. Additionally, scaffolding will be installed at Building 2 for the same purposes later in the summer.

Because part of the charges that residents pay in their rents is a per item fee of \$50 for amenities that include garage, top floor, corner unit, and view, staff recommended waiving certain fees for residents since they are not able to access those amenities.

Ms. Berlese moved and Ms. Schwarz seconded to accept staff recommendations to:

1. Waive the \$50 fee for “views” for Building 1, retroactive to October 1, 2019, and remain in effect until scaffolding on the back side of the building is removed.
2. Waive the \$50 fee for “views” for Building 2, retroactive to April 1, 2019, and remain in effect until scaffolding on the back side of the building is removed.
3. Waive the \$50 fee for “garages” for Building 1, effective July 1, 2019, and remain in effect until scaffolding is removed and vehicular access to garages is restored.
4. Waive the \$50 fee for “garages” for Building 2, effective the month of installation of scaffolding in the Building 2 courtyard and blocking garage access, and remain in effect until scaffolding is removed and vehicular access to garages is restored.

The motion carried with all members voting Aye.

V. Adjourn

The meeting adjourned at 3:45 p.m.