JEFFERSON UNION HIGH SCHOOL DISTRICT EDUCATIONAL HOUSING CORPORATION
BOARD OF DIRECTORS MEETING
699 Serramonte Blvd, Room 223, Daly City, CA 94015
Thursday, February 1, 2024, at 6:00 P.M.

MINUTES

I. Call to Order

President Wright called the meeting to order at 6:00 p.m.

II. Roll Call

Directors Michael O'Neill, Bruce Wright, Andrew Lie, Ananda Shives, Jeanne Enriquez, and Briani Phelps (arrived after roll call) were present.

III. Review and Approve the Order of Agenda

Unanimously approved with a motion by Director O'Neill and a second by Director Lie.

IV. Public Comment (items not on Agenda, 3 minutes maximum per speaker)

None.

V. Regular Agenda

a. Approve minutes from December 7, 2023, meeting.

Unanimously approved with a motion by Director Lie and a second by Director Shives.

b. Welcome new member Jeanne Enriquez.

Director Enriquez introduced herself.

c. Hear project updates from staff, directors, and property managers on occupancy, leasing, and operations.

BLVD staff provided an update on occupancy, waitlist, budget, and resident event attendance.

d. Consider proposal to require hourly fee to rent community room.

District Housing Director Austin Worden reported that staff want to charge an hourly rent to encourage proper treatment of community room. The Board decided to revisit the issue later in the year.

e. Consider proposal to increase monthly rent.

BLVD Staff Sabrina Cosetino delivered presentation on options to increase rent. She explained that a 2 percent rent increase would result in most units renting for approximately 52 percent of market rate. The Board decided it was too early to consider a rent increase before the Board receives annual budget projections and more information about whether a rent increase is necessary to service debt.

Mr. Worden read one written public comment opposing a rent increase.

Director O'Neill moved to table the rent increase item until the June meeting. Director Lie seconded the motion, and the Board approved the motion unanimously.

f. Consider proposal to increase length of maximum tenancy.

Director Lie shared that he wants residents to have even more time to save to purchase a home and proposed a seven-year maximum tenancy rather than five. Staff and Directors discussed challenges with long tenancy periods, or whether a tenant could extend their maximum tenancy if close to purchasing a home.

Director Lie moved to extend the maximum tenancy for all tenants to seven years. Director O'Neill seconded the motion, and the Board approved the motion unanimously.

g. Hear update from subcommittee about preparations for tenant transition out of staff housing.

Director Phelps described upcoming seminars, including Savings 101 and Homebuyer Workshop..

h. Receive Brown Act training.

Legal Counsel Lauren Carroll delivered a Brown Act training.

VI. Discuss Future Agenda Items

The Board will hear the rent increase item at the June meeting.

VII. Adjourn

The meeting adjourned at 7:14pm.