

Associated Residential Community Housing (ARCH) Advisory Committee | MINUTES

Meeting date | time 5/24/2017 1:00 PM

Meeting location: *Eucalyptus Point*

Type of meeting: ARCH Advisory Committee	Attendees:
Facilitator: Cory Stevenson	Mark Cunningham
Note taker: Leticia Ruelas	Zihan Xu
	Sophia Hirakis
	Matthew Wills
	Kim Ciero
	Mayra Estrada
	Rosie Jimenez
	Malia Mahi
	Laura Chipman
	Michael Salas
	Russ King
	Madhura Som
	Mary Beth Ward
	Ramona Ferreira
	Cory Stevenson

AGENDA

The meeting began at 1:01 PM

Mark asked everyone to review first appeal.

Appeal # 1032

- Kim motioned to vote on the appeal.
 - Dan seconded the motion.
 - Appeal decision: Denied
 - Votes: 0 approve – 7 deny – 0 abstain

Mesa Nueva updates

- Ramona stated Mesa Nueva is on schedule. She also mentioned studios will be finished and handed to housing on time. Studios will begin to be occupied August 1st
 - Michael stated there are 803 studios reserved.
 - Ramona stated 1, 2, and 3's haven't been offered.
 - Michael stated they will offer 1, 2 and 3's on June 1st
 - Ramona stated buildings E and F will be release the middle of September with occupancy dates before school starts.
- Mark stated a few announcements
 - Friday, May 26, 2017 is the Block Party at 5 o'clock
 - Ramona/ Malia specified in North Mesa at the playground area.
 - Mark asked members to schedule Wednesday, September 27th at 4:00 PM for the ribbon cutting ceremony followed by the Mesa Nueva/Welcome Back Party at 5:00 PM (member will get calendar invite soon).
- Mark mentioned he has a meeting Friday afternoon and having a walk through, and will ask about a possible tour in the summer. He asked members when things slow down for them.
 - Kim mentioned anytime would work for her
 - Mark stated in August it will be occupied and he is trying to get member to tour before its occupied
 - Sophia mentioned end of June or July
 - Cory mentioned they will have to schedule summer meetings and can schedule a tour then
 - Mark asked how often the group will meet so his assistant can Doodle everyone
 - Cory mentioned it depends on what the committee wants to cover. He suggested having an intense 1-2 week meeting to get through the budgets if budgets will take place. He clarified meeting once a month for about an hour and a half is standard if everyone doesn't feel like doing the budgets. Cory explained possible dates are early July, early August, and early September and into continuous meetings in September through next June.
 - Sophia mentioned budgets are a high priority since the committee will see the ratifications of not having an additional shuttle
 - Mark stated they are currently working on that as there are no ratifications now
 - Cory asked who would be here in the summer. Members raised hands and stated who would be here.
 - Mark asked if there will be a pool for regular meetings and if meetings are not needed they can be cancelled. He stated there will be a regular meeting in July after the tour. Marks assistant will schedule Doodles.

2 year policy updates

- Sophia asked for a formal request of clarification of the 2 year policy of the Mesa Nueva.
- Cory asked everyone if they want to allow everyone the current 2 year policy or have everyone receive a 2 year lease (same as studios) for filling purposes for the 1, 2, and 3's.
- Sophia stated the purpose of more housing was to allow more spaces for incoming student and help with the waitlist and not to bring back existing grads that have had a 2 year policy.
- Matt stated the rationale behind the 24 months was to fill spots. He also stated if the spots are getting full there is no reason to offer that.
- Sophia stated offering an extra 24 months would be closing off spaces for incoming graduate students if they get filled by grads who have already receive 2 years.
- Ramona asked Michael for the percentage of existing residents.
- Michael stated it could have increased a little from the previous 12% from the past
- Mayra stated if moving forward students were allowed to have more than 24 months they would have to look for the criteria that housing will set for the future.

- Malia stated that Bob had explained in a prior meeting that when looking to create a successful lease up plan for Mesa Nueva the team asked what do people ask for the most? The answer was: extending their time. Therefore, they came up with the idea as a one time lease up option to provide a 24 month lease to Mesa Nueva residents. We need to demonstrate Mesa Nueva success in order to support additional projects and by emptying out Mesa Nueva when Nuevo West opens in 2 years it provides the possibility of providing new incoming students an upfront guarantee.
- Madhura asked after the policy is enforced what will be the stands on appeals.
- Malia stated it was a Marketing strategy. It was not intended for everyone to get 2 more years.
- Mary Beth mentioned she thought this topic was done. She stated when she looks at the suggestions from housing on appeals, she takes it as housing are the experts. Lastly, she stated it was okay if housing wanted to use it as a marketing strategy.
- Sophia asked what it does do to incoming students if there is no place to house them because people have had 2 years of housing and receive extra time.
- Cory asked member if this should be a one off (one time thing) that needs to be changed, that the 70 something relocates was indeed a one off, or is it a one off that housing will go to if housing cannot be filled.
- Michael stated at the time it was only 12% of relocation. He suspects it will be a small amount of relocations for the 1, 2, and 3's.
- Laura asked if the committee can do this or if it is all marketing. She also asked if the committee was thinking of forever putting a hold on it. Lastly she stated on an individual level doesn't think it should be discredited as those who received extra time are saving thousands of dollars. She thinks it's a fine policy and would have agreed to it in the past.
- Kim asked who is getting two years.
 - Sophia explained it was a 2 year lease. She stated there were people who didn't have extra time that received a 2 year lease.
 - Mary Beth stated they would have had extra time, but it could have been 2 months.
- Mark answered Laura's question and said yes the committee can advise. He also took full responsibility.
 - He stated 853 units is as larger number to open, it's as close to opening an entire college, it's twice the size of Rita.
 - He stated it's a brand new model, people can't see it and they were concerned.
 - He stated if it fails there are a lot of things that go wrong.
 - He stated it was stopped immediately and if the group feels it a disadvantage over someone else they can stick with the plan.
 - He also mentioned there are a whole other 800 beds coming and at the same time you don't want to flip 2000 plus units. Until something changes the commitment has been to have a 2 year guaranteed.
 - Lastly, he stated he wants to make the right decision. Every 1, 2, and 3's have more demand.
- Sophia stated it's important to make a decision on it, but it's also important for the committee to understand what is going on. When her constituents ask her she wants to be able to inform them. She stated the decision can be made outside the room, but being informed is important so they can inform the students. She stated as the representatives they need to be informed to tell the constituents. She feels not being informed and not being able to response doesn't put a lot of faith in the committee.
- Michael stated during a past meeting Bob expressed his apologies as it wasn't done in a mischievous way. He stated they want to house grad students.
- Sophia asked if it will be discuss now or at a later date
- Cory stated in the past it the topic was done, but there was a logistical and ethical problem. For those 70 plus people who receive it, they couldn't go back to say they weren't receiving the 2 years after all. He stated it needed to be clear it's not happening for the 1, 2, and 3'. Lastly he stated the committee needs to decide what it's going to be told to those who want 2 more years.
- Michael stated it was previously voted that the 2 year would continue for the 1, 2, and 3's.
- Cory stated there wasn't a vote on it
- Sophia asked if students who have SHORE jump to the front of the waitlist
- Michael explained it's a priority program

- Mayra explained they have 3 options: OMS, Mesa and Mesa Nueva. Not all SHORE students will get to live in one place.
- Ramona mentioned they do not get Coast
- Sophia asked if they are still allowed to wait on the waitlist for Coast
- Ramona responded yes

*topic was brought back to the 2 year lease decision

- Cory stated official decision is to tell people studios were a one off and it doesn't apply to 1,2,and 3's
- Mayra asked if there is a need to offer a 2 year for 1, 2, and 3's
- Ramona stated not the 1's as they are already over subscribed
- Mayra stated she doesn't feel comfortable restricting housing as ultimately the goal is to have grad students in the housing
- Sophia stated there's no need for some students to get 4 years of housing instead of 2. She also stated it can always be revisited.
- Mary Beth responded if they have the need to fill the units and feels it's possible for the 3's. She also stated all the students graduating in June will be moving out and opening spaces.
- Mayra asked at what point housing will say it's okay to give them extra time. She is afraid to lose residents if they sign a lease somewhere else.
- Cory stated they can still transfer they just won't receive extra time.
- Mayra feels housing would be losing potential people that will be looking for housing if they have 2-3 months left.
- Mark stated housing can go ahead and not offer the extra 24 month and test the market.
- Mark asked Michael when the apartments should be lease by.
- Michael responded July 12th
- Mark stated the committee would be meeting before then, and if housing needed to adjust the marketing plan for the 2, and 3's it can be changed.
- Cory asked member to vote on: The existing 2 year policy will stay in place and the 70 something students were a one off, but the topic can be revisited if needed.
 - Votes: 6 approve – 1 deny – 1 abstain

Sublease updates

- Mark asked Michael to give the committee an update on subleasing. He mentioned he wants to make it as easy as possible and convenient for people to sublease. He understand grad students have lives.
- Cory explained the committee spent half of the meeting talking about it last meeting. He mentioned the committee covered the general. He stated the committee needed to talk about the change in policy prohibiting them to sublease to undergraduates. He also stated the documents residents sign state affiliates can sublease. Lastly, he mentioned a lot of people have been asking him since last meeting why they can't sublease to undergrads and what can be done about it.
- Kim stated during last meeting the website was pulled up
- Sophia stated housing needs to know who is in the units in case anything happens to them. The office needs to be informed and needs to have their contact information.
- Michael explained the new process falls into the lessee/ lessor creating a profile. Students go into the portal enter all of your information: gender, roommates profile and etc. He explained both the lessee/ lessor can search for compatibility. The process will filter out those who aren't affiliates or undergraduates with the Single Sign On. He stated it will be outlined in a very simple way: create a data base, match each other, contact each other, and everything will be electronic. He stated the process is streamlined. He stated everyone would sign electronically, everyone gets a copy and once the roommate approves the office gets a copy as well. He stated some features are: a date range and gender identification. Hopes to get it kicked off during the summer.

- Malia stated it was also discussed last meeting that undergrad housing has specific programs to support undergrads needs such as RA's. She mentioned grad housing doesn't have res life component, but property management. She had mentioned instances such as damages, parties, domestic violence, roommate conflicts, and more.
- Cory asked if someone already have a particular sublease in mind, what the process would be. Without using the finder component.
- Malia stated it's a paper form and proof of affiliation. If the form is completed, roommate signed off, and have proof of affiliation the office will process. In the form you are signing off on the rules as well.
- Cory asked if it can be online without having to search for someone.
- Malia answered yes.
- Cory asked if the issues were only undergrads and if they were approved subleases.
- Malia answered domestic violence and parties were undergrads. Roommate issues can happen to everyone.
- Ramona mentioned they didn't have a lot of time to gather information, but she reached out to Katie and she mentioned two incidents. At SGA there was an undergraduate resident who was intoxicated and put a hole in the wall. At Rita an undergraduate resident was taken into County Mental Health. She also mentioned there were 350 subleases last summer, about 225 between Rita/Mesa/OMS and 125 at SGA.
- Cory asked if she knew the percentage of undergrads.
- Ramona answered not at this point.
- Laura asked if people are having a difficult time finding a sublease.
- Malia responded the office is receiving forms and only one sector is being removed (undergraduates).
- Sophia mentioned there needs to be a formula so a sublease doesn't do whatever they want.
- Cory stated the reason why the committee was specifically talking about undergrads is because they are the easiest population to find.
- Sophia responded is also the populations with the most problems.
- Cory stated it's between eliminating all undergrads or to allow undergrads with conditions.
- Mary Beth stated they should be able to tap into the international population who needs subleasing. She also stated working with the Office of Research Affairs and providing them with the link.
- Ramona stated there would be some folks that will need transition housing before Mesa Nueva is open. They can also be a target for subleasing. She also mentioned it's not fair for undergrads to be in grad housing without resources they need.
- Matt agreed to what Ramona said.
- Mark stated someone sent him an email a couple weeks ago talking about a group of students who were trying to find a space for the fall. He stated there might be miscommunicating and underestimating as to who the community is designed to serve.
- Sophia stated there is a high population of visiting master students, doctoral students, grad student in general and has a specific time and date, so it would be helpful to link up the webpage.
- Cory asked member to vote on: No undergrads subleasing
 - Approved: 8
- Cory asked what other avenues can be proposed if they aren't allowed to sublease to undergrads. He mentioned discussing it next week and leaving it to the office to create a list of all the stuff they can do to sublease.
- Malia stated a communication plan to current resident
- Mayra stated the Office of Research Affairs is not Grad Division, but she has worked with Ginger. She could have Ginger contact Malia to get that link on their page.
- Mary Beth mentioned Office of Research Affairs have a list, they might not have a PID to show their affiliation, but will have some documentation.
- Cory stated there are some affiliates who do not have a PID and are not being paid and can't be classified as an affiliate.
- Mary Beth stated there should be an official Graduate Division form started last year.
- Malia stated she has used an email before or offer letters or other proof of affiliation (letter from faculty, etc.). Cory stated some might want to be able to appeal the policy if they didn't get documentation. He gave an example of someone working in a lab, and continued working in a lab unofficially after graduation.

- Malia stated the student needs to come talk to housing.
- Cory asked if they can appeal.
- Malia stated they could come to the office and if the office said absolutely not, then the appeal can be open. She also stated even if they appealed office would contact them to get more information.

Meeting adjourned 1:54 PM. The next meeting will be on Wednesday, May 31, 2017, in the Eucalyptus Point Large Conference room at 1:00 PM.