

Associated Residential Community Housing (ARCH) Advisory Committee | MINUTES

Meeting date | time 2/16/2018 1:00 PM

Meeting location: *The Boardroom at 64 Degrees*

Type of meeting: ARCH Advisory Committee	Attendees: Anindita Bhattacharya Burgundy Fletcher Burton Ober Ian Hamilton Jana Severson Kim Ciero Marybeth Ward Mayra Estrada Ramona Ferreira Rebecca Otten Tatiana Zavodny Valerie Saiag
Co-Chairs: Tatiana Zavodny Jana Severson	
Note taker: Kimber Silva	

AGENDA

Meeting begun at 1:03 PM.

Appeals

- Tatiana reminded the group to ask questions for clarification.

Appeal # 1192:

- Marybeth motioned to vote.
 - Mayra seconded the motion.
 - Appeal Denied with 2 approve – 4 deny – 1 abstain vote.

Budget

- Rebecca handed out a spreadsheet outlining a proposed budget for the next fiscal year.
- **Topics to discuss**
 - Rental Rates – consider community amenities
 - Proposals for projects
- Rebecca showed budget approved for last year.
- Rebecca clarified that the budget includes Mesa, Mesa Nueva, OMS, Coast, SGA, Rita
 - Deficits shown are due to North Mesa and West Mesa loss of rental income from demolition
- Income categories
 - Some have no change from previous year.
 - Rent adjusted based on a 5% increase as a placeholder
- Expenses
 - Largest expense is salary. Have to consider increases to salary based on union negotiations
 - Estimated 3-4% increase in supplies, recharges
- Projected budget is shown as a deficit
- Executive team came up with ideas for additional revenue that would be incorporated in the advertised rental rate.
 - Option A: Possible revenues from charging additional rent for units in Mesa Nueva where there is a washer/dryer in unit
 - Option B: Possible revenues from charging additional rent for units in Mesa Nueva where there is a Master Bedroom/Bath

- Option C: Possible revenue from an additional rent increase of 0.5%, in addition to the %5 increase, to Mesa Nueva Rates
- Option D: Possible revenues from charging for parking permits
- Option E: Possible revenues from renting 50 apartments at affordable rate at La Jolla Del Sol to couples/families.
 - The income would be applied to the ARCH budget while the Expenses would be applied to the La Jolla Del Sol budget
- Option F: Possible revenues from renting 25 SGA apartments to undergrads students

- Option A – Charge Additional Rent for washer/dryer in unit
 - Burgundy shared that students are upset about rent increases for amenities that they thought were already packaged in to the rent. If students were given the option to not have a washer or dryer in unit and instead use the laundry room, students would choose to go to the laundry room.
 - Tatiana thought there might be a difference in cost based on the number of people sharing a washer/dryer in the unit (1-bedroom vs 3-bedroom)
 - Mayra stated the cost is still considerably less than it would be at an outside vendor.
 - Valerie expressed that she is opposed to this option. She explained that laundry is a necessity for hygiene. Families did not previously factor a price increase when they signed their rental agreement.
 - Kim said the cost will increase in the space due to a rent increase, this would be part of the increase
 - Burgundy shared that residents moved in thinking that they were already paying for the amenities.
 - Rebecca stated that ARCHAC reviews the amenities every year when considering rental rates.
 - Marybeth shared the perspective of a student not living in ARCH is paying much higher for off campus housing. The increased costs for laundry amenities in unit seem inconsequential in comparison to students that did not get on campus housing.
 - Burton asked if this could be implemented only on new rentals only
 - Rebecca confirmed this a possibility, but it would not necessarily generate income until later.
 - Tatiana thought maybe the group could consider lowering the charge per bed-space
 - Valerie shared she is concerned about families paying for units with the prices going up, and is still opposed to this option.
 - Burgundy asked to look at what a \$10 per room charge would adjust the budget, and stated that whether Option A or Option C is approved, the rent is increasing at Mesa Nueva more than just the 5%.

 - Unofficial straw poll
 - Who in the committee would agree to this option to charge \$10 per bed space
 - Agreed 6- 2-0

- Option E
 - Burgundy asked for clarification in how the income/expenses would be tracked.
 - Rebecca clarified that the income would be applied to grad budget, expenses would stay with LJDS budget.
 - Jana shared that idea was to offer flexibility and affordability options for families. Especially given proximity to Doyle elementary school.
 - Ramona shared the current rent rates at LJDS.
 - The prices would be decreased for grad/families.
 - Mayra said that this seems like a better option. Rates are below market, and there would be an interest in living in that community.

 - Unofficial Straw poll

- Option D – Charge for Parking
 - Ian feels this option is really unfair.
 - Valerie is in agreement
 - Marybeth supports the idea to charge for parking permits monthly.
 - Marybeth offered that students at Rita who do not have parking may have to buy campus permits. Compared to the cost of parking on campus, this cost is very reasonable.
 - Unofficial Straw poll
 - Who in the committee would agree to this option as is
 - Did not agree 2-5-1
- General discussion about options
 - Marybeth clarified that with Option F, ARCH loses 25 apts at SGA, but gains 50 spaces at La Jolla Del Sol.
 - Mayra asked where the money generated from the option would go.
 - Rebecca clarified that additional money would go towards projects.
 - Marybeth asked about bad debt.
 - Mayra shared that Options C & D may need to be reviewed more closely if more money is needed for projects.

Projects

- Playground at Coast
 - Mayra shared if we are already running a deficit, this project might not be a good idea.
 - Kim stated there are not very many families at Coast.
 - Tatiana shared the cost could be \$10000 to \$18000 for materials.
 - Ramona added with installation cost would be more like \$30000.
 - Burton asked if Risk Management need to be involved to assess site for safety.
 - Ramona said that is part of the process.
- Clean Water station at Coast
 - Ian thought it would be good to install a reverse osmosis station in the community room.
 - Jana shared that hydration locations are about \$10,000 to install.
 - Kim said that hydration locations might be the better way to go.
 - Mayra expressed concern about projects that only serve one community.
 - Kim said that there have been previous projects that only serve one community.
- Anindita shared new project ideas
 - Shuttle service extended to Rita
 - Shade coverage at Rita to decrease hot temperatures there

General Discussion

- Coast Electricity included in rental rates
 - Rita did this a few years ago
 - Ramona provided background to this idea.
 - ARCH works with a management company for billing, it was working well for a while, but it is difficult to assess billing in their new system.
 - It takes ARCH staff 4 hours per month to process bills and send charges to residents.
 - Average bill is \$3000 per month in total for the whole community
 - Right now electricity is charged on a per apartment basis, but the idea is to charge on a per bed basis
 - Current Bill Median: \$22.96

- Current Bill Average: \$30
 - Propose \$21 per bed space to be included in monthly rent charges.
 - Save about \$800 per month between vendor charge and ARCH staff time.
 - Burgundy agreed streamlining labor is a good thing.
 - Kim said that if someone was paying less per month, they would end up having to pay more.
 - Ramona replied that there are not many residents paying less than the median.
 - Ian said it seems reasonable if it saves time.
 - Tatiana summarized group is generally in favor.
- Rebecca will update budget and send out next week.
 - Rebecca and Jana can meet with any committee members next week to ask questions about the budget.

Meeting adjourned 2:24. Next meeting will be on Friday, 3/2/18 at 1pm in the Larry Barrett Room, 4th Floor of the HDH Administration Building.