

Associated Residential Community Housing (ARCH) Advisory Committee | MINUTES

Meeting date | time 7/11/2018 11:00 PM

Meeting location: Barrett Room

Type of meeting: ARCH Advisory Committee	Attendees:
Co-Chairs: Tatiana Zavodny Jana Severson	Hemlata Jhaveri Robert Frazier Malia Mahi Ramona Ferreira Tatiana Zavodny Marybeth Ward Hana Haddad Anindita Bahattacharya Jacob Schalch (+ Ian proxy) Valerie Saiag Melissa Viperman-Cohen (GSA president-guest) Burton Ober Kim Ciero
Note taker: Leticia Ruelas	

AGENDA

Meeting begun at 11:15 AM.

Agenda for the meeting:

- Introduction from Hemlata, our new AVC Housing, Dining and Hospitality
- Discussion of Coast petition
- Appeals
- Update on search for dining director

Introduction to Hemlata

- Hemlata went over her personal presentation and shared a little bit of her background and experiences. She then answered questions.
 - Anindita asked if it was possibility for HDH to build without increasing rents.
 - Hemlata responded:
 - New construction is expensive and no one is funding HDH.
 - HDH must pay a mortgage and it's no difference than buying a house.
 - She asked if it was okay for some of the newer properties to be more expensive. She responded she didn't know as every campus was different. She explained it makes sense for undergraduate students to share the cost. To say Sixth College students need to pay more doesn't make sense as students don't get to choose the location they will reside in. Undergraduate student must live with their college. She also mentioned graduate students have also been sharing the cost for the most part.
 - True honest robust conversations are to come.
 - Recommended the director of finances be present to run some numbers during budgets.
 - Anindita asked if HDH could obtain funding to decrease rent increase.

- Hemlata shared HDH has to afford all projects on their own. She added HDH doesn't receive funding from the government and the only possibility for funding is a donor. Donors typically donate 20% of the construction project for a building to be named after them. However, donors typically support academic buildings. Lastly, she added local market is very expensive and in the long run on campus housing will be the most affordable.
 - Melissa asked if there was a target number of bed for the next 2, 5, and 10 years for the graduate community.
 - Jana responded graduate housing is now at 3,000 beds, but Nuevo West and Nuevo East will add another 2,000 beds.
 - Hemlata added HDH would need to find out the demand for housing after Nuevo West and East to then decide if more needs to be built. The goal is to build more. Her expectation is the demand will be there.
 - Jana added the goal is to house 50% of students with a 4-year housing guaranteed commitment.
 - Hemlata added every time HDH opens a new project the waitlist decreases, but then it increases again once students see the potential of obtaining housing.
 - Marybeth commented the Admissions Office is increasing the amount of admitted students without checking with housing. As admission continues to grow housing is stuck finding a solution.
 - Hemlata added the plan is to grow as fast as possible. She added HDH's role is to support the university. If the university is increasing in admissions, HDH will do it's best to increase housing.
 - Anindita asked if housing had a representative in admissions.
 - Hemlata responded she didn't think so.
 - Jana added HDH and the Admissions Office have directions from the Office of the President. She added there's no single office making large decisions.
 - Hemlata added increase in admissions not only affects HDH, but also classrooms, labs, etc.
 - Kim added all campus resources are affected not just housing.

Coast Petition

- Hemlata gave a summary of the petition.
 - HDH had a meeting with 10-12 Coast students who were concerned with the rent increase.
 - Coast residents are not opposed to adding the electricity into the increase.
 - Coast resident thought the 7% included the electricity cost.
- Anindita shared there were a couple of email threads detailing the issue. She added she thought it would be simpler to add electricity to the rent so residents only had to worry about one bill. She also clarified the increase was 7% not 10% and suggested removing the electricity from the rent and allowing the residents to pay electricity individually.
- Tatiana clarified the committee discussed and voted on including the utility into the rent. The rent increase alone was a 7% and electricity was added on top of that. She added residents included the utilities in the total 9% increase, but utilities are not factored as a rent increase.
- Hemlata clarified residents are not opposed to adding electricity to their rent, but their understanding was that the 7% increase included electricity. She also added Coast residents felt singled out.
- Kim added they were being singled out for the right reasons.
- Anindita added living in Coast is not equivalent as living in Mesa as it's much better to live at Coast.
- Kim agreed it's much better to live at Coast and added Coast is underpriced.
- Hemlata shared the residents of Coast hope HDH/ARCHAC will budget for the next 2-3 years so they know the projected increases and the reasoning behind the increase.
- Kim agreed budgets should be projected for the next 2-3 years. She shared the committee in the past has projected for 2-3 years, but with new construction the committee couldn't project.
- Jana shared with Mesa Nueva operating HDH could project operational costs.
 - Kim asked how it could be predicted if every project is different.
 - Jana clarified HDH could predict better.
 - Bob added Mesa Nueva operational costs would be a more accurate estimate. HDH couldn't predict before as Rita was the newest prior to Mesa Nueva.
 - Ramona clarified the rates aren't locked in.
 - Hemlata added it's about making sure students know and plan ahead of time.
- Jacob shared as a member of GSA and the physics department and Ian's proxy he would have to vote for a decrease in the rent. He thinks what has fueled the dissatisfaction from the Coast residents was Ian not being present during the votes. He would like the committee to avoid making subjective determinations. He added ARCHAC's function is to bring affordable housing. He understands it's unreasonable that every single unit is affordable to each student, but feels there should be a happy medium.

- Kim clarified ARCHAC members aren't against Coast residents. She also clarified there were graduate students who voted through a lot of discussion.
- Jacob shared the perception issue was the problem.
- Melissa appreciated being present. She asked why the utilities weren't added before.
 - Bob responded it was added for the convenience of HDH and the students. Prior to electricity being added, a third party would bill the Coast office and then the office would charge the students. He clarified there's an administrative cost to individually bill people and prior to the change it was a lose-lose situation. He added HDH added the electricity to the Rita and based on it's success it was done again. He clarified it was broken down by items to ARCHAC, but not to the residents.
- Melissa asked if all other properties have utilities included.
 - Bob responded some, but the ones that aren't included connect directly with SDGE and not a third party vendor.
 - Kim clarified there was a lot of discussion and it was voted by the committee.
- Hana asked if the committee tried to quantify on amenities when deciding to increase rent.
- Kim shared a little bit of the history.
 - Committee has done it by amenities, square footage, a combination, by age, etc.
 - The committee looks at the larger amenities like location, etc.
 - Have done it all and each time they come to a consensus.
- Hana asked if ARCHAC has completed a survey.
 - Anindita responded the same amenities could be a good thing for some and a bad thing for others. Someone can say that a matrix doesn't have meaning to them.
 - Hana asked if it possible to take an average.
 - Anindita feels the average doesn't matter, if people like a specific community they will apply for it even if others don't like it.
 - Jacob added a survey might not be necessary as demand shows it.
- Kim shared a lot went into the discussion and it wasn't to single Coast residents out in a negative way. The committee noticed their rent was falling behind and it was cheaper and cheaper.
- Hemlata shared she wanted to get the input from ARCHAC to make the best decision possible. It gives her an inside.
- Jana shared her observations from being in both meetings. From the Coast residents' perspective, they weren't included in the discussion and feel nothing changed in their community.
 - Kim asked if she clarified that residents cannot be present in the meetings as they have a representative in ARCHAC. She also added noting changed in other communities.
- Sophia shared a few items:
 - She recognized Jacobs point and feels a survey isn't needed as the waitlist is the longest at Coast. Residents can walk to campus from Coast, and it's one of the best living situations. She added the prime location doesn't have to do with the ocean view, but rather the shuttle Coast residents don't have to deal with as do other communities.
 - She proposed budget discussions aren't approved without a representative from each community. Recommended that by-laws be modified to add a representative during budgets.
 - She clarified resident at Central Mesa had a decrease due to construction.
 - She clarified the 7 % did not include the 2% of electricity.
- Jacob shared many Coast residents have approached him saying Coast is old and doesn't have what other communities do. He added ARCHAC will hurt by the perception side. He feels the demand is the most quantifiable way to increase rent.
- Anindita shared residents are placed in a priority waitlist to relocate to a community of their choice if they choose to move.
 - Kim shared some of her students dislike the rent increase, but don't want to move. She provided two examples:
 - Resident living in a master was given the opportunity to move to a non-master, but didn't want to give up the master.
 - Resident given the chance to relocate out of Coast to another location, but didn't want to move out of Coast.
- Anindita shared she liked the idea of having a representative and asked what would happen if the representative couldn't attend the meeting.
 - Kim responded the representatives should trust their ARCHAC colleagues.
 - Tatiana added budget meetings are typically closed, as well as appeals.
 - Sophia added the committee might need to discuss for fair representation.
 - Jana shared in the past it was representation by community. She feels it's an interesting topic that would require more discussion. She asked what the likelihood of bringing someone up to speed would be. She added in the past budget meetings were held at the communities to get residents input and wouldn't require residents to attend ARCHAC.

- Anindita asked if ARCHAC should also have representative from off campus.
 - Tatiana responded anyone can be an ARCHAC member.

Appeal # 1288

- Jacob motioned to vote to deny.
 - Marybeth seconded the motion.
 1. Votes: 0 approve – 8 deny – 0 abstain
 2. Appeal decision: denied

Appeal # 1290

- Jacob motioned to vote to deny.
 - Anindita seconded the motion.
 1. Votes: 0 approve – 7 deny – 1 abstain
 2. Appeal decision: denied

Appeal # 1293

- Jacob motioned to vote.
 - Hana seconded the motion.
 1. Votes: 0 approve – 8 deny – 0 abstain
 2. Appeal decision: denied

Appeal # 1294

- Jacob motioned to vote.
 - Kim seconded the motion.
 1. Votes: 1 approve – 7 deny – 0 abstain
 2. Appeal decision: denied

Appeal # 1297

- Marybeth motioned to vote.
 - Jacob seconded the motion.
 1. Votes: 0 approve – 8 deny – 0 abstain
 2. Appeal decision: denied

Appeal # 1299

- Jacob motioned to vote.
 - Marybeth seconded the motion.
 1. Votes: 1 approve – 7 deny – 0 abstain
 2. Appeal decision: denied

Appeal # 1302

- Jacob motioned to vote.
 - Marybeth seconded the motion.
 1. Votes: 0 approve – 8 deny – 0 abstain
 2. Appeal decision: denied

Appeal # 1305

- Anindita motioned to vote.
 - Hana seconded the motion.
 1. Votes: approve – 7 deny – 1 abstain
 2. Appeal decision: denied

Appeal # 1308

- Jacob motioned to vote.
 - Marybeth seconded the motion.

1. Votes: 0 approve – 7 deny – 1 abstain
2. Appeal decision: denied

Appeal # 1310

- Jacob motioned to table and vote online.
 - Kim seconded the motion.
 1. Voted unanimously

Appeal # 1295

- Marybeth motioned to vote to approve to 7/31/2019
 - Jacob seconded the motion.
 1. Votes: 7 approve – 0 deny – 0 abstain
 2. Appeal decision: approved

Meeting adjourned around 12:43 pm. Next meeting will be August 16, 2018 at the Boardroom at 64.