

Graduate & Family Housing (GFH) Advisory Committee | MINUTES

Meeting date | Time 2/24/2020 3:00 PM

Meeting Location: Barrett Room

Type of meeting: Co-Chairs: Note taker:	GFH Advisory Committee Jana Severson Rachel Flannagan (interim) Linda Trinh Lam Ta Gaviola (Committee Coordinator)	Attendees: Fletcher, Burgundy Tosun, Adriana Deconinck, Viona Brueggemann, Sven Ascuí, Gabriel Ober, Burton Ward, Marybeth Haddad, Hana Clark, Breana Saiağ, Valerie Dayss, Chris Mahi, Malia Otten, Rebecca Jhaveri, Hemlata
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AGENDA

Quorum met. Meeting began at 03:02 PM with Rachel going over the agenda and asking for comment/adjustments to meeting agenda.

Agenda Items:

1. Approve previous meeting minutes (10 min)
2. Continue Budget Discussion Parking (20 min)
3. Continue Budget Discussion Housing (60 min)

Comments:

- Adjustments to agenda items:
 - Gabriel motion to add a student speaker to share their personal case
 - Committee granted motion
- Committee motion for approval of minutes to be discussed in next meeting
 - Committee motion: granted
 - Burgundy commented that she can provide notes needed for any changes for minutes.
 - Minutes are to be approved between 2/24/2020 meeting and 3/9/2020 through the box.

Guest Student Speaker

- The student is currently accommodated in campus emergency housing. The student is concerned with the inability to find affordable housing off campus, as well as biases faced during their housing search and lack of credit. The speaker shared that international students face additional difficulties in securing housing and they are advocating for international students to have housing spaces set aside for them or to provide international students priority. In addition, they advocate for affordable graduate housing rates. The speaker also discussed difficulties interacting with the Office for Students with Disabilities as well as a perceived lack of transparency in the application and waitlist process. Because the speaker must vacate emergency housing soon, they fear that they will need to leave the University and will be forced to return to her home country where the student stated they are threatened by imprisonment upon their return.

Continued Parking Budget Discussion- Josh Kavanagh (Presentation will be posted in the box)

- **Comment:** Gabriel asked to keep parking budget discussion to exactly 20 minutes.
 - Rachel responds with clarification that the parking budget discussion was allocated for 20 minutes.
 - Josh responds to do his best to keep everything within 20 minutes.
- Josh begins with an overview of the previous meeting discussion from 2/10/2020 and then continued to present the overview agenda items for today's meeting.
- Josh comments that there will be an event following this meeting with AC feedback
 - Followed by a rough draft event next week- TBD. To get feedback from the Graduate Committee there.
- Efficiency improvements are seen with the potential re-routes:
 - South Campus shuttle will have an all-day service and Mesa Nueva shuttle during peak service hours.
 - Taking Mesa Nueva all day routes service and shift it to have service only during peak. Meaning off peak hour's south campus has capacity to pick up at Mesa Nueva as well.
 - 17% of saving found with the potential new re-route.
 - Service changes pending final approval made by HDH by the next quarter.
- Josh thanks Petia for identifying the mistake found amongst the incorrect baseline on the bed count from previous presentation (2/10/2020)
 - Josh comments that they were looking at the numbers prior to Mesa Nueva opening.
 - The correct bed count increase instead of 20%, it is now a 76% bed count.
- A 76% increase in #'s of service hours required to service graduate student housing and maintain current service status.
- Revise Forecast
 - Alternative A- represents the next quarter. 46% increase is needed to meet the demand associated with the build out
 - Alternative B- includes Alt. A, SIO, and South Campus Route integration. 28% increase is needed to sustain a level of service. With cost share can decrease Alt. B to 17% in terms of the amount students who will be billed for.
- The potential saving with the bridge opening:
 - The projected/potential 30% saving in service hours with the student utilization pedestrian/ bike alternatives.
 - Josh clarifies that if the committee runs with the potential 30% in savings, and we are wrong in forecast, there is no way to add more services mid-year.
- **Question:** Petia asks why the numbers for figures of shuttle cost per hour are increasing and more clarification on why each student would require more services than they are used each year.
 - **Response:** Josh responds that he will not change the methodology mid-meeting and continued to review his methodology utilized to forecast the numbers presented today.
- Josh's presentation time expired 3:39pm. Josh asks if anyone would extend his time: Burgundy 1st to extend by 3 minutes, Marybeth 2nd the extension for 3 minutes. Objection by Sven, Gabriel 2nd Sven's objection.
 - Motion open up for debate.
 - Vote to extend= 5, Objection to extend= 3, Abstained=0
- Josh continues to discuss the shuttle stops and SIO integration with south campus.
- **Question:** Guest Attendee ask if fees are rising for the students due to the extend routes.
 - **Response:** Josh responds that fees would increase due to the services needed for the students. Josh extends an opportunity to meet up with him after the meeting to discuss details.
- **Question:** Petia asks about the U-pass possibility and the money going to the shuttles.
 - **Response:** Josh confirms that they do not receive money due to language of the resolution.

Continued Housing Budget Discussion- Rebecca Otten

- Rebecca begins with recapping the budget spreadsheet from last GFHAC meeting.
 - HDH continues to be at a deficit for next year's budget.
 - Housing proposes a 3% increase at Mesa, Coast, OMS rate, a 5% increase for Mesa Nueva 1,2,3 bedrooms and a 6% increase at Mesa Nueva studios.

- Rebecca commented there are options that can be discussed in order to differentiate increases, previous year discussions included :
 - Apartment specific amenities such as the washers and dryers at Mesa Nueva 1,2,3 bedroom units
 - Potentially charging for the resident parking passes. Currently the parking passes are incorporated into the rent)
 - Levels of service
- Rebecca continues to address the information that was requested from previous meeting (Document is posted on the box)
 - The largest expenses are Supplies & Expenses and Recharge Categories are Utilities, Auxiliary & self-supporting activities, spectrum cable TV & internet, facilities management, resident security officers, shuttle services and UCOP.
 - The budget for the HDH connect programming varies between all communities.
 - For the fiscal year of 2020: 27,600 for coast, mesa, mesa Nueva, and oms
 - For the fiscal year for 2021-2022: 51,600 for Coast, Mesa, Mesa Nueva, Nuevo east, Nuevo west, and OMS
 - The staff salaries increases can be viewed through the bargaining agreements that is available through Blink.
 - The represented employees such as the service, clerical and allied services and skilled crafts receive an annual 3% increase are through American Federation of State, County and Municipal Employees (AFSCME) and Teamsters Local 2010.
 - The Policy Covered employees receive a 3% increase through Merit-based
 - The FTE position are positions that is 100% charged to the GFH budget.
 - Custodial, maintenance, Programming, and Residential services
 - Rebecca comments GFH is working on providing information on the deficit impact on the budget if rent is not increased and the option to add back debit/credit card readers at the laundry facilities in grad housing.
 - The potential for a no increase or decrease in rental rates causes a higher deficit in the budget plan.

Discussion:

- Rebecca then opens the floor for discussions to the committee and guest attendees.
- Major topics that were discussed consists of:
 - Transportation services numbers/percentages for upcoming year
 - Josh will provide the numbers for the incorporation to add the services needed for the students. Josh clarifies that the numbers that are currently being discussed are assumptions. Rebecca reiterates that these numbers are projected and are not 100% as these are estimates.
 - GFH's overall debt and how GFH plans to repay the money.
 - GFH is on a 35 year mortgage plan with a line of credit from campus at a cap of 100 million dollars.
 - The first few years of repayment plan for the mortgage are interest only, after it will be interest and principal payments.
 - Concerns about GFH's debt effecting the student fees.
 - Hemplata commented that HDH serves as an auxiliary meaning HDH receives no funding and must cover all expenses.
 - HDH is building as fast as they can to meet student demand for housing, however the debt must be paid back.
 - Guest attendees expressed concerns about the previous leadership choices made that created current debt and lack of student involvement in decisions.
 - Jana comments that the GPSES survey provided the student assessment that more housing was needed and that student representatives and ARCHAC were involved in the decision making processes for new housing.
 - Guest attendee inquired how did the University plan on paying the debt on new construction and Hemplata comments that it is part of the proposal sent to the UC Regents for approval.

- Housing Rental Rates
 - Rebecca asked the committee and guest attendees with the transparency of the budget worksheet to provide advice in areas such as, what kind of revenue can we generate to meet the cost needed to balance the numbers?
 - First Advisory Committee Motion: To look at the numbers of 30% of student's stipend income going into housing. What would the cost be with a 30% of student stipend go into housing?
 - Burgundy rescinds; Sven motion to change to only getting the numbers but recommends it as rent in general; No objections. Motion Carries.
 - Rebecca responds will provide the rate based on 30% stipend; however, it will not correlate with the current budget numbers. The revenue will change.
 - Second advisory Committee Motion: Bargaining with the UCOP on HDH's auxiliary status.
 - Motion carries.
 - Adriana asked what the conversations entail between administrations about increasing by 6% in housing.
 - Hemlata responds any proposal that are made goes through UCOP, which is public information on how it is decided to move forward.
 - Guest attendees comments UCOP is not 100% honest with monetary towards the auditors.
 - Hemlata reassures guest attendee the transparency of debt and that the money is going to debt and nothing more.
 - Burgundy asked what the deficit would look like with a 0% increase.
 - Rebecca states a 1 year of no increase will have a loss of 1.2 million and with a 0% increase would cause eliminating services that are provided for students.
 - Sven commented: even with the housing rental rates being 20% under the housing market, it is still unaffordable

Final remarks:

- Minutes are to be approved from now and the next meeting. Burgundy will provide notes for previous meeting
- Valerie having trouble accessing the box.

Meeting adjourned around 04:32 PM. Next meeting will be on 03/09/2020 at 3:00 PM.