

IRVINE CAMPUS HOUSING AUTHORITY

Board of Directors' Meeting

August 12, 2021 (via video conference)

BOARD MEMBERS PRESENT:

Jennifer Aaron, Yong Chen, Sandra Irani, Tyrus Miller, Diane O'Dowd, Heike Rau, Suzanne Sandmeyer, Barbara Sarnecka, Christy Teague, Samara Larson

OTHERS PRESENT:

Jennifer Barb, Bryce Bunker, Andrea Canfield, Karlie George, Andrew Herndon, Ron Reid, Victor Van Zandt, Elaine Vatakis

CALL TO ORDER:

Jennifer Aaron called the meeting to order.

APPROVAL OF MINUTES:

The Board approved the minutes of June 13, 2021.

REPORT ON OPERATIONS:

ICHA Chair Jennifer Aaron invited ICHA department heads to provide reports on operations:

- Manager Reid explained how Asset Management is experiencing delays obtaining supplies and hiring vendors. Costs of supplies are shifting quickly. Recently, Vista Bonita Park was contracted for a pergola replacement. Two weeks after signing the contract the cost of lumber increased 15% and therefore the cost of the project was higher than anticipated. Board member Diane O'Dowd requested details on the Covid-19 protocol for vendors and contractors. Vice President Vatakis confirmed that there are COVID-19 protocols in place to reduce risks to vendors. A Nuts-and-Bolts session dedicated to discussing COVID-19 vendor protocols was offered for the next meeting.
- CEO & President Van Zandt presented on Communications and Technology in Director Correa's absence. He highlighted that she is working on a cyber security project and looks forward to presenting her findings to the board in upcoming months.
- Vice President Herndon explained the recent fuel modification project that was completed in University Hills. This is annual work is completed by June 15, which includes clearing the OCFA mandated 100-foot fuel modification zone down to 6 inches of vegetation.

The zone stretches from the ICHA office, along the south side of University Hills and down the preserve to East Peltason. OCFA and the campus Fire Marshall have been on site to approve the work. In addition to the fuel modification zone, ICHA has added a repeating three station, three cycle wetting zone for fire prevention on common areas adjacent to the UCI Preserve.

- HRB Board member Andrea Canfield reported on the community's success hosting a University Hills Fresh Food Fair. The community led event was held at the University Hills Community Center and provided education on food insecurity, home horticulture and sustainability. Approximately 250 residents attended and in tandem with the Zot Funder they were able to raise \$16,200 for the Fresh Hub student food bank. In addition to the event, the HRB coordinated the installation of Four Little Free Libraries throughout common areas of University Hills
- Director Barb announced the August kick off of the audit. ICHA coordinated with the auditors for a one day no-contact office visit to expedite the work. The productivity from their visit has placed the corporation in a good position and on target to accept the audit at the October 4 board meeting.
- Manager Bunker reported on the Area 11 traffic calming measures noted in the 2020-21 Area 11-specific transportation study. He has received verbal approval from OCFA to proceed with installing the speed cushions and has researched ordering the cushions. The \$40,000 project is a successful example of the HRB & Community collaborating with ICHA for changes to physical portions of University Hills.
- Vice President Vatakis noted that ICHA received an insurance premium refund for workers compensation that resulted in a \$3,000 reduction. The refund was attributed to a final true-up that mainly correlated with a risk category change. Since most of ICHA employees were working from home as a COVID-19 preventative measure, this reduced the higher risk categories to clerical. Also, over the past year there were no workers compensation claims. She noted that ICHA has not had workers compensation claim since 2010, an exceptional achievement by all ICHA staff and management.
- Vice President George reported that three of the 15 resales thus far this fiscal year are due to eligibility cases. This makes up 20% of the resales and it stemmed from working with homeowners who were out of compliance with the Ground Sublease in the areas of primary residence or changed circumstances. Resolving cases of eligibility is an important responsibility for the Real Estate Sales and Administration department.

NUTS & BOLTS:

Explanation of University Hills Areas of Development

CEO & President Van Zandt gave a presentation about Areas of Development in University Hills:

- Navigated the Board through the areas of the development on the Community Map
- Pointed out key moments of development
- Noted the increase in density in Areas 9, 10 and 11 compared to the previous phases.
- Highlighted Area 12 for the Board, which is being reviewed for potential redevelopment into a for-sale high-density product.

OLD BUSINESS

- **Area 12 Update**

Manager Bunker presented an updated plan for Area 12. For reference, he reviewed ICHA's first proposal of 89 detached courtyard homes which was not supported by the Regents. The Regents were also not in favor of the second proposal, which included 146 homes, a mix of detached courtyard homes and attached townhomes. After two market research studies, 20 site plans, UCI asked ICHA to explore a stacked flats product on the Las Lomas redevelopment site of Area 12. ICHA responded to the request from the Regents and UCI. The stacked flats plan allows for 210 units, ranging in size from 1,300 to 1,900 square feet. The units include three-bedroom single level living homes that will be broken up into two phases of approximately 100 units on each side of Los Trancos Drive. The first-floor garages and the five-story construction pushes this project from a Type 5 to Type 3 construction, requiring steel, wood and concrete. ICHA will hold a community meeting on August 26 to share further details on the project, along with the flythrough that was shared with the board.

- **Board Committees - Postponed by Chair Jennifer Aaron**

NEW BUSINESS

- **Los Trancos Park & Pool Survey – Postponed by Chair Jennifer Aaron**

EXECUTIVE SESSION

- The Board continued the meeting in Executive Session.

ADJOURNMENT

The meeting adjourned at 3:39 pm.