

## **IRVINE CAMPUS HOUSING AUTHORITY**

Board of Directors Meeting Minutes  
February 13, 2019

**BOARD MEMBERS PRESENT:** Jennifer Aaron, Alan Barbour, Yong Chen, Sandra Irani, Ken Janda, Greg Jue, Heike Rau, Barbara Sarnecka, Christy Teague.

**OTHERS PRESENT:** Bryce Bunker, Barbara Correa, Karlie George, Andrew Herndon, Gerald Parham, Robyn Stelk, Hobart Taylor, Victor Van Zandt and Elaine Vatakis.

**CALL TO ORDER:** Greg Jue called the meeting to order.

**APPROVAL OF MINUTES:** The Board approved the minutes of January 2019.

### **REPORT ON OPERATIONS**

- Vice President Vatakis reported that a new electric vehicle (EV) charging station has been installed at the Santiago Apartments. The station is open to all University Hills homeowners and rental residents. Interested residents should contact the Rental office.
- Director George said the sales office has conducted 98 new home tours and that 183 recruit candidates may be eligible for the upcoming new home drawing.
- Manager Bunker provided details on progress with Area 11-3 infrastructure work including storm drains and sewers.
- Vice President Herndon announced the upcoming HRB Election. He added that all four incumbent candidates are running again, along with three new nominees. He also reported that the small dog park is open for business. There will be a ribbon cutting and formal opening on March 16.

### **NUTS & BOLTS**

Vice President Herndon explained the storm drain filtering process in University Hills. Water enters reservoirs outfitted with filters and exits into city storm drain systems. The filters remove most pollutants. Landscaping waste, plastics, animal waste and other debris collects at the filter sites, which are serviced on an annual basis using a vacuum. The filters are replaced every seven years.

## **OLD BUSINESS**

### **University Hills Community Survey**

Director Barbara Correa presented initial findings from the 2019 University Hills Community Survey:

- Almost 500 responses.
- Almost 40% of respondents reported two people living in the residence. 59% reported a child under age 18 living in the home.
- In response to the question "Knowing all that you know now, if you had it to do over, would you live in University Hills?" Over 82% responded yes.
- Almost 20% said deferred maintenance was a major problem in University Hills. In explaining the reasons for deferring maintenance on their home, the top answer was "No incentive due to UCI resale restrictions," followed closely by "too busy".
- 40% of respondents reported being first time homebuyers. Over 45% did no comparison shopping when they purchased in University Hills.
- Almost one-third of respondents said housing availability at University Hills had a decisive influence on their decision to accept employment at UCI. 22% said it had no influence.

## **NEW BUSINESS**

### **Miramonte Rental Townhomes Contract Authorization**

Manager of Planning & Construction Bryce Bunker distributed and discussed handouts previously emailed to the Board. He reviewed the Area 11-5 (Miramonte) contract structure and budget estimates.

- **Area 11-5 Addendum No. 5 to Area 11 Construction Contract and Area 11-5 Infrastructure Work GMAX (Amendment No. 1)**

The first resolution gives authorization to execute the Area 11-5 Contract Addendum No. 5 (adding the Area 11-5 project to the Area 11 master contract) and Amendment No. 1 to that Addendum (authorizing the Area 11-5 infrastructure at a specified Guaranteed Maximum Price).

After discussion, and upon motion duly made and seconded, the Board unanimously adopted the above entitled resolution attached to these Board minutes.

- **Area 11-5 – Not to Exceed GMAX – Full Scope of Work**

The next resolution reviewed addressed authorization to execute a future amendment to the Area 11-5 construction contract for the full scope of work. Manager Bunker explained that in

order to satisfy a precondition from the lender for the construction loan origination, the Board will need to authorize the contract amendment for construction of the full scope of work for Area 11-5 today. The overall project cost, once received, will be subject to the Guaranteed Maximum Price specified in this resolution, or will be brought back to the Board for further authorization.

After discussion, and upon motion duly made and seconded, the Board unanimously adopted the above entitled resolution attached to these Board minutes.

- **Area 11-5 Financing Agreement Authorization**

Manager Bunker then discussed the resolution regarding the Area 11-5 Construction Loan. He highlighted that the builder, not ICHA, is the construction loan borrower, and that in order to originate the Area 11-5 construction loan, the builder's lender, Housing Capital Company, needs ICHA's Board to approve a resolution authorizing corporate execution of these documents, evidenced by a Certificate of Corporate Authorization signed by ICHA officers.

After discussion, and upon motion duly made and seconded, the Board unanimously adopted the above entitled resolution attached to these Board minutes.

- **Solar Requests from Residents**

President Van Zandt led a discussion about a letter from residents requesting that solar panels be installed on new homes in University Hills when they are constructed. The letter was emailed to Board members previously. He explained that ICHA supports the use of solar energy in principal, but that installing it on new construction creates a conflict with its fundamental mission, to provide affordable housing. President Van Zandt reviewed the history of the building code and construction in University Hills, pointing out that when possible, University Hills homes have been built to exceed energy efficiency requirements and standards. Following discussion, President Van Zandt said he would prepare draft points supporting not building solar into new homes, to be presented to the Board at a future meeting.

### **EXECUTIVE SESSION**

The Board went into Executive Session.

### **ADJOURNMENT**

The meeting adjourned at 5:45 pm.