

IRVINE CAMPUS HOUSING AUTHORITY

Board of Directors' Meeting

March 10, 2022

BOARD MEMBERS PRESENT: Jennifer Aaron, Yong Chen, Sandra Irani, Samara Larson, Tyrus Miller, Diane O'Dowd, Heike Rau, Suzanne Sandmeyer and Christy Teague.

OTHERS PRESENT: Andrew Herndon, Jennifer Barb, Joanna Chang, Barbara Correa, Karlie George, Mack McCoy, Ron Reid, Hobart Taylor and Victor Van Zandt.

CALL TO ORDER: Jennifer Aaron called the meeting to order.

APPROVAL OF MINUTES: The Board approved the minutes of February 10, 2022.

REPORT ON OPERATIONS

- Manager Reid provided the update that March is budget season and he is working with our reserve partner to prepare a 350-page reserve analysis document that outlines the schedule of repairs and replacement components and allocates the ideal amount of money to set aside towards those future projects. Once the study is complete, it will be passed along to accounting and used for budgeting.
- Director Correa reported that the community survey will be distributed. The last survey was in 2019 and over the long term it provides the ability to measure resident satisfaction. Some new questions were added, including a question about the enforcement of property use and maintenance regulations, COVID-19 related questions and sustainability. The ICHA team worked closely with the Homeowners Representative Board. The HRB added questions about welcoming, which included questions asking residents how much they feel a part of University Hills.
- Vice President Herndon stated that he is wrapping up tree trimming in the community. A couple of dead trees are being pulled down and another 900 of the 6,000 trees were trimmed. He went the distance by bringing in fish and game to ensure that the tree trimmers were not close to nesting birds. The red shoulder hawk is nesting in the community and the tree trimmers gave 300 feet distance to the nest. Due to a great horned owl nesting in the community, he also brought biologist out. The importance of management's plan of yearly tree trimming minimizes tree failures and losses. Also, at the upcoming Spring Earth day event there will be more mulch to provide to the community.

- HRB chairman Taylor provided the update that the HRB elections are complete. There were six candidates for four seats. Three new members have been seated, however one of the new members determined that they didn't have the time and bandwidth to dedicate to the HRB. The board plans to meet in April to appoint a replacement member. New members to the board include Cami Simmons, who has been the head of the entertainment committee and Mack McCoy who has been engaged in the community for 15 years and recently has been involved with the city of Irvine's "cool block challenge". The HRB endorses the city's efforts of reaching sustainability by 2030, reducing waste and emergency preparedness. So far eight of the 30 Irvine blocks are located in University Hills.
- Director Barb informed the Board of the finance report, which is a snapshot of the cash positions and rolled to the end of the fiscal year. Most items are normal, however there are some key transactions and equity contributions for Area 12, which are within the \$1.8 M that the board authorized to spend. ICHA is purchasing a home and reselling it. Director Barb also updated the board that management is kicking off budget season and receiving budget templates from departments. There will be some new concepts and strategies for the budget this year.
- CEO/President Van Zandt updated the Board in Vice President Vataakis' absence. He reported that the workers compensation renewal is coming up. There have been no accidents for years and ICHA has a very low rate. The team is meticulous about the criteria and hold monthly safety meetings. CEO/President Van Zandt also provided the update that Denise Sparks will be retiring in June after 10 years at ICHA. She will be on recall for special projects.
- Director Chang provided the construction loan update that the anticipated lender is Farmers and Merchants bank, who is privately owned and mission driven. Farmers and Merchants Bank is a regional bank with 114 years of experience. They have an emphasis on local lending. They also have experience supporting community and multifamily projects. The loan has been underwritten and Farmers and Merchants discussed the terms with their Chief Credit Officer. The next steps are to meet with the lender and California Pacific Homes in the coming weeks.
- Vice President George reported that ICHA is purchasing a resale home, which is a plan 953. ICHA is currently in escrow on the home, which has a purchase price of \$766,457 and a close date of April 8. Just following the close date, ICHA plans to immediately prepare the home for sale and notify the University of the opportunity. It is anticipated that the resale process will transpire within 60-90 days from the April 8 close date. In addition, Vice President George updated the Board that the University launched a communication to faculty and staff about a third-party shared equity loan program, called Landed. So far, 35 UC Irvine employees are shopping for homes through the Landed program and two have already closed on a home using the loan program. Also, 63 loans have been funded across the UC system and Landed is working with 263 employees throughout the UC system who have been paired with lenders and agents making progress towards a Landed loan.

OLD BUSINESS

Area 12 Project Update

Director Chang notified the board that the latest community workshop was held on February 16. The webinar meeting included slides and comments about the project. Questions from attendees were answered during the meeting. The 9.8 acre site will include a total of 210 units that will be four to five level stacked flats. The site is located south of the University Club and it will be divided into two phases; the east side and the west side. The east side will include 102 units and there will be one unit per floor over individual garages.

NEW BUSINESS

Area 12 New Home drawing eligibility definition strategies

Vice President George provided the Board with an overview the historical process of new home offerings and eligibility to participate in the drawing process.

- In the past, Incoming Senate Faculty were provided with one opportunity to participate in a new home drawing and if they weren't offered a new home, they were likely satisfied with a resale home within one to two years from their Senate appointment date. However, the increase of demand has changed this dynamic in the following ways:
 - In the past four drawings, there have been three times as many drawing participants than there have been new homes to offer.
 - Incoming Senate Faculty are waiting longer for a resale home opportunity. This first category of the resale waitlist has grown to 207 applications, who were hired from 2019 to present.
- The following items were presented to the Board to consider allowing for the 207 Senate faculty to participate in the Area 12-1 drawing:
 - This group has been waiting the longest for a for-sale home opportunity in University Hills.
 - The group was also surveyed multiple times during the project approval process of Area 12 and asked what they would consider for a new home opportunity.
- The board discussed and agreed that ICHA would provide them with several scenarios at a future meeting to review and determine the best direction for the definition of recruit for the Area 12 drawing.

ADJOURNMENT

The meeting adjourned at 2:39 pm.