

## **IRVINE CAMPUS HOUSING AUTHORITY**

Board of Directors' Meeting

October 10, 2024

**BOARD MEMBERS PRESENT:** Jennifer Aaron, Nancy Da'Silva, Gillian Hayes, Tyrus Miller, Heike Rau, Michelle Thrakulchavee and Ian Williamson.

**OTHERS PRESENT:** Mike Cannan, Brad Connely, Barbara Correa, Karlie George, Kim Hockings, Dodie Gilbert, Hobart Taylor, Victor Van Zandt, and Elaine Vatakis.

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

**APPROVAL OF MINUTES:** The Board approved the minutes of August 8, 2024.

### **OLD BUSINESS**

No old business.

### **NEW BUSINESS**

#### **Annual Homeowner Retirement Report**

Manager Gilbert reviewed the annual report that management prepares to analyze emeriti/retiree households within the community. Manager Gilbert shared that five homeowners retired between October 2023 to present. This is a lower number compared to recent years. Additionally, twelve retiree homeowners sold their home since the last report. These changes resulted in a net of 255 retiree households in University Hills, which equates to 21% of owner households.

#### **Recruit Class Definition Update and Recommendation**

Manager Gilbert presented an overview of the highest category of the waitlist; Newly Recruit Senate Faculty. Historically over the 40 years of the program, the Newly Recruit section

consisted of Senate Faculty appointed within a two-year timeframe. In the past, following the two-year timeframe, the group was moved down to the second category of the waitlist; Current Senate Faculty. However, in recent years, with the demand for University Hills homes growing and the lack of new homes being built since 2020, the Newly Recruit waitlist category expanded beyond the two-year period until new homes were offered in 2024. Following the Area 12-1 offering in June 2024, Manager Gilbert informed the Board that it's recommended that the recruit classes of 2020, 2021 and 2022 be considered for review because all applicants within this category had the opportunity to participate in the new home offering and were on the resale waitlist for at least two years. Director Gilbert explained that management had conducted informational campaigns during the new home offering, including virtual videos of the new home plans, interactive floor plans, a webinar, an in-person town-hall meeting and multiple e-mail blasts, which provided statistics on the lack of opportunity of being offered a resale home. It was highlighted that the new home offering would be the applicant's greatest opportunity of being offered a home in University Hills.

**After discussion and upon motion duly made and seconded, the Board unanimously adopted the following resolution:**

**ICHA Board Resolution 2024-13, Incoming Senate Recruit Class Revised Definition**

**RESOLVED; that effective December 31, 2024, upon approval from the Provost/EVC's office, that the "new recruit" status policy be defined as Academic Senate members and potential hires to the Academic Senate with appointment dates on or after July 2, 2022.**

### **2025 Triennial Community Survey**

Director Correa provided an update on the upcoming community survey. Every three years management produces a community survey that is sent to all residents. The survey consists of several components, the first includes basic demographics, the second piece asks residents about general satisfaction and the final section focuses on a strategic topic. In 2022, the topic was deferred maintenance and habits of working from home during COVID-19. This year, the survey will focus on emeriti/retiree questions and will ask questions about aging in place. The last survey had over 60 questions, and management will be shortening it to focus on the key questions.

### **ADJOURNMENT**

The meeting adjourned at 3:05 pm.

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**After discussion in executive session and upon motion duly made and seconded, the Board unanimously adopted the following resolution:**

**ICHA Board Resolution 2024-14, 5 Year Rental Term Policy**

**RESOLVED; Management is directed to recommend to the Provost/EVC's office the removal of the Maximum Period of Occupancy term from the University Hills Rental Eligibility Policy for all University Hills rental communities. Upon approval, the moratorium on the term is no longer needed.**