



AFFORDABLE HOUSING TASK FORCE
Meeting Summary
Thursday, November 4th, 2021

Present: Veronica Casas Hernandez, Eric Reed, Anahi Ruvalcaba, Kerri Ryer, David Ulate

1. Land Acknowledgement

2. Minutes and Agenda

The minutes of the October 14th meeting were accepted without modification
The agenda was accepted without modification

3. Review of Taskforce Timeline

Our timeline is now off because much time and work was dedicated to the grant proposal. Consequently, the group agreed to push back timeline goals.
Criteria for selecting a site - Do by 12/1 and Stacey will lead. Send this to the CAC and Board by 4/15/22. What we recommend to the board is up to the group. It can be as broad or granular as we want. A balance between the two is probably where we will want to land.

Survey/reach out to colleges who have housing - do by 12/1 and Kerri will lead.
Select and visit other colleges by 2/1
Defining affordability – Do by 3/1 and Anahi will lead
Approximating the number of students will need housing – Do by 4/15 and David will lead.
Who is eligible for housing – Do by May 5/1 and Erika will lead
Term limits – Do by 5/1 and Veronica will lead
Emergency Services / Short term housing – Do by 6/1

We will not know about the grant proposal until March, 2022.

4. Grant Review

The group reviewed the application and supplemental application that was submitted

Proposed funding goes beyond feasibility studies and includes everything up to construction.

For the calculated rent rate, we are hoping that amount is a ceiling and that a lower rate is what ultimately would be charged.

If we end up using SB 169 funding for construction, the state has guidelines around which students are eligible for housing (Pell grant, College Promise, etc.). Once these students are

served we can offer housing to other students. For example, International students who would need housing but may not meet the financial criteria.

None of the cities in Santa Clara county are meeting their RHNA obligation in terms of affordable housing.

The supplemental application has a breakdown of proposed costs. Most of the costs come from moving towards construction. Feasibility studies are a small portion of the \$2+ million estimated planning costs.

In the end, it's going to be a state legislation vote that will make the final determination.

5. Surveying Other Colleges

Eric shared the "Survey Question for Other Colleges document" and the group reviewed and made modifications to this document. Eric will make this document and the Affordability Task Force Google Drive folder available to all members.

Kerri discussed the work she has already done in surveying/talking to CA community colleges who have student housing. There are a couple in which a follow-up would be a good idea: Santa Rosa and LACCD.

No formal outreach has yet been done for faculty/staff housing.

Questions around faculty/staff housing:

- Individuals staying in the housing longer than what was planned. E.g., if the housing was meant to be for seven years so the person can save money to buy their own home, the person is staying in the housing for much longer than the seven years.
- Is a "time limit" something that could be enforced? How?
- How can the district better support the individual to plan and be prepared for a transition after the time limit expires? Should we include some kind of "guide" to help individuals plan accordingly while they are in affordable housing? Or a savings account to build up a down payment nest egg while using affordable housing?

Transportation is an important consideration when planning affordable housing, particularly for students. The example of Palo Alto was discussed. Affordable housing in Palo Alto would not be ideal for students because of the distance. And without good public transportation options, affordable housing may not be a good solution.

We need to expand the contact list of colleges.

Kerri will add a tab for faculty/staff and survey answers.

Kerri will send an email out to all members with assignments for reaching out to colleges.

Meeting Adjourned at Noon