**Meeting date | time** 3/2/2018 1:00 PM  
**Meeting location:** Larry Barrett Room  

| Type of meeting: | ARCH Advisory Committee  
| Co-Chairs: | Tatiana Zavodny  
| | Jana Severson  
| Note taker: | Kimber Silva  

| Attendees: | Burgundy Fletcher (Proxy to Valerie)  
| | Burton Ober  
| | Ian Hamilton  
| | Jana Severson  
| | Kim Ciero  
| | Madhura Som  
| | Malia Mahi  
| | Marybeth Ward  
| | Mayra Estrada  
| | Osinachi Ajoku  
| | Ramona Ferreira  
| | Sophia Hirakis  
| | Tatiana Zavodny  
| | Valerie Saiag  

**AGENDA**  
Meeting begun at 1:04 PM.

**General Discussion**  
Ian provided information about the response from the Coast resident about playground costs. The resident is understanding but thinks a used play structure may be more affordable.

Sophia asked to look at bylaws

- Sophia said The Assistant Vice Chancellor is on the Committee, and can be called on as needed.
- As a representative for Grad Students, Sophia stated that there needs to be oversight by the Campus CFO to advise on our budget discussions to ensure that grad student perspectives are being heard. Oversight is needed.
- Malia asked to confirm that the bylaws were updated to say “appointee” by the AVC about six months ago.
- Sophia called for a formal change of bylaws
  - Tatiana said bylaws can be changed with 2/3 vote.
- Sophia motioned to vote
  - Ian seconded
    - No vote, conversation continued.
  - Mayra asked what would be the benefit of having the CFO at Meetings.
  - Sophia said that because the budget is long term, the CFO needs to be at the meetings to represent the campus. The Committee needs to have direct contact with the person responsible to have a say in the decisions
- Marybeth stated that the CFO may only have knowledge of numbers, not necessarily campus culture.
- Sophia asked why he does not know about campus culture. He needs to know the needs of grad students. Oversight is needed to know the greater perspective.
- Tatiana clarified that this is needed to see the vision of the campus compared to the larger campus budget.
- Bob asked if the bylaws specify that an appointee fills this specific roll, why is the committed not honoring that.
- Malia said that Sophia’s idea is part of a bigger discussion. She also stated that the bylaws were accessible to all members before approval.
- Sophia asked when the bylaws were approved.
  - May 2017
  - Sophia was not present when the bylaws were approved. She said that the AVC needs to be in the room, or a person who has the ability to meet the needs of grad students’ needs.
Sophia listed many ways Mark Cunningham was able to meet the needs of grad students and that it is part of his job description to be on this Committee.

- Motion to have oversight by AVC or above involved in ARCHAC discussions as part of campus vision
  - Approved 9-1-0

Kim asked for the reason Jana was appointed to the Committee when Mark stepped down other than that Mark is retiring.
Jana explained that they switched, she was on the Undergrad Committee. Mark now sits on the Undergrad Committee and Jana sits on this Committee.
Jana said a new director is starting mid-April. A campus announcement is coming soon.

**Agenda**
- The final meeting of winter quarter is 3/16. In that meeting, the Committee will review and approve past minutes which will be posted in the drobox.
  - Tatiana asked the Committee to review those minutes in advance.
- Doodle poll will be sent out to schedule spring quarter Meetings

**Budget**
- Updated hand out from last week was passed out.
- General update from previous meeting discussion of income options.
- Last time straw polls in favor of options A, C, E, F, with Option B for further discussion.
  - A - Fee for washer dryer units
  - B - Master bedroom fee
  - C - Extra 0.5% increase at Mesa Nueva
  - D - Fee for parking permits
  - E - La Jolla Del Sol spaces for grad students/families
  - F - Allocating SGA to Undergrad students

Sophia said students show remorse that they chose communities where parking is not included. She proposed to make a deal with the CFO to allot a certain number of parking spots at the Osler structure for the Rita.
Tatiana asked housing staff if there is more information on the parking at Rita.
  - Jana said that she can get the information. She thought it was probable that an arrangement was proposed, but was not viable for residents.
Sophia said that Rita residents would approve a rent increase if it meant they could park near the building.
Bob offered that Mark had actively pursued parking. Bob recalled that the cost came out to $30,000 - $50,000 per spot at Rita. Looking at the cost and a quantity of spaces, it didn’t make sense to approve. Additionally, there was not a commitment from a large number of Rita residents.
Marybeth recalled that there was a previous attempt to have parking spaces dedicated to Rita and the Residents would pay.
Jana will find out the information and report back to Committee.
The Committee reviewed updated numbers for option B to see how the budget would be impacted if a master bedroom fee was only applied to students in a roommate situation.
The budget was updated to reflect approving every option except option D.
Sophia asked for gridlines and a key to more easily view the spreadsheet.
Jana said that with updated numbers, there is a budget surplus and not all options necessarily need to be approved.
  - Approving options A, B, C, E, F means a $138,414 surplus
• Sophia thinks the GSA council members should see these numbers before they are approved.
  o Jana explained that it is the purview of this Committee to decide on rates, not the GSA.
  o Sophia thinks the elected reps need to have a say in what amenities are most important to grad students.
  o Tatiana clarified that the GSA council would be able to provide input on proposed increases and having a say in what amenities would be most important.
• Mayra asked if options B & C were approved, would there still be an interest in these communities.
  o Bob said that even with new proposed rates, Mesa Nueva is still below market. Still a great value.
• Tatiana suggested that if the option C was removed there would still be a surplus.
• Sophia pointed out that this surplus includes revenue from giving away grad apartments. Will be in a deficit if grad units are not given away.
  o Jana confirmed
  o Sophia feels people need to be aware that we are leasing units back to undergrad. Grad students need to be aware of changes.
• Mayra is comfortable with options B & C included.
• Ramona shared that if option C is struck, surplus is decreased to $87000+.
• Sophia shared the grad Dean’s goal is 20% below market on grad housing rates. Offered more insight from other Committees she sits on.
• For the next meeting, Bob will share most recent market survey and compare it to proposed new ARCH rates.
• Sophia would call for referendum about rates.
• Tatiana shared market values that were discussed at previous meetings.
• Sophia asked Valerie how she as a parent would she feel to pay $800 per month for housing for her child.
  o Valerie said cost is outrageous
  o Jana and Ramona shared their perspectives as parents who currently have children in college housing elsewhere and are paying higher rates.
  o Mayra said that UCSD is affordable compared to other UCs, feels we need to continue talking about the budget.
• Ramona offered prices for 3 bedrooms in the market
• Committee did the math and proposed budget rates would still be 20% below market value.
• Tatiana pointed out that the Committee needs to review per bedroom rates vs market value.
  o Ramona offered that it would probably be a similar situation in other apartments outside the campus.
• Sophia feels that the price is expensive and shared personal experiences that contribute to these thoughts.
• Tatiana asked if there were numbers for families compared to singles in Nueva housing.
  o Jana explained the numbers of families in Nueva is small. There are options for families in other areas of ARCH.
  o 15 families in 2-br, 3 families in 3-br.
  o Madhurara asked how many of those unit types we have in total.
    ▪ Jana said the totals are on spreadsheet.
  o Malia reminded the group that there are a lot of housing options for students in varying situations.
• Sophia asked staff if there is a priority for families in LIDS.
• Sophia asked if the Committee agrees that parents should have a subsidy at Mesa Nueva. She offered anecdotes about students with hardship. What does the Committee think about the fact that government aided families cannot afford to live at Nueva?
• Valerie shared that families are realistically only given one option for housing.
• Marybeth reminded that the Committee voted to give families priority housing.
• Valerie feels that priority does not translate through.
• Ramona said that offering housing at LIDS is a way to assist families with affordability.
• Marybeth motioned to vote
• Sophia objects and suggests to take a straw poll. She expressed concerns about rates at La Jolla Del Sol, affordability, and square footage of La Jolla Del Sol compared to Mesa.
• Straw poll vote to apply $50 master bedroom fee to roommate situations only, and not families.
  o Agreed 8-1-2

• For the next meeting, Tatiana wants the Committee to consider ways to cut costs for families across all housing.
• Mayra asked GSA members to ask off campus grads to see if they think rates are unreasonable.
  o Sophia does not think rates are unreasonable, but are for parents.
• Jana reminded the Committee that this decision is based on numbers right now, could see more families in the future.
  o Tatiana agreed that the rates could be reviewed next year.
• Sophia asked Jana when Nuevo West and East will open.

**New Topic Discussion**

• Anindita emailed to ask about shuttle routes for Rita and Mesa Nueva. Will there be new routes with the opening of Nuevo West?
• Jana thinks the new director of parking should come to a future ARCHAC meeting.
• Bob said that transportation services are aware of the number of students coming. HDH and Transportation Services are working to create MOUs.
• Tatiana clarified that Transportation Services is not adjusting rates for the current budget.
• Mayra brought up her thoughts about shuttle and trolley. She asked if additional shuttles would be purchased considering the new ways to commute to campus.
  o Bob said the impact of the trolley and the pedestrian bridge is unknown, but there is a potential for new busses.

**General Questions and Discussion**

• Sophia will get input from GSA council and report back.
• Sophia reminded the Committee that they are providing a service to the residents. The goal is for students to know what they are getting in to by choosing UCSD and living on campus. Sophia appreciates the Committee for doing the best service for residents. Having a seat on this Committee is a privilege.
  o Tatiana said it is a good reminder that there are faces around the numbers being assigned. The Committee does research to be able to answer questions of residents about price points and amenities.
• Tatiana will email in advance of next meeting.
  o Committee will continue to review budget options for the next meeting.
  o Tatiana and Sophia will reach out to GSA.
• Ian asked what the construction west of Coast is.
  o Sophia answered that the field property will be turned to temporary parking lots, then eventually it will become building sites.
• Ramona updated the group of a budget surplus of about $75,000 if only roommate situations pay an extra .5%.

Meeting adjourned 2:31pm. Next meeting will be on Friday, 3/16/18 at 1pm in The Boardroom at 64.
Meeting date | time 3/16/2018 1:00 PM
Meeting location: The Boardroom at 64 North

Type of meeting: ARCH Advisory Committee
Co-Chairs: Tatiana Zavodny
Jana Severson
Note taker: Pa Chia Vue

Attendees:
Betty Ramirez
Burgundy Fletcher
Burton Ober
Ian Hamilton
Kim Ciero
Madhura Som
Marybeth Ward
Mayra Estrada
Ramona Ferreira
Rebecca Otten
Robert Frazier
Shana Slebioda
Sophia Hirakis
Tatiana Zavodny
Valerie Saiag

Agenda
Meeting began at 1:00pm.

On the agenda today is appeals, approval of meeting minutes, and the budget.

Appeals
Appeal 1202
- Mary Beth motioned to extend housing agreement to August 31, 2018.
  - Sophie seconded the motion.
    - 9-0-0, approved.

Appeal 1214
- Mary Beth motioned to vote on the appeal.
  - Sophie seconded the motion.
    - 1-7-1, denied.

Appeal 1218
- Sophie motioned to approve until November 1, 2018.
  - Burgundy seconded the motion.
    - 5-4-0, approved.

Meeting Minutes
- Sophie asked if we could attach link to minutes every time we ask to approve.
- Sophie motioned to approve the minutes.
  - Mayra seconded the motion.
    - 9-0-0, approved.

Budget Discussion
- Tatiana reviewed the breakdown of S&E graphic. She asked if they know how many units from North and West Mesa were grandfathered in and if those numbers are reflected in the budget.
  - Rebecca said yes, those figures are incorporated as an expense.
  - Sophie asked if the chart includes only supplies and expenses or if it includes personnel.
    - Tatiana said just supplies and expenses.
○ Sophie asked if HDH plans to hire more personnel. She called maintenance because her door fell and needed to be fixed. They shared that it would take some time because they are understaffed. She talked with GSA and they shared that they would like HDH to hire additional staff.
  ▪ Rebecca said the proposed budget is projecting a 3% increase and we do not know all of the union negotiated increases yet. She knows that maintenance is looking at their org structure and will place more personnel at ARCH to help with turning units and getting caught up with service requests. She reassured Sophie that HDH does know there is an issue and is working to resolve it. If the committee wants to add more positions, a dollar amount can be added in and they can figure out how to distribute it across the board.
○ Marybeth said when a building is added, new staff is usually hired. She asked if this current budget includes the additional staff that will be hired when the new projects come on board.
  ▪ Rebecca said that will be in 2020 and additional staff will be built into the budget then.
  ▪ Bob added that North Mesa went offline, which freed up staff too.
  ▪ Tatiana pointed out that they can always review policy later on, even if they can’t allocate funds for this.
  ▪ Sophie said it’s natural to increase staff if new buildings are being brought on. She understands the not having North or West Mesa means they are losing the income for those facilities. She said GSA is upset because the rates are increasing but the residents are not getting any more. She asked what is going to be done to help improve the grad life experience and now this budget will improve quality of life.
    ● Rebecca said one of the proposed options is to increase rate at Mesa Nueva at a higher percentage. The committee discussed this at a previous meeting and didn’t seem in favor of it. The proposed budget only covers the expenses, with no changes to levels of service (just maintaining the current levels).
○ Burgundy would like to see the budget without rent increases because they are living in a construction zone and doesn’t even use the shuttle anymore. She asked if there has ever been a year where they didn’t increase rent.
  ▪ Rebecca said there was one year where there were no rent increases. She referred to the budget and said the middle column shows a 5% increase and that’s still a $1.2million loss because north and west mesa are offline. If they removed that 5% increase, they’d be $1.5million short.
○ Madhura would like to know what is considered well-staffed and what the budget would look like if maintenance were well-staffed.
  ▪ Rebecca said what they want to figure out is what the expected response time is. Then they can figure out how to staff that. Currently the response times are same day for urgent issues and 48 hours for routine. So, they need to look at whether or not that is a reasonable timeframe.
○ Valerie asked what the previous plan was to cover the loss of income at North and West Mesa.
  ▪ Rebecca said they worked with the committee to set rates at Mesa Nueva as high and as affordable as possible to cover the loss. This committee recommended the cost be distributed across all residents to make it more affordable.
○ Betty shared that residents are unhappy because services aren’t up to par.
○ Ian asked if HDH could provide a breakdown the staff distribution of maintenance across the housing areas.
  ▪ Rebecca said she would get those numbers for the committee.
○ Madhura shared a personal incident regarding her roommate and her roommate not being able to get into her room. She had to help her roommate because she was an international student who didn’t speak English well, and there were no staff members available to help since it was a Saturday.
  ▪ Tatiana said the committee could review current policy and make changes to it.
  ▪ Sophie reiterated that they need to make people want to live here. They are competing with the outside market, where rent is cheaper. She said residents want to have a great experience. The budget shouldn’t be to just pay for construction. They need to focus on the student experience.
  ▪ Rebecca said HDH recognizes that it is not just about cost, it is about creating a community. They want to keep housing affordable but they’ve also worked hard to provide programs to help build community and meet current service needs.
  ▪ Bob said they are constantly tweaking and balancing those dollars to provide a better experience and have better response times.
Burgundy asked if the rent at Mesa Nueva is under 20%. She was able to find listings that were cheaper than Mesa Nueva in La Jolla.

- Rebecca explained that San Diego County Apartments calculate the average rent and HDH uses that average. Once the budget is determined, they can show where they stand with regards to those averages.
- Tatiana shared that she did the calculations and their units are roughly 20% under that rate. The only one that came close is the 3 bedroom unit at Mesa Nueva if they agree to add the extra fee for the washer/dryer fee.

Sophie asked if they could clarify something said in a previous email sent to the committee about not being able give families a different rate.

- Tatiana said this came up at the last meeting. They were looking at the washer/dryer fee at Mesa Nueva for the 1, 2, and 3 bedrooms. They were looking at only applying that to roommate situations and not families, to help reduce financial burden on families. They are not able to do this. If they apply washer/dryer fee, it has to apply to everyone regardless of status. So, they cannot charge families more and they cannot charge families less. They have to charge the same fees across the board.
- Rebecca shared that she reached out to campus council and asked them if they could different rates for the same space, depending on if they are a single student or a student with a family. They advised against that because they said it can be perceived as discrimination.
- Ian and Madhura left at 2:05pm and both proxy to Sophie.
- Sophie asked if she is living with a roommate and then gets married and her significant other moves in, if the roommate moves out, would they be required to pay for the entire apartment.
  - Rebecca said they would ask the couple if they want to live in their own apartment. If so, they would find a space for the couple. If they don’t and the single student doesn’t mind continuing to live with them, they would make the accommodation.
  - Tatiana said this is a policy discussion that the committee can have later. She’d like to continue with the budget discussion.
  - Cory said different amounts cannot be charged for the same space but they can choose to charge a fee per unit or per room or per person. There are ways to divide up the fees and the committee has to decide whether it’s beneficial or not. The committee has to decide what they consider to be middle ground.
  - Ramona said a couple or family could opt to have a roommate if you have the space. That could help share expenses. Most couples want to have their own space but they can opt to have a roommate if they’d like.

Burgundy asked if there was a way to charge more for the master bedroom. It is a bigger room so she thinks they should pay more.

- Rebecca said they could charge a different amount for the master bedroom because they are getting a different product but the dollar amount for the three bedrooms has to be the same.

Sophie suggested keeping the Mesa Nueva rate the same, without the 5% increase. She suggested charging lower for the two bedrooms and more for the master bedroom.

- Rebecca adjusted the budget sheet and shared that this would result in a reduction/loss of income of $56,700.

Valerie left at 2:18pm and proxy to Burgundy.

Sophie motioned to have a special meeting next week to continue budget discussions.

- Mary Beth seconded the motion.
  - No objections from the committee so Tatiana will send out a doodle poll to schedule the meeting. She pointed out that there was still time left to continue discussions in the current meeting.

Burgundy asked if they don’t do any increases, they would be at a $1.2million deficit.

- Rebecca said no, the $1.2million deficit is with the 5% increase. They are losing $2million in income because North Mesa and West Mesa are online. Also, there is an expected 3% increase in expenses.

Sophie said the most important thing is making life better for the residents. That should be the focus and this budget should help with that.

Burgundy would like to get creative with the budget. She’d like to vote on a budget that she can feel good about and thinks more adjustments need to be made.
○ Tatiana asked the committee to look out for the doodle poll. She also asked the committee to brainstorm ways to improve quality of life that are not cost related.
○ Sophie said the demands are very simple - need to improve the quality of life. She said HDH needs more staff and suggested hiring UG students to help. This wouldn’t cost as much.
○ Tatiana asked the committee to email her their ideas in advance so she can compile a list.

Meeting adjourned at 2:28pm. Next meeting is TBD.
Meeting began at 11:35am.

**Budget Discussion**

Tatiana said today’s meeting is purely to discuss the budget. Appeals and housing issues will be discussed at future meetings in Spring Quarter. She gave a brief overview and hopes the committee has had a chance to review all the documents that were emailed to them. She reminded the committee about the proposed additions: playground structure at Coast, which will cost $30-$40,000 and the water station at Coast, rough estimate of $10,000.

- Sophie asked if the current budget includes the playground or water station.
  - Tatiana said no, strictly operations.
  - Sophie asked where in the budget miscellaneous items, like spigots, come from.
    - Rebecca said the cost would come out of supplies and expenses and labor.
    - Sophie asked the budget has ever gone over.
      - Rebecca said yes but it is usually balanced out with other items like salary savings. They have never had a deficit at the end of the year overall.
      - Tatiana said they could also vote to put funds in reserves in case items come up.

- Valerie thanked Housing for answering their questions and doing the extra work to inform committee about the budget. She shared some research she found from UCSD website and from University of California Food Initiative (Dec 2017). The needs of UG and grad students were found to be so great that the Triton Food Pantry services were expanded. There was an increase of 64% increase in UG and Grad student food pantry use. They even expanded the Basic Needs Center this quarter. Cal Fresh has been offered in several campus locations. In last 5 years, housing costs have increased by 75% in San Diego area, LA, and San Francisco area but staff and student salaries have not increased. She said they cannot build infrastructure on backs of poverty.
  - Sophie thanked Valerie for sharing this information and for her dedication to this committee.
  - Tatiana thanked Valerie and shared that she will be meeting with Pierre soon.
  - Sophie said they just got the LRDP and the campus will be growing by hundreds of thousands of people. She believes the campus is going to become less hospitable.

- Rebecca said the committee discussed adding an extra $21 per bedroom to include electricity at Coast. Last week’s straw poll showed most were in support of that.
  - Sophie motioned to vote on adding $21 per bedroom to include electricity in Coast rent.
    - Mary Beth seconded.
      - Motion approved with 8 approve – 0 deny – 0 abstain vote.

- Tatiana reviewed the budget options with the committee. If options get approved, $115,848 can be put in reserves.
  - Rebecca said they like to keep $75-80,000 aside for unexpected expenses.
- Sophie asked if they could look at the cost per person. She is wondering why supplies and expenses have only increased by $30,000, even though Mesa Nueva is now open.
  - Rebecca said they built expenses into the last budget too.
  - Sophie is concerned because Mesa Nueva isn’t going to be under warranty anymore and that figure will go up. The second item she’d like to look at is the Coast studio because it is underpriced.
  - Anindita agrees that Coast is underpriced. She doesn’t think it should increase by a percentage because it’ll continue to be underpriced compared to the others. She thinks Coast rent should be increased to make it fairer. She suggested figuring out what rent amount is fair and take the next 2-3 years to work up to it.
- Tatiana asked if HDH felt $75,000 in the reserves was enough to cover unexpected costs.
  - Rebecca said yes and that's been the figure for several years.
- Kim agrees with decreasing the cost of the three bedroom at Mesa Nueva and increasing the rent at Coast.
- Rebecca asked committee to be aware of the number of units there are in each area.
- Sophie asked committee to think about the rate of the three bedroom at Mesa Nueva.
  - Anindita asked what the typically rent of a three bedroom in La Jolla would be.
    - Kim said easily over $3000.
- Sophie asked the parent committee members what they are currently paying.
  - Burgundy said $1340 at Mesa.
  - Sophie pointed out that there is too big of a difference in the prices at Mesa Nueva. She then suggested increasing Coast rates by 100.
  - Rebecca said that would be 20% increase and they cannot support that. In the past the highest increase was around 6% when we were building new housing.
  - Tatiana suggested increasing the Coast rate by $30.
  - Sophie asked if they could do a 10% increase and inform Coast residents that they would be doing this over the next three years.
    - Rebecca shared that each year, the committee sees this differently. Some years, the committee feels rent should be lowered at Coast due to square footage. They aren’t able to do a three year increase because each year, the committee will review the budget and can determine to increase/decrease the Coast rate.
- Sophie suggested lowering the Mesa Nueva three bedroom increase down to 3% ($2375).
  - Tatiana said that will put $83,000 in reserves.
  - Rebecca said if they are going to make the changes to the three bedroom rate, then they should look at the two bedroom rate as well.
  - Sophie doesn’t think the two bedroom rate should be changed.
  - Anindita said if the two bedroom rate isn’t lowered, people won’t take them.
  - Kim asked if there is a shortage of apartments for grad families.
    - Rebecca said they have been able to meet family demands.
  - Burgundy asked the committee to consider poor families that are on food stamps and can’t afford to be at UC San Diego.
  - Rebecca pointed out that the Mesa Nueva two bedroom has two bathrooms and residents don’t have to share. The three bedrooms have to share their bathrooms.
  - Sophie said most grad students are living with a salary of under $20k a year and cannot afford housing. They are here to serve grad students and their families.
  - Anindita asked what the rate is, per person at Rita.
    - Tatiana said currently $555, but with the increase it’ll be $583.
    - Anindita asked why Rita is paying less.
      - Sophie said it’s older. Mesa Nueva residents are paying more because their facility is newer.
      - Madhura pointed out that the rate per person for the two to three bedroom is the same as the studio price. She believes the two to three bedrooms are worth more since they have a washer dryer and more bathrooms available to them.
      - Rebecca pointed out that the amount the group is considering as the additional washer/dryer cost is already included in the 18-19 rate.
- Tatiana asked the committee how they felt about the Coast studio rate ($750).
  - Anindita said Coast is underpriced.
Madhura suggested raising rent at Coast to $800.
Kim suggested increasing it by 6%.
Tatiana said if they raise the rent to $759, its 6.3% increase.
Kim is concerned about how they are going to justify a 10% increase to Coast residents.
Valerie thinks they’d be willing to pay more per month than pay for moving costs. She thinks it is affordable.
Tatiana suggested $780 (with $21 electricity, it would be $801).
Shana pointed out that there aren’t very many Coast studios. She asked how this would affect the reserves.
  - Rebecca said the reserves would go up by $7000.
Kim liked Anindita’s idea of doing only a 6% increase over the next few years.
Malia added that the Mesa Nueva studio rates include electricity.
Sophie said they will be able to defend the Coast increase because of their amenities. She pointed out the inequity and reiterated that Coast is underpriced.
Tatiana asked the committee how they felt about the one bedroom rates ($1023, $1071, and $1134).
  - Sophie asked how students are generally feeling about the one bedrooms.
    - Tatiana said they generally like it over the studios.
  - Madhura asked if they have washer/dryers in their unit.
    - Bob said yes.
Burgundy said the old Mesa one bedroom is only $60 less and doesn’t have a washer/dryer.
Sophie added that most of the one bedroom students are there due to special circumstances or an exception.
Tatiana said that could possibly be the case for studios as well.
Rebecca pointed out that there are only 9 of them.
Valerie suggested just doing a percent increase across the board.
Reb said they initially started with a 5% increase across the board when the budget was presented to the committee.
Valerie suggested lowering the percentages for the ones they feel are inequitable.
Madhura suggested an increase of 6% for the Mesa Nueva one bedroom.
Anindita reiterated that doing a percentage increase across the board will build upon the current inequities and not solve their problem. They need to fix the problems.
Tatiana asked how the committee feels about a 6% increase.
Sophie thinks it looks good. She suggested a 7% increase across the board at Coast. She thinks this is reasonable. She said they could also give Coast the option and priority to move if needed.
Tatiana said this would change the rates to $786 for the studio, $1065 for the one bedroom, and $1485 for the two bedroom. It would result in $200,000 in the reserves.
Sophie asked if anyone has moved out of Coast due to the cost increase.
  - Bob said not that he was aware of.
Anindita doesn’t think anyone should have to subsidize those living at Coast. They are paying significantly less there.
  - Rebecca said they are not being subsidized. Mesa Nueva is higher because their mortgage is higher.
Madhura asked what number surplus they are aiming for.
  - Tatiana said $75,000 for unexpected costs. Anything over that can be earmarked for projects.
Burgundy feels the proposed increases are still too high. This will hurt single income families. If she has to move from Central Mesa to Mesa Nueva, it’ll be a $1000 increase.
  - Rebecca said the La Jolla del Sol option could address that need. LJDS has 50 units at affordable price points to provide families with options.
Valerie said the rate increases will hurt. She doesn’t think they should have high increases for anyone.
  - Sophie said there is a diverse array of what everyone is getting and its not just a roof over their heads. The amenities are better at Mesa Nueva. If they review the satisfaction survey, the residents at Coast are very happy. Amenities are important and should be charged accordingly.
Madhura asked what they typical annual rent increase is in San Diego.
• Rebecca said it varies from year to year. They’ve seen it vary between 6-10%. In generally, they try to keep the increase between 3-6%. 6% has been the maximum.
• Madhura pointed out that no matter where they live, there will always be a rent increase.

○ Tatiana asked the committee if they want to decrease the rate of the two and three bedroom at Mesa Nueva.
  ▪ Sophie asked if they could lower the three bedroom rate.
  ▪ Shana suggested dropping it to 8%.
  ▪ Sophie motioned to vote on adding $10 extra per bedroom, per month for units that have a washer/dryer.
    • Motioned approved with 8 approve – 1 deny – 0 abstain vote.
  ▪ Sophie suggested increasing the two bedroom rate.
  ▪ Tatiana suggested getting the surplus up to $85,000 so they could at least add the water station at Coast.
  ▪ Sophie pointed out that it costs significantly more to house families in Mesa Nueva.
  ▪ Valerie said there are a lot of kids in Central and South Mesa and they don’t like Mesa Nueva because its apartment style.
  ▪ Burgundy suggested lowering the two bedroom at OMS.
  ▪ Sophie motioned to extend the meeting time by 15 minutes.
    • The committee approved this extension.

○ Tatiana asked the committee to review the Rita rates.
  ▪ Sophie asked to keep the increase in the 5% range. They don’t have parking and she doesn’t think they’ll be able to park in Osler.
  ▪ Bob added that they are one of the few furnished communities.
  ▪ Tatiana added that they are also officially on campus.

○ Tatiana asked the committee about SGA.
  ▪ Sophie said the proposed increase at SGA is fine.

○ Tatiana moved onto the Mesa Nueva rates.
  ▪ Sophie pointed out that the proposed changes have resulted in a surplus of $94k. She thinks this is a good amount since Mesa Nueva is no longer under warranty.
  ▪ Anindita asked if people are able to move back onto campus (after their two year limit) if there is an emergency like domestic violence.
    • Rebecca said they usually work with CARE to make these types of arrangements.
  ▪ Burgundy pointed out that even with the higher increase at Coast, nothing has an increase over $60 except for the Mesa Nueva one bedroom. She suggested lowering the increase for the one bedroom.
  ▪ Sophie doesn’t agree because they have a washer/dryer, pool, and taco truck right outside.
  ▪ Burgundy suggested lowering the cost of the two bedroom.
  ▪ Tatiana said it would bring the reserves down too low.
  ▪ Sophie suggested looking at furnished versus unfurnished.
  ▪ Madhura added that Mesa Nueva residents have parking and Rita does not.
  ▪ Sophie thinks the Mesa Nueva studio is very affordable. Suggested raising studio rate to $810.
  ▪ Tatiana said that would bring the reserves up to $200,000, which is not necessary. She asked the committee what they’d like to decrease.
  ▪ Anindita suggested decreasing SGA or the Mesa Nueva three bedroom.
  ▪ Sophie doesn’t agree with decreasing SGA.
  ▪ Madhura suggested $801 for the studio.
  ▪ Tatiana said it brings reserves down to $113.
  ▪ Sophie pointed out that there is still inequity at Coast.
  ▪ Anindita said the annual increase is much higher everywhere else and not at Coast. They are still not addressing the inequity.
  ▪ Valerie suggested lowering South Mesa rates since they are lowering Central Mesa rates.
  ▪ Kim motioned to vote on the budget as is.
    • Madhura seconded the motion.
      ○ Sophie objected to the motion. She said there is still a severe inequity that needs to be resolved. Coast is severely underpriced when you consider the amenities available to them.
- Kim asked if they are just voting on the budget today or if they are voting on the proposed projects as well (playground and water station).
- Anindita said the committee has other issues to discuss like the shuttles and the water station before they should vote on the playground.
- Tatiana said they can decide which projects to pursue at a later date. She pointed out that with the current adjustments, the reserves are at $86,000.
- Burgundy motion to vote on the budget as it stands.
  - Kim seconded the motion.
    - Motion approved with 8 approved – 0 deny – 1 abstain vote.
- Tatiana thanked the committee. She also thanked Rebecca for bringing the numbers to committee.

Meeting adjourned at 1:28pm. Next meeting is TBD.