HRB Minutes - December 12, 2018

ICHA Board: Greg Jue (Chair), Alan Barbour, Sandy Irani, Diane O'Dowd, Heike L. Rau, Barbara Sarnecka, Christy Teague.

ICHA Management: Victor Van Zandt (CEO), Jennifer Barb, Bryce Bunker, Barbara Correa, Andrew Herndon, Ron Reid, Elaine Vatakis.

HRB: Hobart Taylor (Chair), Brad Conley, Zach Nelson, Gerald Parham. 3:35 PM - Meeting begins.

Victor: Introduction and three topics: 1) Community: 2) What does it look like?; and 3) The future - where are we going? and how do we measure our efficacy?

#1 – Building Community - What does it mean to you?

HRB: Brad - The built environment + people who live in it—those two things, together.

Hobart - People and compassion. Core values Shared Values. Meeting the needs of each other. Improving connections.

Gerald – Inclusivity-who gets what. Owners & Renters. Need a voice for renters. Events designed for renters. Many single folks in the apartments. Listen but do not cater to the squeaky wheels. 1⁄4 of UH = renters

ICHA: Barbara – Responding to changing needs. Renters should be on HRB; know your neighbors (better); sensitivity to international cultures. Value of physical community in building social community (Ex: connected walkways).

Renters should have a voice in building community. Know your neighbor.

Misc. Comments: People are busy (Zach); may need professional (staff) help to support volunteers (Hobart); Lilli with CSD working group is a good example. Volunteer skills not always appropriate.

#2 – Building Community – Are we doing it? To what degree?

Victor: Describes a framework that contains four elements of community involvement and participation: 1) Participate (go to an event); 2) Serve (volunteer at a community event); 3) Guide (HRB & HRB Committees, elected and volunteers); 4) Support (ICHA – communication, event management, vendor management, scheduling, budget, etc).

Both Greg and Victor emphasized that while ICHA can support community and volunteer projects, the initiative should come from the residents & HRB (those with "ears close to the ground"—Diane).

Hobart - the best example of "community initiative" is the Sustainability Committee with 40 members. Brad & Andrew - background of renter participation on HRB and questions ICHA & HRB considered.

Andrew & Elaine - Apartments weren't part of the original plan; renters are a much bigger part of the community now (25%); how best to serve and include renters (some of whom become homeowners) in the UHills community has and is evolving.

Alan - UHills is a "company town"—something rare in contemporary America. We should be mindful that there are all kinds of relationships because of connections to UCI; relationships in UHills don't just revolve around *residency*.

Victor - We want to foster an ecosystem of volunteering that's self-supporting.

Brad - An example is HRB's "block party-in-a-box" initiative to jump-start neighborhood community (know your neighbor). A mature & healthy neighborhood might not need to be *jump-started*.

Hobart- Thanked Barbara C. and explained how her "staff support" helps.

Many - "Bottom-up" (as opposed to "top-down") is the right model for "building community" in UHills.

Victor & others - Maybe we should broaden our definition of "events" (beyond things we "put on," like movies, Fall Fiesta, etc.). UHills' Narwhals (130 swimmers—one of 32 teams in Irvine Swim League), is an example of ICHA & HRB *indirectly* supporting something that promotes and builds community. Although the support is indirect, it's is significant & meaningful—achieves things that matter to us.

Christy - There are many opportunities—moments—to "build community." (examples: chess in Dana Point; Barbara's story of different cultural approaches to knitting at Gabrielino Park).

Importance of Ownership & Power to those volunteering in U Hills. ICHA Board can't be this.

Need to quantify attendance

The importance of keeping the current momentum

Consider using teens and school-required service hours in the U Hills volunteer eco-system. ICHA to Facilitate Community.

#3 – Building Community in the Future - Where are we going? How do we measure it?

Victor - Describe your vision of U Hills' future—one minute for each attendee in the workshop.

Andrew - U Hills is an official City of Irvine "village" now. ICHA can collaborate with City to bring Community services (Parks & Rec events, etc.) to U Hills.

Barbara – A targeted campaign for volunteer building.

Diane - a continued conversation; prioritize inclusivity; look for "low-hanging fruit" opportunities to build & improve our community.

Jenn - More volunteer/service participation; improve HRB voting turnout; imagine a UHills map, where throughout the year, more & more homes are "shaded-in" as they participate—a whole shaded-in map at year's end.

Zach - How to make people want to stay here? Strategic investment in community.

Elaine - Can we connect U Hills and groups off-campus? Not just trial & error. Example of her daughter & friends volunteering via Lion's Heart at the recent Holiday Bazaar—and asking to do more/other things in the future.

Gerald - Everything we're doing. Communication if key. Address the international folks.

Christy - ICHA has a connection to renters that homeowners *don't* have: maintenance, common walls & areas, etc. Also: Communication about community building is a high priority. ICHA has raised the level of activity and focus on Community Building.

Hobart: A metacognitive awareness. Community Building is a part of living in University Hills. Community is a verb.

Heike - In addition to considering things we *can* do, we should be mindful about and looking for ways to mitigate things that are damaging to Community. Mitigating the negative

Alan - We should be thinking ahead to how best we can address the needs & interests of an increasing population of retirement-age residents

Brad - UHills as a large-scale "prepared environment" (Montessori's concept): a healthy & beautiful place that has been prepared for its residents to make their lives.

Barbara C: The Chinese grandparents: what happens when the younger children are school age? We need to prepare an environment to build community.

Ron: Been around for 18 years. He observes that his HRB is light years ahead of prior HRB Boards when it comes to Building Community. The importance of remembering how far we have come and take time to celebrate.

Barbara - ICHA board members who are *residents* could serve as primary conduits between the ICHA and HRB Boards.

Sandy: Local neighborhoods are vital. Strong local Neighborhood interface. The folks on your street, the people you run into every day/week. Know those near to you, those in your day-to-day.

Greg: Keep the conversation going. Perhaps meet again informally in 6 months.

Victor – The importance of community building & the approaching the future without preconceived notions. There is wisdom in this group. He wants to "continue the conversation" and intends to listen as we move forward as a community. To build a shared goal and target.

5:10pm - End of meeting.