

# HRB

## Meeting Minutes

12/3/2019

### I. Call to order

Hobart called to order the regular meeting of the HRB at 4:03 p.m. on 12/3/19 at the University Hills Community Center Conference Room.

### II. Present

The following were present:

Brad Conley (HRB), Hobart Taylor (HRB Chair), Andrea Canfield (HRB Communications Coordinator), Zach Nelson (HRB Timekeeper), Sandrine Bizaux-Scherson (HRB), Michele Guindani (HRB, via phone), Susan Pearlman (HRB), Andrew Herndon (ICHA), Barbara Correa (ICHA), Victor VanZandt (ICHA), Gerald Parham (Rental Resident)

### III. Executive Session

The HRB met to discuss issues in communication between ICHA and UHills residents, including communication with renters on topics that affect the overall community of University Hills. Main points: HRB represents homeowners specifically, but can be a resource to ICHA in seeking to understand residents' perspectives, including rental residents' perspectives; and, the broad task of building community is part of HRB's current mission -- HRB is committed to supporting transparency, a UHills community value. Appearing disrespectful to residents can affect all of us, and certain aspects of the recent notice to residents of the Las Lomas apartment community informing them of the need to vacate due to a decision made by UCI campus, such as the tone and timing, has potential to have a negative impact on residents' perception of how they are respected by UCI campus (their employer) and/or ICHA. Without a rental residents' group, there is no voice for this large group of residents. These are areas beyond the purview of HRB, but there are areas of overlap, such as with our self-appointed charge of building community, inclusive of all residents of University Hills. Meeting this charge and being concerned about the welfare of all residents means, to the current HRB, encouraging ICHA to communicate well and clearly with residents. In this way, we do feel that we can make recommendations to ICHA in their communications and also in encouraging rental residents to seek a way to represent themselves in the community.

## IV. ICHA Statement Regarding Housing Needs

Victor VanZant was present to explain that the university is in need of additional housing that is modern and which can be well maintained, and therefore the Las Lomas property will be redeveloped. It has already been designated as faculty/staff housing. Las Lomas has been well maintained to the extent possible, but there is design obsolescence, including size of units, issues with rain gutters, non-breathing walls, radiant ceiling heat, and other infrastructure issues that could foreseeably impact the cost of rentals, making it prohibitive, as this is not a property that is subsidized by UCI. ICHA has the relationship of a vendor to UCI with this university-owned property. ICHA and UCI have sent a notice to Las Lomas residents telling them of the need to relocate. Residents are guaranteed a home in Miramonte, or a priority spot in other rental properties. As of 12/3/2019, 15 residents of 100 units (13 of which are short-term rentals) have filled out applications and will be housed in other complexes; 70 other households will need to be served. Information sessions will be offered in Las Lomas for those with further needs. This is a UCI-owned asset, and Vice Chancellor Coulon will be present to respond to residents directly. ICHA may or may not be in charge of this project further. There are many possible options for future development and nothing has been decided. Miramonte offers other amenities including 2-car attached garages in energy-efficient new homes.

Q: By moving people into Miramonte, are we losing new recruit housing?

A: Not necessarily -- there will be a total gain of 37 units at the end of 12 month period. New faculty recruits have priority 1 beginning December 16, but the Las Lomas residents will have priority above that.

Q: This situation feels unjust and not equitable to the residents who are affected. What is the differential in rate?

A: The difference in rate is from \$70 to \$500 depending on which unit residents select.

Q: How many of those people are vulnerable (retired, on a fixed income, etc)?

A: we do not collect income information of residents and so we do not know. There are no retired residents in the Las Lomas apartments. We are especially concerned regarding the people who have lived in the apartments for a long duration of time and are well settled; and those residents who may need special assistance for the move. We will assist as needed.

Q: It is concerning that someone could move into temporary housing, and then into the new homes as they are available, moving twice, and both times not corresponding with the beginning or end of the quarter. How will the residents handle making these transitions?

A: The move-in dates for Miramonte are between May and early September 2020. The ICHA team will work with individuals to try and accommodate both home purchases and work schedules.

The HRB was concerned that it is not clear to residents that this is a UCI issue rather than an ICHA issue. ICHA would like residents to know that they are moving forward to reach a resolution for residents.

## V. Approval of November 2019 Minutes

The board decided to read the minutes online and approve the minutes after the meeting. HRB minutes are posted at <https://uhills.org/hrb-minutes/> .

## VI. Committee Reports

- a) Entertainment: The budget for the holiday bazaar was approved.
- b) Sustainability: See appendix 1

## VII. New Business

### a) HRB Call for Nominations

A call for nominations for HRB will be sent to residents from ICHA in December. Voting is in February.

### b) Dog Park

In general dog park maintenance, a hose bib will be capped; a dog drinking fountain is available; the dog park will be temporarily closed after heavy rains.

### c) Request for rental fee reduction for University Hills Women's Choir weekly rehearsals in the Community Center was approved.

### d) Police Chief will attend 1/7/20 HRB meeting

- e) HRB is in planning for a Spring workshop with the ICHA board.

## VIII. Tabled until next meeting

- a) Set recommendations and suggestions, in cooperation with CSD, on how to handle noise complaints.
- b) UHills.org priorities
- c) Set a policy for charitable organizations to use the community center room for free at HRB discretion when there is a UHills sponsor.
- d) Continued Assessment of Communication to Residents From HRB and ICHA
- e) Draft specific action items to facilitate transparency and responsiveness.

A suggested way to conceptualize an ideal response from HRB and/or ICHA to a resident request is with a “proactive, redundant, and rapid response.”

## IX. Summary Statement

Agenda items included ongoing discussions of communications between UCI, ICHA, and residents, including rental residents; reports from the Sustainability Committee, a resident property improvement form; a request for a reduced rental fee for a community group to use the Community Center, and other agenda items. The minutes, which will be posted once approved, will include more information on these and other matters.

## X. Adjourn

Hobart adjourned the meeting at 6:02 pm

Minutes submitted by: Andrea Canfield

Minutes approved by: Andrea Canfield, Sandrine Bizaux-Scherson, Susan Pearlman, Brad Conley, Hobart Taylor, Michele Guindani

Appendix 1

## **Sustainability Committee Summary**

### **A. Herbicide use in Uhills**

Sustainability committee would like ICHA to address an instance of apparent accidental herbicide use, as ICHA is committed to non-toxic pest management and weed control. Main questions are:

1. What is the oversight structure between ICHA and O'Connell?
  - 1.1. How can ICHA ensure that O'Connell using what they are ordering/billing ICHA for? (Or can ICHA buy the product to ensure that the right substance is applied?)
  - 1.2. How can ICHA ensure that the workers wear the necessary safety gear as required by OSHA regulations?
  - 1.3. How can ICHA ensure that the workers are only treating areas that absolutely need treatment, with as little product as possible, and mark these areas accordingly?
2. Is sidewalk cracks spraying really necessary? It is unavoidable that little kids touch the treated surfaces, also pets get a higher exposure than an adult.

The committee recommends:

1. **Distribute information about the benefits of non-toxic pest management/gardening and about the work of the Sustainability Committee to the gardeners to raise their awareness about the topic.**
2. **Have a written policy/commitment about non-toxic pest and weed management in University Hills to affirm the commitment and raise also the residents' awareness.**
3. **Consider all-organic practices including fertilizers. Resources about Neighborhood Non-Toxic Management practices inside neighborhoods (including fertilizing) can be found here:**  
<https://nontoxicneighborhoods.org/organic-hoas>

## **B. Trees in and around Uhills**

The Committee would like an update about tree replacement in our neighborhood and surrounding areas. What is the schedule? Would ICHA be willing to keep some dead trees around (if there are no safety issues) to provide a habitat for birds and insects? Also, some of the stumps could be put by Vista Bonita park in the wild area.

## **C. Irrigation in Uhills during rainy season**

The Committee requests ICHA/HRB ask homeowners to turn off their irrigation when it is raining, and that residents report overwatering.

## **D. CRV Recycling program**

Almost 1,000 dollars has been made by turning in neighborhood CRV bottles. All proceeds went to the UCI Fresh basic needs hub. The program is operating at capacity right now.

## **E. Bench in the preserve**

The bench went missing after first being vandalized. A second police report has been filed.

## **F. OC goes Solar**

Installations for December are closed. The City of Irvine is back-logged for permits (about 6 weeks of wait time). The contractor is open for January installations also at the discounted price but with a lower tax credit. OC goes Solar is now an official non-profit organization! Aiming to expand solar to low-income communities (working with local NGOs). Also community solar.

## **G. Community Choice Energy (CCE)**

CCE lets the city take control of where/how we buy energy. Feasibility study that was commissioned by the City Council came back positive, the implementation is up for discussion on December 10 at the Irvine City Hall. Residents are encouraged to attend the Dec. 10th meeting to show support for the CCE which will result in bringing clean, renewable energy to Irvine residents' homes through the SCE's existing power infrastructure.