

**SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
BOARD RETREAT**

Saturday, February 24, 2007, 9:00 a.m.

**COLLEGE VISTA CLUBHOUSE
3405 CSM Drive
San Mateo, California**

AGENDA

9:00 a.m. ROLL CALL

COMMENTS FROM THE PUBLIC

NEW BUSINESS

- 07-2-3C [Review the Progress on 2006 Board Goals; Evaluate and Comment on Proposed 2007 Board Goals](#)
- 07-2-4C [Enrollment](#)
- 07-2-5C [Faculty and Staff Housing Survey/Feasibility Study](#)
- 07-2-6C [Construction Phase II Update](#)
- 07-2-7C [Community Surveys](#)
- 07-2-8C [Legislative Issues](#)

RECESS TO CLOSED SESSION

- 1. Closed Session Personnel Items
 - A. Public Employment

ADJOURNMENT

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
2006 GOALS PROGRESS REPORT

Education and Planning Goals

Integration of Planning, Budget and Resource Allocation: In order to develop a shared vision of the future that faculty, staff, students and community understand and support, the District, through its shared governance processes, has been working to develop an integrated strategic planning model. This model incorporates and builds upon five elements: the District's Educational Master Plan; the Facilities Master Plan; a coordinated institutional research component; a comprehensive program review process; and an annual budget that is based upon the other four elements.

Many elements required for the integrated strategic planning system are already in place; however, they are not completely standardized within the District nor appropriately linked. Currently, the District is recruiting for a Vice Chancellor for Educational Planning and Services (the previous search in 2003 was abandoned due to budget constraints). This position will undertake the responsibility for developing an organizational infrastructure that will produce the integrated strategic planning system for the District.

Specific goals for 2006 include:

1. In order to assure that the District is offering the most current and relevant educational program for the community, the District shall review and revise as necessary the collaboratively developed, data-driven model that addresses program development, enhancement, stabilization, consolidation and elimination. The program review process must rely on both quantitative (enrollment, cost/benefit, etc.) and qualitative (value to community, availability and strengths of faculty, etc.) measures. Establish a schedule for all educational programs and student services in the District to be reviewed using common criteria and assessed at predetermined points in time.

We will continue to work on this goal in 2007 and in the near future. In late 2006, the Vice Chancellor for Educational Services and Planning began work on a comprehensive community needs assessment, which will survey the community's need for certain programs as well as their interest in distance education.

2. Identify operational areas (e.g., research, financial aid, property tax calculations, etc.) which will be subject to a performance audit to determine the level of efficacy and efficiency of the current operation.

Not addressed. The newly-hired Vice Chancellor of Educational Services and Planning is currently working on research goals (See 2007 Goal #6).

3. Pursue legislation and partnership agreements that will allow the District to maintain and expand the University Center as well as to offer otherwise cost-prohibitive higher education and workforce development programs.

College and District staff continue to pursue additional partnership agreements for the University Center. The District is moving forward with plans to offer a dental hygiene program at College of San Mateo in partnership with local dental societies. District secured a \$50,000 grant to assist with program development.

4. In order to increase the pool of design professionals, professional services providers, contractors and subcontractors bidding on District projects and to assure that local businesses and small and emerging businesses are given every opportunity to compete fairly for the District's work, District staff shall continue their efforts to build an electronic database of bidders that includes all appropriate local businesses as identified by Chambers of Commerce in San Mateo County, the Buildings and Trade Council; trade union representatives; and other professional organizations, including organizations that represent traditionally underrepresented constituencies. The District will also broadly disseminate information about bidding opportunities within San Mateo County.

This is an ongoing goal; the District is continually updating and expanding its database. The District maintains a large database of contractors and design professionals and specifically tracks local, emerging, and underrepresented firms within this database. In December 2006, the District facilities team held two meetings and two workshops to assist firms in the application process for various prequalification activities.

Personnel Goals

Compensation: Over the past three years, the District undertook an effort to restructure its workforce in order to improve productivity, streamline operations and improve service to students. This effort was successful and allowed the District to provide compensation levels that 1) are competitive in the marketplace; 2) acknowledge the excellence and commitment of faculty and staff; and 3) recognize the high cost of living in the local area.

5. In order to remain competitive in this very high cost area, the District needs to continue efforts to improve productivity and compensation, while maintaining a fiscally sound budget.

This year, the District successfully negotiated a three-year agreement with all bargaining units and non-represented personnel that will provide 13.92 % increase over the term of the agreement. The State COLA awarded during this same period totals 12.66%, putting the District 1.26% ahead of the State COLA. Since the year 2000, the salary increases granted to employees totals 33%; State COLA provided during this time was only 24%.

6. Continue to support and promote professional development for faculty and staff.

Last year, the District allocated approximately \$240,000 for faculty professional development; \$50,000 for classified staff development and \$13,000 for management staff development.

Retention/Recruitment: Aligned with the goal of providing competitive compensation packages for all employee groups, the District will continue its efforts to recruit and retain the very best employees. Recent surveys and anecdotal evidence have revealed that the high cost of housing in the area has contributed to some turnover within the District and to smaller applicant pools for many positions.

7. The District will continue its efforts to assist employees with the high cost of housing in the area, including offering the second loan program for first time homebuyers. The District will explore additional program options that make the program even more valuable and useful for faculty and staff. Following the first year of operations of *College Vista*, the District will evaluate whether a second residential community should be constructed.

Completed; program was expanded to include adjunct professors; second loan limits were increased from \$50,000 to \$75,000; and a stand-alone second loan program was instituted. First year operations of College Vista were successfully completed in January 2007 and work on the feasibility studies has begun.

Facilities Goals

General Obligation Bond: With the passage of Measure “A” in November 2005, the District will be able to complete the major campus wide facilities renovation and improvement projects that are underway. These projects rival--in scope and complexity--the initial construction of the three Colleges.

8. Issue the final phase of Measure C debt and the first phase of Measure A debt to finance the construction projects.

Completed; in fact all Measure A debt was issued in 2006 at historically low interest rates. Expected tax rate per \$100,000 of assessed valuation will be \$11.68 (as compared with the projection of \$12.51). Total savings for taxpayers is estimated to be nearly \$95,000,000.

9. Update the Facilities Master Plan to reflect current conditions and the new resources available through Measure A.

Completed and adopted by the Board in Summer, 2006.

10. Develop a cost effective program management plan for the Capital Improvement Program (CIP) that optimally utilizes the skill set of District employees and outside contractors and is responsive to the current needs of the updated Facilities Master Plan.

Completed; the Construction Planning Department has been established and managers are currently recruiting for and filling project manager and support staff positions approved by the Board.

11. Work with representatives from the Buildings Trades Council (BTC) to identify Measure A projects that will be incorporated into the Project Labor Agreement.

Discussions are in progress. The Executive Vice Chancellor has met with representatives from the Building Trades Council and prepared an addendum listing bond projects in CIP2 that will be included in the PLA. We are awaiting review and response by the BTC.

12. Explore the program parameters of the City/Build program in San Francisco (a collaboration of the City, San Francisco Airport, the Community College District, Private Industry Council and the Buildings Trade Council which seeks to increase the number of local workers hired by City contractors) to determine its applicability in College District projects.

Staff attended a session held by the City/Build team at San Francisco Community College and met with the director of the City/Build program. He recommended specific means of increasing outreach to create a "pool" of local workers. In addition, it is anticipated that the Skilled Trades Preparation Program will also provide a source of local workers. (See 2007 Goal #12 for a additional information)

13. Work with the Buildings Trades Council, secondary schools, community based organizations and other organizations with job training expertise to strengthen the apprenticeship programs offered by the Colleges and to establish an outreach and education program that will offer opportunities for District students and other youth, including at-risk youth, to learn about, prepare for and enter apprenticeship training programs. To the extent possible, incorporate requirements for District contractors to hire local graduates of apprenticeship programs, including graduates who meet at risk standards.

The Construction Planning Department has incorporated language regarding our local worker initiative into the District's contractor prequalification documents and into the Design/Build team prequalification applications.

14. Work with local legislators to extend AB 1000 to permit the District to use design/build construction methods for new capital projects.

Completed; the State educational facilities bond measure Proposition 1D extended the authorization included in AB 1000 through 2011.

15. As new buildings are brought on line, District operational plans need to incorporate appropriate staffing and resource efficiencies in order to ensure the long term sustainability of the new structures. The District must also leverage to the greatest extent possible available state and local resources to reduce operational costs.

The new Resource Allocation Model takes into account increases in square footage when allocating resources to the Facilities Dept. The allocation for 2006/07 has enabled the department to hire approximately six new custodians and engineers. Approximately three to five new employees are expected to be added in 2007-08.

Also, incorporating energy savings initiatives and sustainability into future buildings will reduce energy costs per square foot of building. Certain sustainable materials will minimize maintenance and upkeep.

16. Investigate “green building” design guidelines and standards, such as the San Mateo Countywide Guide to Sustainable Buildings and LEED (Leadership in Energy and Environmental Design) to determine the applicability to District projects.

All new buildings in the District exceed Title 24 energy reduction requirements. The District received “Flex Your Power” and “Savings by Design” awards and other PUC rebates. Environmentally friendly construction practices and architectural design standards have been incorporated into CIP 1 and 2 documents. Most furniture is selected with recycled and recyclable fabrics and materials. (See 2007 Goal #13 for additional information)

Finance Goals

17. Maintain fiscal stability.

The District has several initiatives that assist in maintaining fiscal stability. The District has used its new Resource Allocation model to allow the colleges to predict their allocations based their projected FTES growth. We have also allocated funds for FTES growth to each of the colleges to assist in starting up programs, adding sections, etc. Once the growth has been achieved, the Resource Allocation model will allocate ongoing funding.

We have also undertaken several processes to make sure that our spending is on target. Accounting has instituted a “mini-close” in March that will allow staff to review their accounts, make journal entries where necessary and project year-end balances more accurately. This year, the CFO has met with each of the College Business Officers and their presidents to review current year balances and next year projections

The District has also taken advantage of the unique funding situation at the State to temporarily increase state funding by maximizing funding factor calculations. The funds gained by this method have been set aside to address employee compensation commitments and other needs. The CFO has prepared multi-year projections that identify expected needs and available resources.

18. Work with local legislators to seek an amendment to the Revenue and Taxation Code that would restore the District’s property tax losses that resulted from the “triple flip.”

In 2006, District staff met with our legislative representatives several times to explain the issue and request assistance in amending the language in order to alleviate the significant losses the District experienced. Local legislators were not inclined to introduce this amendment; therefore, District staff shifted the focus of activities in this area to increased FTES generation.

19. For the foreseeable future, the District will be dependent on FTES to sustain the District's financial condition. It is imperative that the District succeed in improving access to programs (e.g., on line classes, classes in local high schools, off campus classes, etc) to sustain and increase enrollment and FTES.

The District made great strides towards fulfillment of this goal by launching efforts to expand and extend the distance education offerings of the Colleges and to expand the concurrent enrollment program by offering classes in the local high schools. Research and meetings regarding this work are ongoing. A Distance Education Advisory Committee has been established with three tasks: curriculum standards; resource allocation, and selection of a technology platform.

**SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
PROPOSED 2007 GOALS**

Education and Planning Goals

Integration of Planning, Budget and Resource Allocation: In order to develop a shared vision of the future that faculty, staff, students and community understand and support, the District, through its shared governance processes, has been working to develop an integrated strategic planning model. This model incorporates and builds upon five elements: the District's Educational Master Plan; the Facilities Master Plan; a coordinated institutional research component; a comprehensive program review process; and an annual budget that is based upon the other four elements.

Many elements required for the integrated strategic planning system are already in place; however, they are not completely standardized within the District nor appropriately linked. In 2006, the District hired a new Vice Chancellor for Educational Services and Planning who is responsible for developing an organizational infrastructure that will produce the integrated strategic planning system for the District.

Specific goals for 2007 include:

1. In order to successfully develop an integrated strategic planning system for the District, the Colleges and the District will work on identifying a process that enables broad participation of faculty and staff and the community; gathering of data to gauge the health of our District; vision development; and strategic and well coordinated approaches to enhancing student success and broadening access.
2. Complete a community educational needs assessment to identify unmet demands and the level of interest in distance education. Surveys and focus groups will be conducted with high school students, parents and staff; current San Mateo County residents who are taking courses outside the district; and select other groups.
3. Through the program review process, establish a schedule for all educational programs and student services in the District to be reviewed using common criteria and assessed at predetermined points in time.
4. In response to direction from the Board, Chancellor, the San Mateo County Grand Jury and growing national trends, the District will encourage the Colleges to form task forces with their feeder high schools to address high school-college curriculum articulation and devise strategies for offering college classes on high school sites.
5. The Distance Education Advisory Committee will work with the three College subcommittees to complete work on developing standards and guidelines for online curriculum standards, resource allocation, and technology by summer 2007.
6. The District Research Council will assess the research demands of individual colleges and that of the District. The Council will develop a common research agenda and further refine the structure of research support for teaching and learning in the District.

7. The Vice Chancellor of Educational Planning and Services will work with Vice Presidents of Student Services and Instruction, Faculty Senates and staff to formulate an action plan in response to the Board policy directions given at Study Sessions held in early 2007 on counseling and intra-district articulation. The goal is to identify and implement concrete strategies to ensure a consistency and currency in student counseling and to enhance intra-district articulation, and increase access to courses at all levels.

Personnel Goals

8. To build upon previous efforts to ensure a culturally proficient staff, conduct “Train the Trainer” sessions on a diversity program titled “MEET on Common Ground,” an excellent diversity awareness training program. This training will be funded by AB 1725 funds.
9. Conduct a review of executive and senior management compensation.

Retention/Recruitment: Aligned with the goal of providing competitive compensation packages for all employee groups, the District will continue its efforts to recruit and retain the very best employees. Recent surveys and anecdotal evidence have revealed that the high cost of housing in the area has contributed to some turnover within the District and to smaller applicant pools for many positions.

10. The District will assess the financial and political feasibility of building a second housing complex for faculty and staff. The study shall include analysis of General Plan and zoning issues, geotechnical and utility infrastructure, city fees, and an employee survey.

Facilities Goals

11. Complete the prequalification process for design/build entities to complete the Master Plan projects at College of San Mateo and Skyline College; issue RFPs for the work; and award contracts for these projects. Work with landscape architects to design and begin construction of the landscape, signage and circulation project for Canada College; secure approval for the plans from appropriate agencies and the college community; and award the construction contract.
12. Implement the Skilled Trades Preparation Program that was developed last year. The curriculum is designed to help under-prepared, underrepresented and at-risk students learn the skills required to enter careers in the construction trades. Work with the Buildings Trades Council, secondary schools, community based organizations and other organizations with job training expertise to identify youth who could benefit from this program. To the extent possible, incorporate requirements for District contractors to hire local graduates of apprenticeship programs, including graduates who meet at risk standards.
13. Incorporate LEED, California High Performance Schools and Sustainable San Mateo County guidelines into all RFP and bid documents.

Finance Goals

14. Maintain fiscal stability.
15. Continue efforts to sustain and increase student enrollment.
16. Develop a finance plan for funding the unfunded liability for Post Retirement Medical Benefits.

Housing Survey

	Spring 2007 (Renters only)	Fall 2002* (All staff)
Responses	145	709
Classified	44%	50%
Adjunct	32%	25%
Faculty	20%	23%
Live in San Mateo Co.	58%	61%
Want to live closer to work	77%	61%
Pay less than \$1,500 in rent	55%	70%
Plan to leave our employment in 5 years or less	21%	23%
Pay more than 30% of income for rent	55%	57%
Very interested	71%	55%
Somewhat interested	12%	23%

*Responses are from renters only; n = 250

College Vista Wait List

2/20/07

N = 72

7 Regular Faculty
39 Classified
26 Adjunct

1. Where is your primary place of employment?

Response	Response Count	Percentage
Cañada College	39	27.08 %
College of San Mateo	48	33.33 %
Skyline College	48	33.33 %
District Office	9	6.25 %
Totals	144	

2. What is your SMCCCD employment status?

Response	Response Count	Percentage
Faculty	28	19.72 %
Adjunct Faculty	46	32.39 %
Classified Staff [including Facilities] - Full-Time	55	38.73 %
Classified Staff [including Facilities] - Permanent Part-Time	7	4.93 %
Administration/Management	6	4.23 %
Totals	142	

3. Where do you currently live?

Response	Response Count	Percentage
solona	1	0.70 %
Stanislaus	1	0.70 %
Sonoma County	1	0.70 %
San Juaquin county	1	0.70 %
marin	2	1.40 %
San Mateo County	83	58.04 %
San Francisco County	25	17.48 %
Santa Clara County	19	13.29 %
Alameda County	7	4.90 %
Contra Costa County	3	2.10 %
Totals	143	

4. What two things would make your current housing arrangements more satisfactory? (Select 2 ONLY)

Response	Response Count	Percentage
adjunct: own home in SF, so survey is N/A to me	1	0.70 %
to be able to afford my mortgage	1	0.70 %
Own a home now...happy	1	0.70 %
none	1	0.70 %
Live in the city	1	0.70 %
affordable apts to rent	1	0.70 %
have smaller space	1	0.70 %
both lower payments with less commute	1	0.70 %
My current housing situation is satisfactory	1	0.70 %
Live closer to work	50	34.97 %
Own my own home	73	51.05 %
Have nicer home/neighborhoods/school district	12	8.39 %
Have more square footage/rooms	29	20.28 %
Have lower rent/mortgage payments	96	67.13 %
Totals	143	

5. How many minutes is your commute--ONE WAY--on an average day?

Response	Response Count	Percentage
Less than 20 minutes	46	31.94 %
20-45 minutes	69	47.92 %
46-60 minutes	17	11.81 %
61-90 minutes	7	4.86 %
91-120 minutes	5	3.47 %
Totals	144	

6. Would you prefer to live closer to work?

Response	Response Count	Percentage
Yes	109	76.76 %
No	33	23.24 %
Totals	142	

7. What are the primary reason[s] for not living closer to work? (Select ALL that apply)

Response	Response Count	Percentage
partner's job	1	0.75 %
confinement-don't drive	1	0.75 %
not changing school for my son	1	0.75 %
just where I lived when I got the job	1	0.75 %
I live 3 miles away	1	0.75 %
not able to afford mortgage	1	0.75 %
we own a Town House in Mountain view	1	0.75 %
love the city	1	0.75 %
I own a house in Santa Rosa	1	0.75 %
prefer urban culture	1	0.75 %
didnt know about this housing	1	0.75 %
VERY Affordable rent	1	0.75 %
current quick commute	1	0.75 %
Children attend school in my neighborhood	1	0.75 %
n/a	1	0.75 %
recent divorce and son still in high school	1	0.75 %
Rental prices are too high	81	60.45 %
Home prices are too high	69	51.49 %
Prefer my current location	38	28.36 %
Totals	134	

8. What is your monthly rent/mortgage (excluding taxes, insurance, utilities, etc.) ?

Response	Response Count	Percentage
\$0 - \$1,000	31	21.83 %
\$1,000 - \$1,499	47	33.10 %
\$1,500 - \$1,999	36	25.35 %
\$2,000 - \$2,499	11	7.75 %
\$2,500 - \$3,000	8	5.63 %
More than \$3,000	9	6.34 %
Totals	142	

9. If you are renting, are you planning to buy a home?

Response	Response Count	Percentage
No	20	14.60 %
Yes, within 1 year	8	5.84 %
Yes, within 2 years	25	18.25 %
yes, within 3-5 years	61	44.53 %
Not applicable/I do not rent	23	16.79 %
Totals	137	

10. Which of the following would you be willing to purchase? (Select ALL that apply)

Response	Response Count	Percentage
Condominium/townhouse	98	72.59 %
Single-family home	115	85.19 %
Unit in a duplex, triplex or 4-plex	61	45.19 %
Totals	135	

11. How many people, including yourself, make up your household?

Response	Response Count	Percentage
1	46	31.94 %
2	62	43.06 %
3	15	10.42 %
4	11	7.64 %
5 or more	10	6.94 %
Totals	144	

12. What percentage of your total household income do you devote to rent (excluding taxes, insurance, and utilities)?

Response	Response Count	Percentage
0% - 20%	17	12.50 %
21% - 30%	44	32.35 %
31% - 40%	41	30.15 %
41% - 50%	17	12.50 %
more than 50%	17	12.50 %
Totals	136	

13. How long do you anticipate working for the SMCCCD?

Response	Response Count	Percentage
Less than 1 year	1	0.69 %
1-3 years	8	5.56 %
4-5 years	22	15.28 %
More than five years	94	65.28 %
Not sure	19	13.19 %
Totals	144	

14. If you answered 5 years or less, what are the primary reason(s) influencing your decision? (Select ALL that apply)

Response	Response Count	Percentage
n/a	1	1.96 %
Project Duration of CIP II	1	1.96 %
There are not full time positions available.	1	1.96 %
I hve a grant funded position	1	1.96 %
I teach part-time and may end up taking a full-time job elsewhere.	1	1.96 %
long distance relationship	1	1.96 %
Inability to find/afford housing in a desirable location	25	49.02 %
Retirement	12	23.53 %
Plan to make a career change	6	11.76 %
Want to relocate geographically	9	17.65 %
Insufficient salary	19	37.25 %
Job advancement	18	35.29 %
Totals	51	

15. Would you be interested in living in rental housing offered at below market rents reserved exclusively for SMCCCD employees?

Response	Response Count	Percentage
Very interested	101	70.63 %
Somewhat interested	17	11.89 %
Not sure, but would consider	11	7.69 %
Not interested	14	9.79 %
Totals	143	

Please comment:

Response
I absolutely am interested and am currently on the waiting list for College Vista by the District office. Would not be interested in Skyline because of the weather and the commute to Canada
Hopefully pets would be allowed.
I would like to be on the current list for College Vista.
If I qualified, I would be very interested in below market rate housing. In this area, even the lowest rents are high. If you rent a cheaper place, it will likely be somewhat rundown. If you rent a nicer place, too much of your income goes to pay the rent. I would like to eventually own a house, condo, or something else. It would be nice to live in a new place with reasonable rent now, so I could save money for a future down payment without living in a place that may be rundown and, frankly, depressing.
I would be interested in renting or buying a house at below market prices, but I don't want to live on campus or right next to it.
Yes, but the units need to be quite and well insulated.
SMCCCD is the only district that does this.
It would be great if someone on the waiting list could have some idea about when an apt. would open up. That might influence whether or not I stay at my current job.
The issue coming up with the 20% down payment. I would like this addressed rather than continuing renting...
I think this project is a great way for SMCCCD employees to be able to afford decent rental housing in the bay area while saving for a down payment on a home.
I think this is a great concept, especially for adjunct faculty! Please seriously consider building this new housing complex. Thank you.
If I am eligible to rent the SMCCCD housing, I would like to rent to be close to work.
It would depend very much on the quality and cost of the units. I have visited friends at the housing near CSM and the apartments seem kind of small and generic. But if they were cheap enough and well maintained enough, I might consider putting up with it for a few years to save money.
My husband and I can't afford to buy a home in the San Mateo area. We live in Castro Valley more because we can afford it. I spend over 11 hours a week commuting to Skyline. I would be very interested in renting closer to work.
I do not want to provide some of the information. I am happy with my current home and do not plan to move for many years.
I like to see it for around 550 for a 1 bedroom
I already rent from smccd sponsored housing and I intend to be in the district as long as possible. I don't plan to move any time soon. I am always hoping fulltime work opens up in the district in field - I would prefer to keep working here if at all possible.
Would depend on location and cost.
I rent a two bedroom duplex in Redwood City for \$825.00 a month. Would I be able to rent a place from smccd for that amount? I doubt it and I can't afford any more than that. 31.73% of my net income goes to my rent. I'm not living on easy street. Just making ends meet and don't do much at all through the month. Don't have cable. Don't travel, unless I visit my mom in Reno. I do have a small boat and that's all the extra money I have in the month to pay for that. I'd love to own a home. but that'll never happen. Can't afford it on my own. But thank you for asking.
The SMCCCD employee housing would have to be considerably lower than what I currently pay for a 2-bedroom apartment. Just paying \$100 or so less isn't incentive enough.
I had applied and been accepted to san mateo development a couple of years back but decided I needed to stay in RWC due to my

childrens schools.

I can't wait! :)

I LIKE THE IDEA AND FEEL MORE COMFORTABLE WITH SMCCCD EMPLOYEES ONLY THAN NON-EMPLOYEES.MY OBJECTIVE WITH LIVING IN BELOW MARKET RENTAL HOUSING WOULD BENEFIT ME TREMENDOUSLY BY ALLOWING ME TO SAVE \$\$\$ TO BUY A NICE SINGLE STORY RANCH HOUSE WITH A PORCH IN THE FUTURE.

I currently live in San Francisco, but if the price and square footage were right I would be interested in moving closer to work so that I could save to eventually buy a home.

I'm retiring from adjunct Skyline. Not interested in rental housing.

This seems like a great idea!

16. If you answered "A", "B", or "C," to question 15 (above), how many bedrooms do you prefer?

Response	Response Count	Percentage
1 bedroom	22	16.92 %
2 bedrooms	67	51.54 %
3 bedrooms	41	31.54 %
Totals	130	

17. If you answered "A", "B", "C", to question 15 (above), where would you prefer the new housing to be located?

Response	Response Count	Percentage
Cañada College	63	49.22 %
Skyline College	41	32.03 %
No preference	24	18.75 %
Totals	128	

18. San Mateo County has a "Home Investment Partnership" program to provide low cost loans to eligible first-time home buyers. Eligibility for this program is based upon the following household income limits:

Family Size	Income Limit
1	\$72,800
2	\$91,200
3	\$102,600
4	\$114,000
5	\$123,100

Response	Response Count	Percentage
Yes	77	58.78 %
Not sure	23	17.56 %
Not interested in this program	11	8.40 %
No. I currently rent but my income exceeds these limits	20	15.27 %
Totals	131	

19. Please share any ideas you have about this project proposal or tell us about your specific housing needs:

Response
When the College Vista was built I really hoped that I would be able to rent a place there, but I am still on the waiting list and I am desperately looking to rent an apartment at a more affordable rent than what I pay now. An affordable rent would be a great financial support for young families with kids that have to work hard for their income but they can't afford to buy a house at the escalating prices from Bay Area market. I would really love to be able to live in a rental housing with rates below the market and this would be a great incentive to staying with the District and not trying to look for another job that pays more or is in a more affordable state. Please build at least another complex and give this financial support to more of the District employees - it is such a valuable incentive and a lot of people like me would really appreciate it. Thank you.
The project is a great idea. There should be a way to "weed" out faculty (or staff) that already own another home in San Francisco and are renting their San Francisco dwelling at market price, while renting at College Vista, just to take advantage of College Vista.
I heard the original 'rules' governing who would get priority to live in College Vista were violated and certain people got privileges over others. For example, the VPSS for Skyline, makes way over the income cap, but was allowed to move in over others making much less and in more need.
Let part-timers live here as well
This project is a great idea. I currently work as a part-time instructor, but would look to rent through the program if I went full-time and qualified. It would be nice if part-time instructors could also qualify. Given the price of housing in this area, the income limits on the first-time home buyer loans seem low.
Need help with making a first-time purchase; but my income exceeds the ceiling. Still need help with securing allow-cost loan.
Are all of these programs available to adjunct faculty? I find that so many things only apply to full time employees. There are so few full time positions allocated that it would be helpful if they were available to those who are paid much less and want to become full time employees of the district.
I have been waiting desperately.
Again, I think building affordable housing for employees is a great idea! Please build this new complex and I also like your Home Investment Partnership program. Thanks again!
I think this is a great plan! I recently visited College Vista and it is beautiful.
Question 18 is very hard to understand. What exactly are you asking for? Do you mean two wage earners or one wage earner and a dependent? Do I have to make more, less, or as much as the limit?
I would be interested in the possibility of being able to purchase a home here, but I own a home in Santa Rosa right now. It looks like I would not qualify because I would not be a first time buyer. But, I would need to sell my house in order to relocate here. And, as a single person, the costs for me are very high. Would I be eligible to take advanting aof the Home Investment Partnership or not?
I Think it is a great idea, and if you build townhouses with plenty of parking and large rooms. they would be a big hit, they would be the

perfect homes to rent or sell.

I very much appreciate the subsidized housing in this district. It allows me to live close to work and financially it makes it possible to do so. Previously, I actually had less expensive rent than here, but it was over an hour away and the rent, though a raise from where I was, was cheap enough to make the move into the community in which I teach.

I think that although you offer housing such as the college vista, most of the support staff make just enough to pay for the adjusted lower rent and living expenses. I use 50% of my paycheck to pay for rent, which leaves me the other 50% for living expenses, gas. It still does not leave much room to save for a home in our market. Perhaps if you adjust rent based on income? 30% of gross paycheck would go to rent, which would leave enough left to save and pay for living expenses? just a thought.

Should option "A" of 18 be "Yes, I am interested in this program"? If so my answer is "A" for item 18.

I think both the rental and purchase programs offered by SMCCD sound amazing. Personally, I think I would prefer purchase related programs since my wife and I have become accustomed to living in a single family home and need a yard for our strictly outdoor dog.

I believe I just broke the 50,000 a year income this past year. I am a 1 person family size, although my son currently resides with me, it won't be forever.....

I would sure like to be able to afford to purchase a home without having to devote so much of my monthly income to the point that I could not afford some entertainment, take vacations and put extra away for retirement.

Again, the cost of the employee housing MUST be much lower than current market values in order to make this project attractive.

We are very interested in buying our own home, but get very frustrated at the choices/options, even with a combined income of just over \$100k. It would be very helpful if we could get the loan through the district, with no requirement for a down payment. Thank you.

My husband and I currently live in College Vista and think that the housing provided by the district is wonderful. We are very appreciative of our apartment, the only thing that would make it better is if were near Skyline College Campus. I commute daily with another College Vista resident to Skyline so life is good. THANKS!!

MY HOUSING NEEDS WOULD INCLUDE A NICE FULL SIZE WASHER AND DRYER, A FULL SIZE STAINLESS STEEL REFRIDGERATOR, MICROWAVE, SINK, AND GAS STOVE. NEXT CEILING FANS MAYBE CENTRAL HEATING AND AIR CONDITIONING, WALK IN CLOSET SPACE, AND FULL SIZE CARPORTS OR GARAGES FOR FULL SIZE VEHICLES. CABLE AND WIRELESS INTERNET CAPABILITY. BUT MOST OF ALL IT SHOULD BE INSULATED TO THE MAX SO IT IS A VERY QUIET ENVIRONMENT TO COME HOME TO.

I have applied for Below-Market rental for last 10 years yet , I never accepted for this reasons that I still pay High Rental Payments. How long do I have to wait ?

Like a good percentage of faculty, I am part-time and therefore, apparently, unable to take advantage of this or any other housing offer. Am I incorrect in assuming this? Also, like many people, I cannot envision a time when I could buy a home/condo because my salary in a community college can fluctuate with the number of students who enroll.

There are no printed reports for the following agenda items:

07-2-4C Enrollment

07-2-6C Construction Phase II Update

07-2-7C Community Surveys

07-2-8C Legislative Issues