



**Minutes of the
Educational Housing Corporation Board of Directors Regular Board Meeting
May 6, 2026 3:00 p.m.**

**In-Person at the District Office (3401 CSM Drive, San Mateo, CA 94402)
and ZOOM Webinar**

DIRECTORS	OTHER ATTENDEES
Richard Holober, President	David McLain, SMCCCD
Meta Townsley, Vice President	Peter Fitzsimmons, SMCCCD
Grace Beltran, Treasurer	Carina Warne, SMCCCD
Peggy Berlese	Bob Talbott, BLVD Residential
Sheena Collins	Selena Gillette, BLVD Residential
Wayne Lee	Sabrina Cosentino, BLVD Residential
Brittney Sneed	Stephanie Montenegro, BLVD Residential

OPEN SESSION

Call to Order and Roll Call

President Holober called the meeting to order at 3:06 p.m. Members in attendance are listed above.

Review and Approve the Order of the Agenda

The order of the agenda was approved unanimously.

Public Comment on Non-Agenda Items

None

Approval of Minutes

It was moved by Mr. Lee and seconded by Ms. Townsley to approve the Minutes of the Regular Meeting on February 12, 2026. The motion carried with all members voting aye.

It was moved by Mr. Lee and seconded by Ms. Townsley to approve the Minutes of the Special Meeting on February 26, 2026. The motion carried with all members voting aye.

It was moved by Mr. Lee and seconded by seconded by Ms. Townsley to approve the Minutes of the Special Meeting on March 26, 2026. The motion carried with all members voting aye.

District Staff Updates

Mr. McLain provided an update on the status of the Faculty & Staff Housing Waitlist. He said the waitlist currently has a total of 315 employees (57 Full Time Faculty, 187 Full Time Staff, and 71 Adjunct Faculty).

Ms. Berlese asked under what circumstances employees are removed from the waitlist. Ms. Warne explained that employees are removed from the waitlist if they are no longer employed by the District or if they request to be removed.

Ms. Collins suggested that when employees remove themselves from the waitlist, it would be helpful to collect information about why they chose to do so and track those reasons. She noted that if employees are leaving the waitlist because they perceive it to be too long, that could indicate a concern. Mr. McLain responded that if an employee indicates they are removing themselves because the waitlist is too long, staff always encourage them to remain on the list.

BLVD Residential Updates

Ms. Cosentino provided an occupancy update. She said Cañada Vista is 98% occupied with 1 vacancy, College Vista is 98% occupied with 1 vacancy, and College Ridge is 100% occupied with no vacancies.

Ms. Berlese asked how long it typically takes to turn a unit. Ms. Cosentino said the time required to turn a unit depends largely on the length of the resident's tenancy. Units with long-term residents typically require more extensive work, such as repainting, carpet replacement, and other repairs or updates, which can extend the turnaround time.

Ms. Cosentino also reported that tree trimming was completed at all three properties.

DISCUSSION ITEMS

Review of Q3 Financial Statements for FY 2025 – 2026

Ms. Cosentino presented the Q3 Financial Statements for FY 2025-2026 for Cañada Vista. This period covers the first nine months of the fiscal year. Ms. Cosentino gave an explanation for variances in each category. She said primarily variances are due to turnover repairs and additional maintenance services.

Ms. Townsley asked about the cost of repairing appliances versus replacing them. Ms. Cosentino explained that many of the appliances at Cañada Vista are original to the property and have reached the end of their useful life, making replacement more cost-effective in many cases.

Ms. Cosentino presented the Q3 Financial Statements for FY 2025-2026 for College Vista. Ms. Cosentino gave an explanation for variances in each category. She said primarily variances are due to repairs and maintenance. She also mentioned that the Roofing Project was completed under budget.

Ms. Cosentino presented the Q3 Financial Statements for FY 2025-2026 for College Ridge. Ms. Cosentino gave an explanation for variances in each category. She said primarily variances are due to contract services and higher utilities.

Ms. Collins asked why vacancies at College Ridge are more difficult to fill despite the lengthy waitlist. Ms. Cosentino explained that College Ridge has historically been more challenging to lease due to its location and climate. There is generally a stronger preference for College Vista and Cañada Vista, which are located in warmer, sunnier areas.

Ms. Sneed asked about the garbage collection schedule at Cañada Vista, noting that the dumpster often appears to be full. Ms. Warne noted that Cañada Vista may be experiencing illegal dumping because there have been concerns from residents. Ms. Cosentino said people often seek out accessible dumpsters for illegal dumping.

ACTION ITEMS

Tentative Budgets for FY 2026 – 2027

Ms. Cosentino presented the Tentative Budgets for Cañada Vista for FY 2026–2027. She noted that all of the budgets presented are based on projected actuals, as fourth-quarter results have not yet been finalized. The finalized actual figures will be available for review at the next board meeting. Ms. Townsley asked clarifying questions about contract services and utilities.

Ms. Sneed raised concerns regarding ongoing fire alarm issues at Cañada Vista and asked for an update on when the issues are expected to be resolved. Ms. Montenegro explained that Siemens has been made aware of the situation and is actively working to address the issue. She noted that the necessary parts have been ordered and that repairs will proceed once the parts are received.

Ms. Cosentino presented the Tentative Budgets for College Ridge for FY 2026-2027. Ms. Sneed asked for an update regarding the replacement of the washer/dryer combo units at College Ridge. Ms. Cosentino explained that residents have provided feedback indicating that the current units are not functioning properly. She noted that BLVD Residential is working with the District to replace the affected units.

Ms. Collins inquired about the EV charging stations at College Ridge and asked whether similar installations are being considered for College Vista and Cañada Vista. Mr. Talbott stated that College Ridge is the newest property and EV charging stations were included as part of the original construction plans. He further noted that each garage at College Ridge includes an electrical outlet to support individual EV charging needs.

It was moved by Mr. Lee and seconded by Ms. Berlese to approve the Tentative Budgets for FY 2026-2027. The motion carried with all members voting aye.

Cañada Vista – Package Locker System

Mr. McLain said residents at Cañada Vista have raised concerns regarding package theft. In response, staff solicited proposals from three package locker providers – Luxer One, Amazon Hub, and Parcel Pending.

Ms. Cosentino presented more details for all three proposals including size, affordability, software and tech support, and site preparation. After reviewing all three proposals, staff recommends approval of the Amazon Hub option.

Ms. Beltran reported that there has been an increase in package theft over the past two years at Cañada Vista, particularly during the holiday season. She noted that delivery drivers do not always deliver packages directly to residents' doors and may instead leave them near the mailboxes, which can increase the risk of theft.

Ms. Cosentino explained that the proposed location for the lockers is near the Cañada Vista Clubhouse because the site provides the necessary access to electricity and internet service. If approved, this location will require some communication with delivery drivers and residents.

Ms. Collins suggested looking into the updated USPS package locker system that all carriers can use to deliver packages.

It was moved by Mr. Lee and seconded by Ms. Berlese to approve the Cañada Vista – Package Locker System with Amazon Hub. The motion carried with all members voting aye.

Approval of Additional Short-Term Extension of Property Management Agreement with BLVD Residential

Mr. McLain presented the Additional Short-Term Extension of the Property Management Agreement with BLVD Residential. He explained that the proposed two-month extension would allow sufficient time to complete the property management RFP process. If approved, the extension would remain in effect through August 31, 2026.

It was moved by Mr. Lee and seconded by Ms. Berlese to approve the Additional Short-Term Extension of Property Management Agreement with BLVD Residential. The motion carried with all members voting aye.

Statements from Corporation Directors

Ms. Sneed asked whether the possibility of renumbering the units at Cañada Vista had ever been considered.

Ms. Sneed made note that although housing a service provided to employees, the decisions the Board makes reflect how both employees and residents are valued.

Public Comment on Closed Session Items Only

None

CLOSED SESSION

President Holober announced the Closed Session item for discussion is Pursuant to Gov. Code 54956.9 (d) (4): Conference with Legal Counsel – Anticipated Litigation: Initiation of Litigation – Number of Potential Cases: 1

Reconvene to Open Session

President Holober reported that no reportable action was taken in Closed Session.

Adjournment

The meeting was adjourned at 4:43 p.m.