



**Minutes of the
Educational Housing Corporation Board of Directors Special Board Meeting
June 10, 2026 4:15 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	
Sheena Collins	
Wayne Lee	
Brittney Sneed	

OPEN SESSION

Call to Order and Roll Call

President Holober called the meeting to order at 4:20 p.m. Director Beltran joined the meeting at 4:30 p.m. Director Sneed attended the meeting remotely on zoom. Members in attendance are listed above.

ACTION ITEMS

Resident Occupancy Extension Request: Cañada Vista Unit #210

Mr. McLain presented the Resident Occupancy Extension Request for Cañada Vista Unit #210. He explained that, in January 2026, a leak originating from Unit #310 caused significant water damage to Unit #210 below. The source of the leak was a personal refrigerator installed by the upstairs residents, with an improperly installed ice maker water line.

Restoration of Unit #210 required opening drywall and ceilings, replacing flooring throughout the entryway, kitchen, and living room, and completing professional cleaning. The resident was relocated to a hotel while the work was completed and returned to the unit in April 2026 after spending 70 days in temporary accommodations. The restoration timeline was extended in part due to the insurance authorization process.

The resident's lease expires in July 2026, and the resident is requesting a 6- to 12-month occupancy extension, citing the disruption caused by the temporary displacement.

Mr. McLain noted the existing Board-approved extenuating circumstances for occupancy extensions are:

1. Death of a household member (within three months of the end of resident eligibility).

2. Catastrophic medical issue affecting the resident or a household member, where an extension would provide time for health stabilization before moving (within six months of the end of resident eligibility).
3. An immediate threat to the resident's physical health or safety (e.g., domestic violence) (within three months of the end of resident eligibility).
4. Purchase of a home, where an extension would allow time to take occupancy (within two months of the end of resident eligibility).

President Holober opened the floor for public comment on the agenda item. No members of the public provided comment.

It was moved by Mr. Lee and seconded by Ms. Berlese to approve a six-month occupancy extension request for Cañada Vista Unit #210. Ms. Berlese, Ms. Beltran, Mr. Lee, and Ms. Sneed voted aye. Mr. Holober, Ms. Collins, and Ms. Townsley voted nay. The motion carried.

Adjournment

The meeting was adjourned at 4:50 p.m.