



## **Special Meeting of the Educational Housing Corporation Board of Directors - Feb 26 2026 Agenda**

Thursday, February 26, 2026 at 4:00 PM

SMCCCD District Office Board Room 3401 CSM Drive, San Mateo, CA 94402

Members of the Public may also participate via Zoom.

Zoom Meeting ID - <https://smccd.zoom.us/j/82169572622>

Dial-In: 1-669-900-9128 - Webinar ID: 82169572622

### **NOTICE ABOUT PUBLIC PARTICIPATION AT BOARD MEETINGS**

#### **OBSERVING THE MEETING**

Members of the public who wish to observe the meeting in-person or remotely by accessing the link or calling the following telephone number above at the beginning of the meeting.

#### **PROVIDING PUBLIC COMMENT DURING THE MEETING ON NON-AGENDA ITEMS**

To make a comment regarding a non-agenda item, members of the public:

- (1) If in person, may seek recognition at the speaker's lectern when called upon by the Board President, or
- (2) If remote, once in the Zoom meeting (via above link), can utilize the raise hand function at the bottom right corner of the screen. This will allow for the Board President to recognize members for comment and will allow staff to activate audio access to individual participants. Members of the public who raise their hand will be called upon in the order they appear.

(3) The Housing Board welcomes public comment on issues within the jurisdiction of the District. Comments are limited to three (3) minutes per speaker. In the event of multiple speakers on the same agenda item or non-agendized item, the Board President has discretion to limit the total time on a topic (such as twenty (20) minutes per topic) and/or limit the per speaker time (such as 1 minute per speaker). The Board President reserves the right to further limit the time per speaker in order to efficiently conduct the business of the board.

#### **PROVIDING PUBLIC COMMENT DURING THE MEETING ON AGENDA ITEMS**

To make a comment regarding an item on the agenda, members of the public:

- (1) If in person, may seek recognition at the speaker's lectern when called upon by the Board President, or

(2) If remote, once in the Zoom meeting (via above link), can utilize the raise hand function at the bottom right corner of the screen. This will allow for the Board President to recognize members for comment and will allow staff to activate audio access to individual participants. Members of the public who raise their hand will be called upon in the order they appear.

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### **ACCOMMODATIONS**

Persons with disabilities who require an accommodation or service should contact the Chancellor's Office (650) 358-6877 at least 24 hours prior to the Board meeting.

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## **1. CALL TO ORDER - 4:00 P.M.**

1.1 Roll Call

## **2. PUBLIC COMMENT ON CLOSED SESSION ITEMS ONLY**

## **3. CLOSED SESSION**

3.1 Pursuant to Gov. Code §54956.9 (d)(4): Conference with Legal Counsel -  
Anticipated Litigation: Initiation of Litigation - Number of Potential Cases: 1

## **4. OPEN SESSION**

4.1 Call to Order

4.2 Announcement of Reportable Action Taken in Closed Session (if any)

4.3 Discussion of the Order of the Agenda

## **5. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

## **6. ACTION ITEMS**

## 6.1 **Approval of 90-Day Extension of Property Management Agreement with BLVD Residential**

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In March 2021, the Housing Board approved an agreement with BLVD Residential to provide property management services for College Vista and Cañada Vista. The agreement was subsequently amended to include College Ridge and has been extended multiple times, most recently through March 31, 2026.

The Housing Corporation has initiated a formal Request for Proposals (RFP) process to procure property management services for its three employee housing properties. To allow sufficient time to complete the RFP process, obtain Board approval of a new agreement (if applicable), and provide for a smooth transition should a new firm be selected, staff recommends a short-term extension of the current agreement.

The proposed Fourth Amendment extends the term of the existing contract from March 31, 2026 to June 30, 2026. All other terms and conditions of the agreement remain unchanged

**RECOMMENDED ACTION:** It is recommended that the Educational Housing Corporation Board of Directors approve the Fourth Amendment to the Property Management Agreement with BLVD Residential, extending the term through June 30, 2026, with all other terms remaining unchanged. [BLVD Residential - 4th Amendment 2-26-26.pdf](#)



## 6.2 **Consideration of Resident Petition for Lease Extension**

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Staff has received a written request from a resident at Cañada Vista seeking a six (6) month extension of resident eligibility due to an extenuating circumstance. The resident reports the recent passing of a household member, an employee of the San Mateo County Community College District and Resident Manager at Cañada Vista. The resident has indicated that additional time is needed to make living arrangements.

The Educational Housing Corporation Board established criteria on June 14, 2022, for evaluating lease extension requests due to extenuating circumstances. One of the qualifying criteria includes the death of a household member occurring within three months of the end of resident eligibility.

Under the Board's adopted framework:

- The Housing Board determines whether an extension is warranted; and
- Extensions granted for extenuating circumstances may be for up to six (6) months in length.

The resident is requesting a six-month extension beyond the current eligibility period.

**RECOMMENDED ACTION:** Staff recommends that the Educational Housing Corporation Board review the resident's petition and determine whether to approve a lease extension consistent with the Board's adopted criteria. [Redacted Lease Extension Petition Request\\_Redacted.pdf](#) 

## 7. STATEMENTS FROM CORPORATION DIRECTORS

7.1 Items for Future Discussion

## 8. ADJOURNMENT

**Fourth Amendment to Management Agreement  
Between  
San Mateo County Colleges Educational Housing Corporation  
and BLVD Residential Inc.**

This Amendment No. 4th (this "Amendment") is made and entered into as of February 26, 2026 ("Amendment Effective Date"), by and between San Mateo County Colleges Educational Housing Corporation ("Corporation") and BLVD Residential Inc. ("Manager").

**WHEREAS**, the Manager and Corporation entered into a Management Agreement for the Manager to act as the Corporation's agent to manage, operate, maintain, lease and rent the properties described in Section 2.01 of the Management Agreement as of April 1, 2021; and

**WHEREAS**, the Parties desire to amend the Management Agreement in the manner hereinafter set forth.

**NOW, THEREFORE**, the parties desire to amend the Management Agreement in the manner hereinafter set forth.

1. **Defined Terms.** Capitalized terms in this Amendment shall have the same meaning as like terms in the Agreement.
2. **Interpretation.** Except as set forth below, all provisions of the Agreement remain unchanged and in full force and effect. In case of any inconsistencies between the terms and conditions contained in the Agreement and the terms and conditions contained herein, the terms and conditions herein shall control.
3. The **Term of Contract** of the Agreement is extended to June 30, 2026.
4. This Amendment, together with all Exhibits and attachments thereto through the date hereof, shall constitute the entire Agreement.

**IN WITNESS WHEREOF**, the Parties have caused this Amendment to be executed by their duly authorized representatives as of the Amendment Effective Date.

**BLVD Residential Inc.**

**SAN MATEO COUNTY COLLEGE  
EDUCATIONAL HOUSING CORPORATION**



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name/Title of Authorized Signatory

\_\_\_\_\_  
District Authorized Signatory

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**From:** Dora Alicia Contreras [REDACTED]  
**Sent:** Friday, February 20, 2026 11:54 AM  
**To:** Warne, Carina <[warnec@smccd.edu](mailto:warnec@smccd.edu)>  
**Subject:** [EXTERNAL]Re: Cañada Vista Rent and other items

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

*I am writing to formally request a (6) month extension of my current stay at Cañada Vista [REDACTED]. My partner, Francisco Magana, recently passed and he was an employee of SMCCCD and the Resident Manager at Canada Vista. I am facing challenges that require additional time to make living arrangements.*

*I respectfully ask to extend my tenancy (6) months past May 1st.*

*I truly appreciate your understanding and consideration during this difficult time. Please let me know if you require any documentation or additional information to process this request.*

*Thank you for your consideration.*

Thank you,