SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

Cañada College • College of San Mateo • Skyline College

Educational Housing Corporation Board of Directors - Nov 12 2026 Agenda

Thursday, November 12, 2026 at 3:00 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/84252723625
Dial-In: 1-669-900-9128 - Webinar ID: 842 5272 3625

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 Board of Trustees 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.

1. OPEN SESSION - 3:00 P.M.

1.1 Call to Order / Roll Call

2. REVIEW AND APPROVE THE ORDER OF AGENDA

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from August 5, 2026 Educational Housing Corporation Board of Directors Regular Meeting
It is recommended that the EHC Board of Directors approve the presented minutes. 2026 0805 Minutes of the Educational Housing Corporation Board Regular Meeting.pdf

5. DISTRICT STAFF UPDATES

5.1 Housing Administrator Updates

6. PROPERTY MANAGEMENT UPDATES

6.1 Occupancy and Operations Update

2026 Canada Vista Rental Agreement.pdf 2026 College Vista Rental Agreement.pdf 2026 College Ridge Rental Agreement.pdf

7. DISCUSSION

7.1 Review of Cañada Vista Q1 Financial (Cash Flow) Statement for FY 2026-27

2026_09_30_Canada Vista_Q1 Cash Flow.pdf

7.2 Review of College Vista Q1 Financial (Cash Flow) Statement for FY 2026-27

2026_09_College Vista_Q1 Cash Flow.pdf

7.3 Review of College Ridge Q1 Financial (Cash Flow) Statement for FY 2026-27

2026_09_College Ridge_Q1 Cash Flow.pdf

8. ACTION ITEMS

8.1 Approval of Luxury Vinyl Plank as the Standard Flooring for Unit Turnovers at Cañada Vista, College Vista, and College Ridge

It is recommended that the Board approve 20-mil luxury vinyl plank (LVP) flooring as the standard replacement flooring at Cañada Vista, College Vista, and College Ridge, to be installed in place of carpet when a vacant unit's carpet requires replacement at turnover.

ProFloors Flyer.pdf

8.2 Approval of Cañada Vista Clubhouse Renovation

It is recommended that the Board approve the renovation of the Cañada Vista clubhouse in an amount not to exceed $70,000 and authorize Prodesse Property Group, under the supervision of the District Housing Administrator, to obtain quotes from and engage its existing unit turnover and renovation vendors to complete the work within the approved amount.

Canada Vista Clubhouse Renovation Mockup-11-12-26.pdf

Canada Vista Clubhouse Detailed Scope of Work - 11-12-26.pdf

8.3 Approval of Dedicated Maintenance Technician for EHC Properties

Prodesse Property Group currently provides maintenance through roving technicians billed at the hourly rate set in its RFP response. Prodesse has proposed hiring a full-time technician dedicated to the three EHC properties, providing more on-site hours and quicker response to repairs and unit turnovers. Prodesse estimates net savings of about $32,800 to $36,100 over the seven-month period compared with roving services. Prodesse will present the analysis at the meeting.

It is recommended that the Board authorize Prodesse Property Group to hire a full-time dedicated maintenance technician to serve Cañada Vista, College Vista, and College Ridge, in place of roving maintenance services, at an estimated cost of $59,720 for December 2026 through June 2027, with the position continuing in future fiscal years subject to annual budget approval.

PPG SMCCCD Billing Rates per Accepted Proposal.pdf

SMCCCD Dedicated Maintenance Tech Analysis.pdf

8.4 Adoption of Cañada Vista FY 2026-27 Final Budget

Staff recommends adoption of the final FY 2026–27 budget for Cañada Vista.

PPG Draft 2026-27 Budget Package - Canada Vista_v2.pdf

8.5 Adoption of College Vista FY 2026-27 Final Budget

Staff recommends adoption of the final FY 2026–27 budget for College Vista.

PPG Draft 2026-27 Budget Package - College Vista - Final.pdf

8.6 College Ridge: Adoption of FY 2026-27 Final Budget

Staff recommends adoption of the final FY 2026–27 budget for College Ridge.

PPG Draft 2026-27 Budget Package - College Ridge - Final.pdf

8.7 Proposed 2027 Meeting Dates

The Educational Housing Corporation Board of Directors holds regular meetings on a quarterly basis each calendar year and other special meetings as needed.

For calendar year 2027, staff proposes the following regular meeting dates for the Housing Board's consideration:

- Thursday, February 11 at 3 pm
- Thursday, May 13 at 3 pm
- Thursday, September 9 at 3 pm
- Thursday, November 11 at 3 pm

Staff recommends that the Housing Board adopt a meeting schedule for regular meetings for calendar year 2027.

9. STATEMENTS FROM CORPORATION DIRECTORS

10. PUBLIC COMMENT ON CLOSED SESSION ITEMS ONLY

11. CLOSED SESSION

11.1 Pursuant to Gov. Code §54956.9 (d)(1): Conference with Legal Counsel - Existing Litigation:

Name of Case: *San Mateo County Colleges Educational Housing Corporation v. BLVD Residential, Inc.*, San Mateo County Superior Court, Case No. 26-CIV-03483

11.2 Pursuant to Gov. Code §54956.9 (d)(2): Conference with Legal Counsel -
Anticipated Litigation: Number of
Potential Cases: 1

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

12. RECONVENE TO OPEN SESSION

12.1 12.1 Announcement of Reportable Action Taken in Closed Session (if necessary)

13. ADJOURNMENT