

APPROVED

MINUTES OF THE SAN MATEO COUNTY BOARD OF EDUCATION

Meeting Date: May 21, 2026

Meeting Location: San Mateo County Office of Education
101 Twin Dolphin Dr.
Redwood City, California 94065

Board Members Present: Susan Alvaro, Chelsea Bonini, Beverly Gerard,
Patricia Love, Mike O'Neill, Hugo Torres

Board Members Absent: Edith Arias

Staff Officials Present: Marco A. Chávez, Superintendent;
Jennifer Perna, Executive Assistant

Other Staff Present: Kevin Bultema, Minette Manio, Kris Shouse

1. OPENING ITEMS

A. Call to Order

Board President Hugo Torres called the meeting to order at 12:08 p.m.

B. Approval of Agenda

After a motion by Board Member Gerard and a second by Board Member Alvaro, the May 21, 2026, special meeting agenda as presented was approved by a vote of six in favor (Alvaro, Bonini, Gerard, Love, O'Neill, and Torres) and one absent (Arias).

2. PUBLIC COMMENT

There were no persons wishing to address the Board.

3. BUSINESS SERVICES DIVISION

A. Discuss/Act on Workforce Housing: Amended Priority in Rental of Units and Public Benefit Agreement, Amended Loan Agreement, Amended Loan Promissory Note, Loan Deed of Trust, Subordination Agreement between the Housing Endowment and Regional Trust

BUSINESS SERVICES DIVISION (continued)

(“HEART”) and the San Mateo County Board of Education, San Mateo County Office of Education, and the San Mateo County Superintendent of Schools (collectively, “SMCOE”)

Kevin Bultema, Deputy Superintendent, Business Services Division and Armando Sanchez, Executive Director, Housing Endowment and Regional Trust (HEART), provided information on Workforce Housing: Amended Priority in Rental of Units and Public Benefit Agreement, Amended Loan Agreement, Amended Loan Promissory Note, Loan Deed of Trust, Subordination Agreement between the Housing Endowment and Regional Trust (HEART) and the San Mateo County Board of Education, San Mateo County Office of Education, and the San Mateo County Superintendent of Schools (collectively, SMCOE).

HEART Executive Director Sanchez explained that the bond market unexpectedly shifted, with rates jumping sharply just before the planned closing. This created a significant funding gap, partly because bond buyers required a full year of reserves, estimated to be \$1.3–\$1.4 million. He stressed that there were no changes to the contract that would reduce benefits to educators and any adjustments would come from the financing side, not the program side. To close the gap, multiple parties made concessions totaling roughly \$1.5 million, including a \$250,000 price reduction from the seller and other non-financial accommodations. Even after these concessions, a \$550,000 shortfall remained, which the County Office would need to cover to finalize the deal. He emphasized that market conditions could worsen if approval was delayed, but with Board action, he could complete the bond purchase, allowing the transaction to proceed.

After a motion by Board Member O’Neill and a second by Board Member Gerard, the Board voted to approve the Workforce Housing: Amended Priority in Rental of Units and Public Benefit Agreement, Amended Loan Agreement, Amended Loan Promissory Note, Loan Deed of Trust, Subordination Agreement between the Housing Endowment and Regional Trust (HEART) and the San Mateo County Board of Education, San Mateo County Office of Education, and the San Mateo County Superintendent of Schools (collectively, SMCOE), by a vote of six in favor (Alvaro, Bonini, Gerard, Love, O’Neill, and Torres) and one absent (Arias).

B. 2026 Budget Report from the Business Services Division

Kevin Bultema, Deputy Superintendent, Business Services Division; Minette Manio, Executive Director, Internal Business Services, Business Services Division; Marian Reyes, Manager, Fiscal Services, Business Services Division; and Erik Arteaga, Supervisor, Fiscal Services, Business Services Division, presented the 2026 Budget Report.

4. **THIRTY-MINUTE RECESS**

A. Thirty-Minute Recess

The meeting was recessed at 2:19 p.m. and resumed at 2:32 p.m.

5. **CLOSED SESSION: INTERDISTRICT ATTENDANCE APPEALS 26-8 (IAA-26-8) AND 26-9 (IAA-26-9)**

- A. Hear Interdistrict Attendance Appeal 26-8 (IAA-26-8) Filed on Behalf of a Student Currently Residing in the Fremont Unified School District, but Requesting to Attend School in the Sequoia Union High School District
- B. Hear Interdistrict Attendance Appeal 26-9 (IAA-26-9) Filed on Behalf of a Student Currently Residing in the San Mateo Union High School District, but Requesting to Attend School in the Sequoia Union High School District

At 2:32 p.m., Board President Torres announced the meeting would move into Closed Session to hear Interdistrict Attendance Appeal 26-8 (IAA-26-8), filed on behalf of a student currently residing in the Fremont Unified School District, but requesting to attend school in the Sequoia Union High School District, and Interdistrict Attendance Appeal 26-9 (IAA-26-9), filed on behalf of a student currently residing in the San Mateo Union High School District, but requesting to attend school in the Sequoia Union High School District.

6. **OPEN SESSION: REPORT ON CLOSED SESSION**

- A. Report on Actions Taken in Closed Session

The Board reconvened in Open Session at 3:51 p.m.

Board President Torres reported that after a motion by Board Member O'Neill and a second by Board Member Alvaro, IAA-26-8 was denied by a vote of five in favor (Alvaro, Bonini, O'Neill, Love, and Torres), one opposed (Gerard), and one absent (Arias), by roll call vote.

Board President Torres reported that after a motion by Board Member Love and a second by Board Member Gerard, IAA-26-9 was approved through twelfth grade, by a vote of six in favor (Alvaro, Bonini, Gerard, O'Neill, Love, and Torres) and one absent (Arias), by roll call vote.

7. **BOARD MEMBERS**

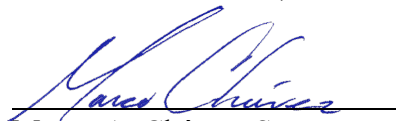
- A. Board Member Comments

There were no Board Member comments.

8. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 3:53 p.m. Board President Torres announced the next regular meeting would take place on Wednesday, June 10, 2026, at 7:00 p.m.

ADJOURNMENT (continued)

A handwritten signature in blue ink, appearing to read "Marco Chávez", is written over a horizontal line.

Marco A. Chávez, Secretary

jlp