



**HOUSING ENDOWMENT AND REGIONAL TRUST  
OF SAN MATEO COUNTY (HEART)**

**SPECIAL BOARD MEETING AGENDA  
MEETING NO. 192**

**DATE:** Wednesday, December 10, 2025  
**TIME:** 3:00 - 4:30 pm  
**PLACE:** Hillsdale Mall, 356 W Sailer Dr., San Mateo, CA 94403 (inside the Customer Service Conference Rooms across from the T-Mobile store); **remotely via Zoom** at Bishop's Lodge, 1297 Bishops Lodge Road, Santa Fe, New Mexico 87506; **and virtual via Zoom** (see the bottom of the agenda for the remote participation instructions)

**1.0 CALL TO ORDER/ ROLL CALL**

**2.0 PUBLIC COMMENT**

*Public comment permitted on both items on the agenda and items not on the agenda.*

**3.0 APPROVAL OF MINUTES**

**ACTION:** Approve the minutes of October 22, 2025

**4.0 INTRODUCTIONS**

New HEART staff:

Leslie Valencia, Program Manager City Consulting Services  
Nora Park, Office Manager

**5.0 HEART PROGRAMS AND ADMINISTRATIVE GOALS FOR 2026**

**Presentation:** Presentation by staff on HEART programs and administrative goals for 2026, followed by Board discussion

**6.0 STATUS ON ARTICLE 34 MEASURE**

**Presentation:** Presentation by Executive Director Sanchez:

- 6.1 Messages to cities as to why they should support an Article 34 measure, followed by Board discussion
- 6.2 Development of an Article 34 information and education website

**7.0 FIRST TIME HOMEBUYER PROGRAM REDESIGN**

**Presentation:** Presentation by staff Vatin on First Time Homebuyer proposals received from banks, negotiations with preferred bank, and the Program Committee's recommendation, followed by Board discussion

**8.0 ANNUAL EVENT RECAP**

**Presentation:** Presentation by staff Vatin on the attendance and financial results of the Annual Event at Devil's Canyon

## 9.0 OTHER NEWS AND ANNOUNCEMENTS

**HEART Board and Staff Holiday Reception:** HEART Board, staff and guests will have their annual holiday reception immediately following the Board meeting at The Flores Cocina & Bar, 4 Hillsdale Mall in the Hillsdale Shopping Center.

**Next meeting date:** Wednesday, January 28, 2026, 3:00 – 4:30 at Hillsdale Mall, 356 W Sailer Dr., San Mateo, inside the Customer Service Conference Rooms across from the T-Mobile store.

## 10.0 ADJOURN

Public comments can be submitted prior to, or during the meeting by email at [info@heartofsmc.org](mailto:info@heartofsmc.org) and will be part of the official record. Public comment permitted on both items on the agenda and items not on the agenda.

**ACCESSIBILITY:** In compliance with the Americans with Disabilities Act, those with disabilities requiring special accommodations to participate in this meeting may contact HEART at (650) 204-5640 or [info@heartofsmc.org](mailto:info@heartofsmc.org). Notification 24 hours prior to the meeting will enable HEART to make reasonable arrangements to ensure accessibility to this meeting.

## VIRTUAL MEETING LINK:

Join Zoom Meeting:

<https://us02web.zoom.us/j/87988692841?pwd=JD8XStqt8mOVPHSizIimlV6l9xsOdI.1>

Meeting ID: 879 8869 2841

Passcode: 308668

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