

Regular Meeting of the Teacher Housing Foundation

May 16, 2022

4:00 PM

Santa Clara Unified School District
1889 Lawrence Road
Santa Clara, CA 95051

Virtual Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83808669127?pwd=enlqdUhTSGJSckpvalR5emFIYzY3dz09>

A. ORGANIZATIONAL ITEMS

A.1. CALL TO ORDER

A.1.1. ROLL CALL

Additional Attendees:

A.2. REVIEW AND ACCEPTANCE OF AGENDA ITEMS

Motion		Second		Vote	
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A.3. APPROVAL OF MEETING MINUTES FROM [APRIL 11, 2022](#)

Motion		Second		Vote	
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B. PUBLIC COMMENT ON AGENDIZED ITEMS

Pursuant to Govt. Code 43954.3(a), members of the public will be afforded an opportunity to directly address the Board on any Item noticed on this Board Meeting Agenda before or during the Board's consideration of that Item. The law does not permit board action on any item not on the agenda, and must restrict public comment at Board Meetings to Items noticed on the Meeting's agenda. Members of the public wishing to address the Board must complete and submit a form provided for that purpose in the lobby prior to addressing the Board. In order to complete the business of the meeting in a timely manner, the normal time limit allotted is 2 minutes per speaker.

C. ACTION

C.1 APPROVAL OF THE AUDIT ENGAGEMENT LETTER FROM HARSHWAL & COMPANY, LLP FOR THE 2021-2022 TEACHER HOUSING FOUNDATION FINANCIAL AUDIT

[Engagement Letter](#)

Motion		Second		Vote	
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C.2 LEASE EXTENSION FOR ONE TENANT WHOSE LEASE IS UP IN JUNE 2022. TENANT HAS ALREADY HAD THE LEASE EXTENDED AN EXTRA YEAR.

Motion		Second		Vote	
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C.3 LEASE EXTENSION FOR TENANTS WHOSE LEASE IS UP IN JUNE 2022 TO JUNE 2023.

Motion		Second		Vote	
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C.4 INCREASE THE RENT FOR SOME TENANTS \$100 PER MONTH STARTING JULY 1, 2022.

Rent is typically increased \$100 each year. The rent did not increase last year for existing tenants. For new tenants the rent is:

\$2,090 - 1 bedroom

\$2,290 - 1 bedroom with a den

\$2,430 - 2 bedroom

[Lease Comparisons](#)

[Lease Amount Analysis](#)

Motion		Second		Vote	
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D. DISCUSSION

D.1. GENERAL MAINTENANCE, GROUNDS, PROPERTY UPDATE

Status of tenant completion of the new pet policy lease exhibit.

D.2. VACANCY UPDATE

How long is the waiting list and when was the last time each person was contacted.

What are their reasons for not moving into the development?

D.3 BUDGET REVIEW

[Budget Comparison](#)

D. FUTURE AGENDA ITEMS

- Expand Eligibility Classified

- Tour of Casa del Maestro
- Review of the debt bullet payment - after the Lease Purchase Bonds are sold
- Condition Assessment - Deferred Maintenance Plan

E. PUBLIC COMMENT ON UNAGENDIZED ITEMS

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F. FUTURE TEACHER HOUSING FOUNDATION MEETING DATES

E.1. June 13, 2022 4:00 PM

G. ADJOURNMENT