

# MINUTES

(Corrected on 12/12/22)

## Regular Meeting of the Teacher Housing Foundation

OCTOBER 3, 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/88130779871?pwd=TIRCWnlMUk9PMINydnB5c2tNU2p0dz09>

Meeting ID: 881 3077 9871 Passcode: 868700

#### **A. ORGANIZATIONAL ITEMS**

##### **A.1. CALL TO ORDER 4:11**

**A.1.1. ROLL CALL** Mark Schiel, Eric Dill, Elise DeYoung

Steve Lodge joined Closed session at 4:20pm

##### **Additional Attendees:**

Addison Covert, Demitri Cacoyannis, Illa Mistry, Angeline Ruiz, Michal Healy, David Ledesma (Teacher on Site for Property), Angelese Reed, Doreen Garcia

Angelese Reed and Doreen Garcia left the meeting during Closed Session

##### **A.2. REVIEW AND ACCEPTANCE OF AGENDA ITEMS**

**Motion:** Eric Dill      **Second:** Mark Schiel      **Vote:** Pass 3-0 (Steve Lodge not present at vote)

##### **A.3. APPROVAL OF MEETING [MINUTES FROM AUGUST 15, 2022](#)**

**Motion:** Mark Schiel      **Second:** Eric Dill      **Vote:** Pass 3-0 (Steve Lodge not present at vote)

#### **B. CLOSED SESSION**

##### **B.1 UPDATE ON POTENTIAL AMENDMENT OF HOUSING ELIGIBILITY**

**C. 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.

**D. ACTION**

None

**E. DISCUSSION**

**D.1 GENERAL MAINTENANCE, GROUNDS, PROPERTY UPDATE**

Demitri provided the following updates on the property:

Mailboxes

- The mailboxes were broken into again

Lawn condition

- The lawn is in bad condition
- This may be due to the increased number of feral cats on the property
- Watering has been lowered due to city ordinances
- Demitri will provide an update if the water is lower than the allowance or if it meets the allowance

EV Charging ports

- Some tenants are have shown interest in having this feature installed on the property
- Silicon Valley Power is doing a rebate (up to \$18K)
- Cost to install would be between \$30K - 80K
- A site assessment would need to be done
- The Board discussed option for funding a project like this

**D.2 VACANCY UPDATE**

- 16 vacancies; 1 moving in Oct
- Waiting list (54 on list- most are not responding)
- 9 eligible lease extensions were approved and agreed to extent
- Reason for no response: it is costly to break current lease elsewhere
- Demitri to provide a Board Report with # of vacancies and updates

**D.3 TENANT SURVEY UPDATE**

- Survey sent out on Friday to ask if they prefer grass or artificial turf (50% response)
- Results that have come in show a 50/50 split in preference
- David (tenant) suggested the space can have bbq and picnic tables if it was covered with concrete
- Send out an additional survey regarding quad area, rec room, moving mailboxes, concrete, turf, and grass.
- In-person meeting with tenants and THF board regarding complex options

#### **D.4 DEFERRED MAINTENANCE**

Over the next 5-7 years:

- Approx. \$1.5 million in new HVAC and Water Heater
- \$1 million in Lighting upgrades
- \$1.5 million in roofing
  - \$9k replacement per HVAC units - currently
  - Water heater replacement needed
  - Lighting upgrades - exterior and LED lighting interior
  - Roof replacement coming up within the next few years

#### **D.5 BUDGET REVIEW**

Deferred maintenance is required to determine a long term budget plan

#### **D.6 FUTURE AGENDA ITEMS**

- Executive summary for lease extensions - discount the first month of rent? - Why are people not moving in
- Deferred maintenance schedule at the next meeting
  - Report by building and item upgrades

#### **F. PUBLIC COMMENT ON UNAGENDIZED ITEMS**

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#### **G. FUTURE TEACHER HOUSING FOUNDATION MEETING DATES**

**DECEMBER 12, 2022 4:00PM**

**FEBRUARY 13, 2023 4:00 PM**

**APRIL 10, 2023 4:00 PM**

**MAY 8, 2023 4:00 PM**

**JUNE 12, 2023 4:00 PM**

#### **H. ADJOURNMENT 5:43**

**Motion:** Elise DeYoung      **Second:** Mark Schiel      **Vote:** Pass 4-0