

Regular Meeting of the Teacher Housing Foundation

MEETING MINUTES

April 7, 2025, 4:00 PM
Santa Clara Unified School District
1889 Lawrence Road, Santa Clara, CA 95051

VIRTUAL MEETING

Join Zoom Meeting

<https://scusd-net.zoom.us/j/89688318602?pwd=c05KZVU5Z3gxNnBBN3Y5Z1FvMFpoUT09>

Meeting ID: 896 8831 8602

Passcode: 777584

A. ORGANIZATIONAL ITEM

A.1 CALL TO ORDER: 4:07 p.m.

President: Steve Lodge

Vice President: Elise DeYoung

Chief Financial Officer: Mark Schiel

Secretary: Eric Dill (Absent)

Other Attendees: Cesilia Virgen, Michal Healy, Angie Ruiz, David Ledesma, Claudia Arredon, Thomas, Demitri Cacoyannis

A.2 REVIEW AND ACCEPTANCE OF AGENDA ITEMS

Motion by: Elise DeYoung

Seconded by: Mark Schiel

Vote: 3-0 (Eric Absent)

A.3 APPROVAL OF MINUTES FROM [February 10, 2025](#)

Motion by: Elise DeYoung

Seconded by: Mark Schiel

Vote: 3-0 (Eric Absent)

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 may raise their hand in the zoom session or notify [Angie Ruiz](#) in advance of the meeting. In order to complete the business of the meeting in a timely manner, the normal time limit allotted is 2 minutes per speaker.

None

C. DISCUSSION

C.1 GENERAL MAINTENANCE GROUNDS, PROPERTY UPDATE

- Gillmor and Associates gave an update. Trees have been sprayed and trimmed.
Parking is scarce and residents are complaining about parking on the street, due to vehicle vandalism in the neighborhood. Some residents do not park in their garages and use them as storage (not allowed under the lease).

C.2 [DATA REGARDING APPLIANCE UPGRADE NEEDS FOR UNITS](#)

- The Appliance Replacement Log was presented. Next meeting will include a potential appliance replacement plan.

C.3 VACANCY UPDATE

- Waiting List review
 - 1 vacancy (April 2025)
 - Approximately 14 units will have the lease up in 2025-2026.

C.4 [BUDGET REVIEW](#)

- CDM's Budget Report was presented

C.5 PROCESS FOR BOARD MEMBER REPLACEMENT

- Recruitment to begin to find a replacement Board member
- SCUSD Board would need to approve the new THF board member

C.6 FUTURE AGENDA ITEMS

- May: Investment Strategies
- May: Rent Increase?

- May: Apartment remodels and facility projects
- May: Budget for 25-26
- Parking discussion and all survey results
- Have an after-hours meeting at the Community room to discuss the results of the survey.

D. DISCUSSION / ACTION

D.1 UPGRADES TO THE COMMUNITY ROOM

- Community Room/Premises Survey results presented
- Waiting until more information at the next meeting

D.2 INCREASE OF RENT

Any lease signed after April 8, 2025 new rates:

- 1 bedroom: \$2,090.00 (no change)
- 1 bedroom with den: \$2,360.00
- 2 bedroom: \$2,500.00

Motion by: Mark Schiel

Seconded by: Elise DeYoung

Vote: 3-0 (Eric Absent)

Increase to existing leases starting July 1, 2025: Anyone below 90% of the 80% goal will get a \$100 increase (2 units, 1 bedroom with Den)

Motion by: Mark Schiel

Seconded by: Elise DeYoung

Vote: 3-0 (Eric Absent)

D.3 LEASE EXTENSION

- Tenant requests one additional year and a few months for the lease to expire June 30, 2026
- No additional requests

E. PUBLIC COMMENT ON UNAGENDIZED ITEMS

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None

F. FUTURE MEETING DATES

- Monday, May 5, 2025 at 4:00 p.m. - Rescheduled to Monday, May 12, 2025 at 4:00 p.m.
- Monday, June 9, 2025 at 4:00 p.m.

G. ADJOURNMENT: 5:57 p.m.

Motion by: Mark Schiel

Seconded by: Elise DeYoung

Vote: 3-0 (Eric Absent)