

Regular Meeting of the Teacher Housing Foundation

MINUTES

April 20, 2026, 4:00 P.M.

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

VIRTUAL MEETING

Join Zoom Meeting

<https://scusd-net.zoom.us/j/89272599816?pwd=exb7BcoUA119Xlv6xQ4KOCXqb5aqJ.1>

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**

Also in attendance: Illa Mistry, Angie Ruiz, Michal Healy, Demitri Cacoyannis, ES,
Ashley Frost

A.2 Review and Acceptance of Agenda Items

Motion: Elise DeYoung

Second: Mark Schiel

Vote: 3-0 (Eric Dill - Absent)

A.3 Approval of Minutes from [February 23, 2026](#).

- Approve [Revised Meeting Minutes](#)

Motion: Mark Schiel

Second: Elise DeYoung

Vote: 3-0 (Eric Dill - 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 [Angeline Ruiz](#) in advance of the meeting. To complete the meeting's business in a timely manner, the allotted time limit is 2 minutes per speaker.

- No public comment

C. DISCUSSION/ACTION

C.1 7th-Year Tenant Extension Requests

Review and consider approval of one-year lease extensions for tenants entering their 7th year (July/August expirations).

- 6 tenants eligible for one-year extension.
- Extensions subject to income qualification.

Action: Approve one-year lease extensions, subject to income verification.

Motion: Mark Schiel

Second: Elise DeYoung

Vote: 3-0 (Eric Dill - Absent)

C.2 39-Month Rehire List (Right-Sizing)

Discussion and potential direction regarding waitlist and tenancy considerations for employees impacted by right-sizing and the 39-month rehire list.

- Individuals on 39-month rehire list retain waitlist position.
- Applicants skipped if not actively employed at time of availability.
- CFO coordination with HR is required to verify employment status.

Motion: Mark Schiel

Second: Elise DeYoung

Vote: 3-0 (Eric Dill - Absent)

D. DISCUSSION

D.1 General Maintenance, Grounds, and Property Update

Update on the unit renovations, grounds, and tenant concerns.

[Community Room updates](#)

- Renovations:
 - 8 units renovated (6 1BR, 1 1BR+den, 1 2BR).
 - Renovation timeline approximately 3 weeks; 10 units approved annually.
 - Renovations within approved budget limits.
- Community Room renovation completed; internet installation pending.
- Termite/dry rot work:
 - 3445 – estimated cost approximately \$21,698.
 - Termite work - \$1,400
 - Dry rot repair - \$20,298
 - 3459 – estimated cost approximately \$11,308
 - Termite work- \$1,335
 - Dry rot repair - \$9,973
 - 3465 – estimated cost approximately \$9,930.
 - Termite work - \$1,620
 - Dry rot repair - \$8,310
- Tree treatment Phase 1 complete; Phase 2 scheduled for June.

D.2 Vacancy and Waitlist Update

The number of vacancies and the number of Certificated and Classified employees on the waitlist.

- Vacancies:

- 3 one-bedroom
- 1 one-bedroom with den
- 1 two-bedroom
- Waitlist totals:
 - 1-bedroom – 46
 - 2-bedroom – 120
- 9 tenants expected to vacate in June.

D.3 Budget Review

[March 2026 Report](#)

- Budget reviewed.

D.4 [Draft Property Management Contract](#)

- Draft contract reviewed; revisions identified.

D.5 Board Recruitment

- One candidate is advancing for SCUSD Board consideration.

D.6 2026-2027 Budget Development

- Proposed separation of renovation costs into line items.
- Budget assumptions based on 90% occupancy.
- Bond refinancing in 2026 noted.

D.7 Future Agenda Items

- Rent Comparison and Adjustment
- Approval of Property Management Agreement
- COPs refinancing (2026 call date)
- Board Member Update

E. PUBLIC COMMENT ON UNAGENDIZED ITEMS

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- Public comment received regarding parking, landscaping, maintenance, and property conditions.

F. FUTURE MEETING DATES

Monday, May 4, 2026, 4:00 p.m.

Monday, June 8, 2026, 4:00 p.m.

G. ADJOURNMENT 5:08 p.m.

Motion: Mark Schiel

Second: Elise DeYoung

Vote: 3-0 (Eric Dill - Absent)