

Regular Meeting of the Teacher Housing Foundation

MINUTES

May 4, 2026, 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/89272599816?pwd=exb7BcoUA119Xlv6xQ4KOCXqb5aqJ.1>

A. ORGANIZATIONAL ITEM

A.1 Call To Order 4:02pm

President: Steve Lodge (absent)

Vice President: Elise DeYoung

Chief Financial Officer: Mark Schiel

Secretary: Eric Dill

Additional attendees: Michal Healy, Illa Mistry, Dimitri Cacoyannis, Julie D, Angelese Reed

A.2 Review and Acceptance of Agenda Items

Motion: Mark Schiel

Second: Eric Dill

Vote: Pass 3-0 (Steve absent)

A.3 Approval of Minutes from [April 20, 2026](#).

Motion: Mark Schiel

Second: Eric Dill

Vote: Pass 2-0 (Steve absent, Eric Abstains)

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.

- Julie expressed support for the proposed rent adjustments.
- Angelise thanked the Board for considering the impact of rent adjustments on single-income households.

C. DISCUSSION/ACTION

C.1 Approval of Audit Engagement Letter

Review and consider approval of the audit engagement letter from Harshwal & Company LLP for the 2025–2026 Teacher Housing Foundation Financial Audit.

[Harshwal & Company LLP - Engagement Letter](#)

Motion: Mark Schiel

Second: Eric Dill

Vote: Pass 3-0 (Steve absent)

C.2 Annual Rent Comparison and Adjustment

Review current rent comparisons and consider potential adjustments.

[Rent Comparisons](#)

- Board reviewed market-rate comparisons and discussed rent adjustments for new and existing tenants.
- Rates for new tenants were decided to be:
 - 1-bedroom: \$2,200
 - 1-bedroom with den: \$2,500
 - 2-bedroom: \$2,850

Motion: Elise DeYoung

Second: Eric Dill

Vote: Pass 3-0 (Steve absent)

- Current tenant rent increases were approved for tenants below 90% of the newly established rental rates:
 - 1-bedroom: increase by \$100/month
 - 1-bedroom with den: increase by \$120/month
 - 2-bedroom: increase by \$200/month

Motion: Mark Schiel

Second: Eric Dill

Vote: Pass 3-0 (Steve absent)

- Employees on the SCUSD layoff list may remain at Casa Del Maestro through December 31, 2026, at their current rental rate. The newly approved rent increases will not apply during that period. If an employee is reappointed to an SCUSD position, the rent increase will take effect the month following reappointment.

Motion: Mark Schiel

Second: Eric Dill

Vote: Pass 3-0 (Steve absent)

C.3 Approval of Property Management Contract

[Final Property Management Contract](#)

- Agreement term begins July 1, 2026, with four optional one-year extensions, for a maximum term of five years.

Motion: Mark Schiel

Second: Eric Dill

Vote: Pass 3-0 (Steve absent)

D. DISCUSSION

D.1 General Maintenance, Grounds, and Property Update

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

[Property Management Ongoing Maintenance & Operations Log](#)

- All previously scheduled unit renovations completed; one additional renovation pending.
- Property Management: Ongoing Maintenance & Operations Log implemented to track maintenance requests and operational items.
- Dry rot and termite repairs approved; scheduling in progress.

D.2 Vacancy and Waitlist Update

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

- Current vacancies:
 - 3 one-bedroom units
 - 1 one-bedroom with den unit
 - 1 two-bedroom unit
- Waitlist totals:
 - 1-bedroom: 46
 - 2-bedroom: 120
- Leasing activity remains paused pending right-sizing outcomes.
- Board discussed tenant transfer requests into larger and renovated units.
 - Board expressed support for allowing existing tenants to transfer into larger or renovated units at the current approved rental rate.

D.3 Proposed dates for Teacher Housing Foundation meetings for 2026/2027

- Monday, August 3, 2026, 4:00 p.m.

- Monday, October 12, 2026, 4:00 p.m.
- Monday, December 14, 2026, 4:00 p.m.
- Monday, February 22, 2027, 4:00 p.m.
- Monday, April 19, 2027, 4:00 p.m.
- Monday, May 10, 2027, 4:00 p.m.
- Monday, June 7, 2027, 4:00 p.m.

D.4 Future Agenda Items

- 2026-2027 SCTHF Budget Approval
- Available Parking Spaces / Garage Utilization

E. PUBLIC COMMENT ON UNAGENDIZED ITEMS

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- Angelise expressed concerns regarding resident parking availability, garage utilization, and multiple-vehicle parking impacts.

F. FUTURE MEETING DATES

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

G. ADJOURNMENT 5:14pm