

Regular Meeting of the Teacher Housing Foundation

May 17, 2021

3:30 PM

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

Virtual Meeting

Live Stream

<https://us02web.zoom.us/j/89833994274?pwd=QWVSbEwyNTd2MUo2Yml6bGFHOWZMdz09>

Attendance Taken at 3:32 PM:

Present:

- Steve Lodge, President
- Elise DeYoung
- Eric Dill
- Mark Schiel

A. ORGANIZATIONAL ITEMS

A.1. CALL TO ORDER @ 3:32 PM

A.1.1. ROLL CALL

A.2. REVIEW AND ACCEPTANCE OF AGENDA ITEMS

Motion Passed: Motion to accept the agenda items. Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Elise DeYoung and second by Eric Dill.

Yes	Steve Lodge
Yes	Elise DeYoung
Yes	Eric Dill
Yes	Mark Schiel

A.3. APPROVE APRIL 12, 2021 MEETING MINUTES

Motion Passed: Motion to approve April 12, 2021 meeting minutes. Roll call vote: 3 YES (Lodge, Dill, Schiel), 0 NOES, 1 ABSTAIN (DeYoung), 0 ABSENT. Passed with a motion by Eric Dill and second by Mark Schiel.

Yes Steve Lodge
Yes Mark Schiel
Yes Eric Dill
Abstain Elise DeYoung

A.4. APPROVE APRIL 21, 2021 MEETING MINUTES

Mo on Passed: Mo on to approve April 21, 2021 mee ng minutes. Roll call vote: 3 YES (Lodge, Dill, Schiel), 0 NOES, 1 ABSTAIN (DeYoung), 0 ABSENT. Passed with a mo on by Mark Schiel and second by Eric Dill.

Yes Steve Lodge
Yes Mark Schiel
Yes Eric Dill
Abstain Elise DeYoung

B. PUBLIC COMMENT ON NOTICED AGENDAS

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.

Minutes: Public comments from Casa Del Maestro tenants; apartment rental rates surrounding Santa Clara should also be considered, the comparable rate sample pool is not large enough and does not take the pandemic and amenities into consideration. The trees are starting to drop plums and parking lot trees are dripping sap. Landscapers continue to blow leaves onto the balconies. Is power washing the units an option? Maintaining a green space at the complex.

C. ACTION

C.1. APPROVAL OF ADDITIONAL LANGUAGE TO BE ADDED TO THE RENTER AGREEMENT ON CHILD PROOF LOCKS

“Tenant acknowledges that the Leased Premises are in good order and repair, unless otherwise indicated in Exhibit “D”, attached hereto and made a part hereof.

Tenant shall, at his own expense, and at all times, maintain the Leased Premises in a clean and sanitary manner including all equipment, appliances, carpeting, walls, woodwork, **cabinets**, and wall coverings therein and shall surrender the same, at the termination hereof, in as good condition as received, normal wear and tear excepted. **Tenant understands that no special efforts have been made to “childproof” the Rental Unit. Tenant shall have the right to install childproof hardware to windows, cabinets and doors, so long as the installation is not permanent or causes damage to surfaces. Any damages caused by installation of such items, will be at the sole cost of the Tenant.** Tenant shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Tenants shall not paint, paper or otherwise redecorate or make alterations to the Leased Premises without the prior written consent of the Landlord. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds, if such grounds are a part of the Leased Premises and are exclusively for the use of the Tenant. Tenant shall not commit any waste upon said Leased Premises, or any nuisance or act which may disturb the quiet enjoyment of any tenant in the building.”

Motion Passed: Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Mark Schiel and a second by Elise DeYoung.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel

C.2. APPROVE NEW RENT PRICES

Minutes: New rental rates beginning July 1, 2021; 1 bedroom at \$2,090.00, 1 bedroom with a den at \$2,290.00, and 2 bedrooms at \$2,430.00. No increase in rent to the existing tenants. The new rates will only apply to filling the current vacancies. The Teacher Housing is located in Santa Clara to provide teachers the opportunity to live within the community that they work in. The intent of the new rent prices was to be at 80% of the comparable local rental rates.

Motion Passed: Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Mark Schiel and a second by Eric Dill.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel

C.3. INCREASE THE HOUSEHOLD INCOME THRESHOLD OF ALL OCCUPANTS OF AN APARTMENT TO \$190,000.00

Minutes: The current household income is \$136,000.00 and the average teacher salary minus benefits is \$127,000.00.

Motion Passed: Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Mark Schiel and a second by Eric Dill.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel

C.4. APPOINTMENT OF BOARD OFFICERS; EFFECTIVE JULY 1, 2021 – PRESIDENT, VP, SECRETARY

Minutes: The Secretary duties can be carried out by the VP. The CBO cannot be the President or the VP.

Steve Lodge nominated as President: Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Eric Dill and a second by Elise DeYoung.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel

Elise DeYoung nominated as Vice President: Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Mark Schiel and a second by Steve Lodge.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel

Mark Schiel nominated as Secretary: Roll call vote: 4 YES (Lodge, DeYoung, Dill, Schiel), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Elise DeYoung and a second by Eric Dill.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel

D. DISCUSSION

D.1. GENERAL MAINTENANCE, GROUNDS, PROPERTY UPDATE

Minutes: Normal maintenance for turnovers are continuing. The first phase of parking lot striping and sealing has been completed. The next phase will begin on May 20, 2021. There have been no reported mail thefts. The complex site maps are in the process of getting printed and installed.

D.2. VACANCY UPDATE

Minutes: There are 11 vacancies with 3 on hold. 10 leases will come to term in 2021 and 2022, 5 are 1 bedrooms.

D.3. ROLE AND RESPONSIBILITY OF ACCOUNTANT DAVE TOBKIN

Minutes: The District auditor, Eide Bailly, is including a portion of the THF audits. THF should be a separate audit and complete audit. The school district is not able to take over the taxes for the THF. THF should get proposals for taxes to compare and acquire the best cost. The school district auditor may also be an option to do the THF taxes. Quotes to be acquired for audit and tax services from Dave Tobkin, Eide Bailly, Crowe Horvath. The THF is a component of the district and should get a thorough detailed audit that is separate from the district.

D.4. BUDGET REVIEW

Minutes: More information will be provided at the June 7th THF meeting.

D.5. RECRUITING NEW BOARD MEMBERS

Minutes: Advertise vacancy and application process on the district website, THF webpage, newspaper, and social media outlets.

D.6 FUTURE AGENDA ITEMS.

Minutes: Auditing services, 2021-2022 budget, addressing vacancies and options for lease extensions.

E. FUTURE TEACHER HOUSING FOUNDATION MEETING DATES

E.1. JUNE 7, 2021; 3:30 PM, REGULAR THF MEETING, VIRTUAL MEETING

Minutes: None.

F. ADJOURNMENT

Motion Passed: Motion to adjourn at 5:18 PM. Roll call vote: 4 YES (LODGE, DEYOUNG, SCHIEL, DILL), 0 NOES, 0 ABSTAIN, 0 ABSENT. Passed with a motion by Elise DeYoung and a second by Eric Dill.

Yes Steve Lodge
Yes Elise DeYoung
Yes Eric Dill
Yes Mark Schiel