

HOUSING SUPPORTS AT OTHER UNIVERSITIES

This report, prepared by Cynthia Myntti, is based on information publicly accessible on the universities' websites only.

COLUMBIA UNIVERSITY, NEW YORK, NY

Number of Students: Undergraduate 8,103 Graduate/professional 17,833

Rental of University-Owned Properties

- University Apartment Housing (UAH) is a division of **Columbia University Facilities** that manages residential units primarily in the immediate vicinity of the Morningside Heights campus.
- Most Columbia apartments are located in prewar elevator buildings. 90% of buildings are located within easy walking distance of the Morningside campus, while a few others are 30-45 minutes from campus by public transportation. Apartment sizes vary from studios to larger family units. In most cases, apartments and buildings are serviced and maintained by Columbia University staff.
- Eligibility: Because the demand for housing greatly exceeds the supply of available apartments, only full-time, compensated "Officers of Instruction, Research, and Libraries" are eligible to apply. Newly appointed Officers moving to New York from outside the Tri-State area are considered for housing first. The University's Housing Priorities Committee, which is chaired by the Provost, sets guidelines to govern eligibility for different types of housing.

Rental from Private Landlords

Information and counselling

- The Columbia Office of Work/Life (under Human Resources) offers a Housing Information and Referral Service. The service provides individual consultations on renting or purchasing apartments and homes within commuting distance of Columbia University campuses. The service is available to all faculty, including faculty being recruited to the University, and to all other Columbia University employees.
- The Columbia Facilities Department's Housing Office offers the Off-Campus Housing Assistance (OCHA)'s Housing Registry, which lists furnished and unfurnished rooms and apartments for rent from private landlords. Access to the list requires university ID and password.
- OCHA also offers one-on-one housing search counseling and is supported in these efforts by two New York City real estate/relocation agencies.

Subsidy/supplement

- Professorial rank faculty who are eligible for University housing are also eligible for the housing assistance program rent supplement. Deans will continue to decide whom to recommend for the program, and the same priorities that determine access to University apartments will also shape access to the housing assistance program.
- Respective schools will pay an annual housing supplement to each participating faculty member who is not accommodated in University Apartment Housing. The supplement will be \$40,000 a year for eligible tenured faculty members and \$22,000 a year for eligible non-tenured faculty members. Payments will continue until the appointment of the participating faculty member ends, with the exception of those who retire, in which case the payments will continue for an additional three years.
- The housing supplement is taxable income and is not considered in the calculation of University pension contributions or other benefits.

Assistance for Housing Purchase

Mortgage assistance

- Through an affinity lending program – with two mortgage providers.

Cash supports for home purchase

- One-time payment (program extended until June 30, 2013). The University will provide each participant in the mortgage program with a one-time supplement of \$40,000, paid to assist with their home

purchase. This payment may be used to reduce the interest rate for the life of the loan; a down payment; payment of closing fees, mortgage recording taxes, transfer, title and other fees.

- The one-time payment is taxable income but is not considered in the calculation of University pension contributions or other benefits.

References websites accessed 26 May 2012

- <http://facilities.columbia.edu/housing/>
- http://worklife.columbia.edu/files_worklife/public/61655_Work_Life-Brochure_V3.pdf
- http://www.columbia.edu/cu/vpaa/docs/Faculty_Housing_Assistance_Program.pdf

NEW YORK UNIVERSITY, NEW YORK, NY

Number of Students: Undergraduate 19,401; Graduate/ Professional: 18,990

Rental of University-Owned Properties

- NYU Faculty Housing, a division of NYU Operations: NYU owns and manages a portfolio of 2,100 apartments in large and mid-sized buildings in the Washington Square neighborhood. Most faculty members reside in two large residential complexes located south of Washington Square Park.
- Eligibility: The highest priority is to house tenured and tenure-track faculty, a few senior administrators, and staff who must be near campus for the health and safety of the university community. Among the tenured and tenure-track faculty, priority is given to newcomers who do not have housing in the New York metropolitan area or those of 'high retention importance' as defined by Deans.
- The firm Cushman & Wakefield serves as NYU's property manager.

Rental from Private Landlords

Information

- The NYU Off-Campus Housing Office provides assistance to current and newly-admitted NYU students, faculty, and staff who are not eligible for or not interested in NYU owned housing. Extensive information is available on the website and at the Off-Campus Housing Office. The office has an online database of available apartments.

Reduced broker fees

- NYU has entered into a cooperative agreement with CitiHabitats, Inc. to offer a discounted apartment broker commission to the NYU community.

Assistance for Housing Purchase

Mortgage assistance

- To assist faculty with the challenge of obtaining permanent housing in the New York metropolitan region, NYU extends to eligible full-time tenured and tenure-line faculty, the opportunity to receive reimbursement for first mortgage origination fees associated with the purchase of a principal residence.

Other ownership options

- Riverwalk Condominiums. NYU has purchased 58 condominium units at Riverwalk Landing on Roosevelt Island, and is offering them for sale to Eligible Affiliates (all NYU employees and NYU retiree tenants currently renting in NYU-owned apartments). NYU's role is limited to its purchase and resale these units. The University requires at least a 10% down payment, but many lenders require at least 20%. Eligible affiliates living in NYU-owned apartments may also obtain additional financial assistance to purchase at Riverwalk: the University will finance 30% of the purchase price of the condominium unit with a zero-interest, shared appreciation loan.

References websites accessed 26 May 2012

- <http://www.nyu.edu/life/living-at-nyu/faculty-housing.html>
- <http://www.nyu.edu/employees/benefit.html>
- <http://www.nyu.edu/content/dam/nyu/hr/documents/benefitsforms/MortgageFeeReimb-102.pdf>
- <http://www.nyu.edu/life/living-at-nyu/faculty-housing/Homeownership-Programs/riverwalk.html>

HARVARD UNIVERSITY, CAMBRIDGE, MA

Number of Students: undergraduate 6,700; graduate/professional 1450

Rental of University-Owned Properties

- Harvard University Housing: Harvard owns and manages about 1600 units for graduate students, faculty, and staff. Fulltime graduate students, faculty and staff are eligible.

Rental from Private LandlordsInformation

- The [Harvard University Housing Apartment Source](#) provides a searchable database for apartments on the private market. University ID and password are needed.

Reduced broker fees

- The university has arranged reduced broker fees with a number of real estate agents.

Assistance for Housing PurchaseInformation and counselling

- The University offers home buying and selling seminars to interested employees

Mortgage assistance

- The university has negotiated reduced interest rates or closing costs special arrangements with several banks and mortgage providers
- Coldwell Banker Brokerage provides modest cash rebates on home purchases and sales

Other ownership options

- Land trust condominiums at below market price (Pleasant Street – 120 units, Observatory Commons – 22 units): Faculty, Senior Administrators eligible. These condominiums are offered at a discounted price and subject to a ground lease with Harvard University. Legal restrictions/Harvard buy-back provision.

References websites accessed 26 May 2012

- <http://huhousing.offcampuslisting.com/>
- <http://www.huhousing.harvard.edu/FacultyServices/facultyservice.aspx>
- <http://www.huhousing.harvard.edu/HomeBuyingAndSellingServices/homebuyingselling.aspx>
- <http://www.realestate-advantage.net/reaharvard/index.html>

PRINCETON UNIVERSITY, PRINCETON, NJ

Number of Students: undergraduate 5,000; graduate 2,500

Rental of University-Owned Properties

- Princeton University owns and manages approximately 600 rental units, ranging in size from efficiency and studio apartments to four and five bedroom freestanding single family houses. Most rental units are within a reasonable walking distance of campus.
- University employees who work at least half-time are eligible to apply for rental housing through the faculty and staff rental housing program. Rental housing allocation is based on the Rental Housing Eligibility Priority Policy which gives the highest priority to teaching faculty, senior research staff, and senior administrative staff, then progresses through each subsequent category as availability allows.

Rental from Private LandlordsInformation

- To assist students, faculty and staff with off-campus rentals, Princeton's Facilities/Housing and Real Estate Services maintains a website of privately owned rental properties within commutable distance of the University. Princeton University affiliates may search for available rentals, shares, and sublets.

Assistance for Housing PurchaseMortgage Assistance

- The University is working with several local financial institutions to provide mortgage-related products and services to the University faculty and staff. These arrangements are managed by the [Office of Finance & Treasury](#).
University-provided mortgages
- Standard Mortgage Program: Through the Standard Mortgage Program, the University offers favorable mortgage rates and terms to [eligible faculty and staff](#) to help members of the campus community purchase homes within a nine-mile radius of Nassau Hall or within the city of Trenton. The program is managed by the Princeton [Office of University Mortgage Services](#).
Other ownership options
- Tenancy-In-Common Program: Through the University's Tenancy-In-Common Program, [eligible faculty and staff](#) may enter into a co-ownership agreement with Princeton to purchase residences within a nine-mile radius of Nassau Hall or within the city of Trenton. This arrangement, in which the University pays for and owns up to one-third of the property, leverages buying power and enhances flexibility to help eligible individuals purchase homes that meet their needs and family circumstances. This program is managed by the Princeton [Office of University Mortgage Services](#).
- Princeton Faculty Residential Purchase Plan. The [Princeton Faculty Residential Purchase Plan](#) enables [eligible faculty and staff](#) to purchase homes in desirable neighborhoods near campus at a fair-market value price. Under the terms of this plan, the University retains the option to repurchase a property under specific conditions. The plan is managed by Princeton's [Housing and Real Estate Services](#).

Princeton's comprehensive housing plan: three principles

- Sustain Princeton's thriving living and learning community by providing faculty and staff with rental and ownership housing in proximity to campus.
- Continue to house a large majority of graduate students.
- Improve the quality and condition of all of the University's off-campus housing, with particular attention to large complexes that are over forty years old.

References websites accessed 26 May 2012

- <http://www.princeton.edu/facilities/housing/fac-staff-re/fac-rental/>
- <http://www.princeton.edu/facilities/housing/fac-staff-re/private-market-rentals/>
- <http://offcampushousing.princeton.edu/index.php>
- <http://www.princeton.edu/facilities/housing/fac-staff-re/home-owner/>
- <http://www.princeton.edu/facilities/housing/housingplan/>

NORTHWESTERN UNIVERSITY, EVANSTON, IL

Number of Students: undergraduate 8,367; graduate/professional 8,101

Rental of University-Owned Properties

- No information available on the university website

Rental from Private Landlords

Information

- The Faculty Housing Forum is a website created jointly by the Office of the Provost and the General Faculty Committee (GFC) to provide an opportunity to exchange information between Northwestern faculty and staff members who seek or want to publicize housing available near the Evanston and Chicago campuses.
- The Human Resources Dept/ Work Life program offers information on housing for employees relocating to Evanston: real estate brokers, local newspaper and lists, furnished accommodation for short term lets.

Assistance for Housing Purchase

Information

- Office of the Sr. V.P. for Business and Finance provides interested faculty with information on preferred mortgage providers

References websites accessed 26 May 2012

- <http://www.northwestern.edu/provost/faculty/work-life-family/housing/>
- <http://www.northwestern.edu/hr/work-life/relocation/housing.html>

UNIVERSITY OF CALIFORNIA BERKELEY, BERKELEY, CA

Number of Students: undergraduates 25,885; graduates 10,257

Rental of University Owned-Properties

- UC Berkeley owns 24 unfurnished faculty apartments at the Clark Kerr Campus (CKC), a 20-minute walk to campus. The apartments are reserved for new tenured and tenure-track Berkeley faculty, upon recommendation from Deans. They are meant to be transitional, with a maximum residency of two years.

Rental from Private Landlords

Information

- Cal Rentals provides rental listings and housing advising to the UC Berkeley campus community and eligible visitors. Comprehensive rental resources for prospective, and new faculty, (neighborhood descriptions, typical rentals, rental search tips, links to school information, transit and commute options, etc.) A user fee of \$25 provides access to counseling and listings for up to one month.
- CALcierge offers faculty recruitment and retention services through the [Office of the Vice Provost for the Faculty](#). CALcierge services include housing referrals, neighborhood profiles and transportation links, information about international moves and visas, childcare and eldercare resources, and other services that might be needed by someone new to the area and the campus.

Assistance for Housing Purchase

University-provided mortgages

- The University of California's Comptroller's Office has housing loan programs designed to help offset the high cost of real estate in the Bay Area. These loan programs often provide financing at terms competitive with those of conventional lending institutions. The campus faculty home loan coordinator provides information and advice about the program features and guidelines and current interest rates; provides application packages; and prequalifies borrowers. The current home loan programs offered are: the Mortgage Origination Program; the Graduated Payment-Mortgage Origination Program; the Supplemental Home Loan Program.

Cash supports for home purchase

- The Faculty Recruitment Allowance Program assists faculty recruitment through grants to selected eligible participants. The primary purpose of the Faculty Recruitment Allowance is to provide support for housing costs, but the individual may also use the allowance to support childcare expenses, education or tuition assistance, or similar expenses. The maximum amount of an individual Faculty Recruitment Allowance is determined by the Provost and Senior Vice President—Academic Affairs. A Faculty Recruitment Allowance may be disbursed in a single payment, or may be paid out in equal or unequal amounts over a period not to exceed ten years. The Faculty Recruitment Allowance is considered wages for tax purposes.

References: websites accessed 26 May 2012

- <https://calrentals.housing.berkeley.edu/>
- <http://calcierge.berkeley.edu/relocation-services-housing.html>
- <http://controller.berkeley.edu/FacultyLoans/faculty.htm>
- <http://www.ucop.edu/acadpersonnel/apm/apm-190-e.pdf>