In 1983, The Regents of the University of California and the Irvine Campus Housing Authority executed a
ground lease to facilitate the development, construction, and administration of UCI’s faculty and staff
housing program. The ground lease authorized ICHA to develop for-sale and rental housing on the UCI
campus and to sublease the land. With respect to the initial sale and resale of a for-sale housing unit,
the ground lease specified a priority system whereby purchasers shall be selected. The following
summarizes the priority categories and the process adopted for offering for-sale homes to prospective
buyers.

**Priority Categories**

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Newly recruited Senate faculty* and Senior Management Group (SMG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 2</td>
<td>Current Senate faculty and SMG members</td>
</tr>
<tr>
<td>Category 3</td>
<td>Newly recruited non-Senate faculty, academic staff and MSP members**</td>
</tr>
<tr>
<td>Category 4</td>
<td>Current non-Senate faculty, academic staff and MSP members</td>
</tr>
<tr>
<td>Category 5</td>
<td>Other UCI staff</td>
</tr>
</tbody>
</table>

* Current definition of a “New Recruit” is members of the Academic Senate appointed on or after
6/30/2018. The ICHA Board reviews this definition annually.
** Applicants remain in this category for 1 year after their hire date.

**Provost Exception to Priority Categories**

1. Provost can approve a designee from any category for a new or resale home.
2. A school dean can submit a request to the VPAP for a new recruit or a retention faculty to be
considered for an exception.*
   --only one faculty per dean at a time can be on this list.

*Exceptional status expires when the designee buys a home or turns down three offers of homes on
their list of model preferences. Designee will be returned to the same placement on the waitlist prior to
the exceptional status.

**Waitlist**

- The waitlist is organized according to the priority categories above.
- In each category, the names are listed in the order of the application date.

**Resale Homes**

- Resale homes are offered in order of the priority categories, by application date and model
preferences.
--For example, a resale home will be offered to Category 1 members who have listed the resale as a preference on their application, in the order of their application date. If declined, the home will be offered to Category 2, 3, 4 and 5 members in that order.

New Homes Drawing Program

- The drawing program is provided to eligible Category 1 members only.
  ---eligibility for drawing is determined by the hire date and submission of an application by the due date.
  ---2020 drawing dates are for appointment dates from 7/2/19 through 10/1/2020.
  ---if a participating member is not offered a home from the drawing or withdraws from the drawing this member will remain in the same placement on the waitlist prior to the drawing participation.

Exchanges – A homeowner whose needs have changed may desire to exchange homes with another homeowner within University Hills. Exchanges will be considered by the Provost’s Office on a case by case basis under the following conditions:

- All parties must be in same priority category
- Both homes are bought and sold “as is” for Maximum Resale Price
- Both parties pay all customary closing costs, including but not limited to Shared Appreciation, escrow and title costs
- Both parties use an ICHA facilitator

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