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University Hills Housing Priority Categories and Home Offer Process

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 both the initial sale and resale of a for-sale housing unit, the Ground Sublease specifies 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

Category 1	• Newly recruited Senate faculty* and Senior Management Group (SMG)
Category 2	• Current Senate faculty and SMG members
Category 3	• Newly recruited non-Senate faculty, academic staff and MSP members**
Category 4	• Current non-Senate faculty, academic staff and MSP members
Category 5	• Other UCI staff

** Current definition of a "New Recruit" is members of the Academic Senate appointed on or after 6/2/2019. The ICHA Board reviews this definition annually in consultation with the Provost's office. ICHA formally notifies an Academic Senate applicant by e-mail when they have been moved to the Current Senate Faculty category.*

*** Applicants remain in this category for one year after their hire date.*

Waitlist

- The waitlist is organized according to the priority categories in the table 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 by all in that Category, 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.
 - 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 household 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

Provost Exception to Priority Categories

1. Provosts' Priority List - Per the terms of the Ground Sublease, Provost, acting on behalf of the University, can approve a Designee from any category for a new or resale home. Persons may specify 1) Model Numbers, 2) Maximum Price, and 3) Minimum Lot Size.
2. Deans' Priority List - A school dean can submit a request to the VPAP for a new recruit or a retention faculty to be considered for an exception. Persons may specify 1) Model Numbers and 2) Maximum Price.
3. In both cases, no other characteristics of a home will be considered, including streets, lots based on location or view, identity of neighbors, a specific home or list of specific addresses and features of a home. Exceptional Status expires when the designee either buys a home or turns down three offers of homes matching their stated preferences (listed below). After three rejected offers, the Designee will be returned to the same placement on the waitlist prior to the exceptional status. After a home purchase, the Designee will be removed from the waitlist.

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