



Irvine Campus
Housing Authority

UPDATED: 1/2/2026

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 7/2/2023. 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

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 and 2) Maximum Price. 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 their opportunity matching their stated preferences. After a home purchase, the Designee will be removed from the waitlist.

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