

**University of Washington**  
**Faculty Council on University Facilities and Services**  
November 16<sup>th</sup>, 2017  
10:00am - 11:30am  
Gerberding 142

**Meeting Synopsis:**

1. Call to order
  2. Approval of agenda
  3. Review of the minutes from October 19<sup>th</sup>, 2017
  4. Chair's remarks
  5. Affordable Housing Project - Aaron Hoard
  6. Good of the Order
  7. Adjourn
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**1) Call to order**

Christie called the meeting to order at 10:00 a.m.

**2) Approval of agenda**

The agenda was approved as written.

**3) Review of the minutes from October 19<sup>th</sup>, 2017**

The minutes from October 19<sup>th</sup>, 2017 were approved as written.

**4) Chair's remarks**

Christie welcomed new student member, Anthony De Simone (Graduate & Professional Student Senate). Members introduced themselves.

Christie explained the December 7<sup>th</sup> FCUFS meeting timeslot would be used for a tour of the newly-constructed Institute for Nano-engineered Systems (NanoES) Building (the meeting itself would not formally be held). He noted the One Capital Plan would be the main topic discussed in the January 4<sup>th</sup> FCUFS meeting.

Christie explained Charles Kennedy, Associate Vice President for UW Finance & Administration and presidential designee to FCUFS, plans to retire from the university on December 15<sup>th</sup>. He noted a national search would be conducted for the Interim AVP for Finance & Administration. Christie presented a letter of appreciation for Kennedy to the council, asking that members review and sign it.

## 5) Affordable Housing Project - Aaron Hoard

Aaron Hoard (Deputy Director, External Affairs Regional Relations) was present to discuss resources available to UW employees relating to affordable housing. He explained the presentation most directly corresponds with lower-paid UW employees, of which the President and Provost have a special interest. A PowerPoint was shown as part of the presentation (Exhibit 1).

Hoard explained the average apartment in Seattle rents at a cost of \$2133 monthly, while the average cost for a single family home is \$695,000. There was some discussion of area median income (AMI) as it relates to UW employees. Hoard explained for one person, 80% of the AMI would be an annual salary between \$50,400-\$72,000, while 60% AMI would be \$40,320-\$57,400. He explained many employees at the university are in the 60% AMI realm, and this is the target population of most of UW's affordable housing programs. He noted recent data from UW Transportation Services demonstrates that, on average, staff have been moving further away from the UW Seattle campus since 2014, while faculty have been generally moving closer to the campus.

### *Existing programs for UW employees*

There are two existing affordable housing programs for UW employees. The Hometown Home Loan Program is an affiliate program run by Hometown Bank that offers reduced closing costs, down payment assistance, and homebuyer education. The program has helped 3300 employees since its inception in 1998, and roughly 1300 first-time home buyers. The second program is Bridges@11<sup>th</sup> – an apartment complex that gives priority access to UW employees at 70% AMI or lower. The complex is located in the U-District and includes 35 relatively low-rent units. The balance on the unit is based on market rate, and there is currently a waiting list to rent there.

### *Expanding housing programs*

Hoard explained the UW acquiring housing and subsidizing it for employees is another option, however it is likely debt would have to be used to purchase properties, and university debt is currently tied up in the development of new buildings. There was some discussion of what other universities are doing in relation to affordable housing (Slide 4, Exhibit 1). Additional concepts were shown for expanding UW housing programs (Slide 5, Exhibit 1).

### *Filer Site Project*

Hoard noted in relation to developing housing on existing UW land – there is land that the UW owns and is not currently using. A formal site has been identified for housing, which is being called the “Filer Site.” Located at 4201 Roosevelt Way NE, the site is 22,407 square ft. with 240' mixed-use zoning, and capacity for 150-200 units plus retail/office/other uses. The site is located nearby to campus and the UW light rail station, and currently has no identified UW-related uses.

The project to develop the Filer Site for additional employee housing is underway. Project goals include (Slide 7, Exhibit 1):

- Use existing property to develop affordable housing project
- Target those with incomes at 60% AMI; priority access for UW employees
- Explore opportunities to include housing for formerly homeless young people
- Explore opportunities to include childcare in project
- Explore opportunities to include social service space
- Partner with a housing authority to develop project

The UW is partnering with the Seattle Housing Authority on the project; they are leading a RFQ/RFP process to select the developer (selection anticipated by late spring, 2018). Hoard noted the site could be fully developed by 2021 if all project elements proceed as planned.

It was noted there are not many other UW properties that could be developed for housing given their size, existing uses/structures, and the cost of developing the land. Though the Filer Site project only targets UW employees at 60% AMI, it is a good start to providing housing aid to those who need it at the university.

There was some discussion. A member recommended the UW sublet the units to eligible employees (rather than alternative options) to retain more control over the property. Some members felt there could be potential for the program to be “gamed,” as current employees might rent a unit, leave their position at the university, but still retain the benefit of remaining in the low-rent unit. Another criticism was centered on the program only benefitting UW employees for a short interval (until the units are all rented), and does not address the issue over a prolonged period of time.

Hoard was thanked for presenting to the council, and he left the meeting.

## 6) Good of the Order

Nothing was stated.

## 7) Adjourn

The meeting was adjourned at 11:00 a.m.

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*Minutes by Joey Burgess, jmbg@uw.edu, council support analyst*

**Present:** **Faculty:** Bruce Balick, Rich Christie (chair), Giovanni Migliaccio, Bill Rorabaugh, Annmarie Borys  
**Ex-officio reps:** Chris Byrne, Navid Azodi, Anthony De Simone, John Carroll, Steve Goldblatt  
**Guests:** Aaron Hoard

**Absent:** **Faculty:** Laura Little, Murray Maitland, Ann Mescher, Ashley Emery, Jan Whittington, Bill Erdly

**President's designee:** Charles Kennedy  
**Ex-officio reps:** N/A

**Exhibits**

Exhibit 1 – FCUFS Housing Presentation 11-16-17

# UW Employee Affordable Housing

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# Housing prices are a challenge for UW employees

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- > Housing prices continue to rise in Seattle
  - \$2133/mo average for apartment
  - \$695,500 average for single family home
- > Approximately \$85,000/yr income to afford average apartment; \$120,000/yr\* to afford average house
- > Area Median Income: \$63,000 (one person) to \$90,000 (four people)



# **Existing programs for UW employees**

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- > Hometown Home Loan Program**
  - Reduced Closing Costs
  - Down Payment Assistance
  - Homebuyer Education
  
- > Bridges@11<sup>th</sup>**
  - Priority access for university employees
  - 34 units @ 75% AMI rents



# What are other universities doing for employee housing?

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- > UC Berkeley: apartments for new faculty
- > UCLA: variety of housing – including apartments, studios and condos – for faculty
- > Iowa: rental units in graduate housing project
- > Michigan-Ann Arbor: short-term housing for visiting faculty, staff and scholars
- > Stanford: rental and purchase housing, mortgages, housing allowance
- > USC: direct housing subsidy and for-sale townhomes
- > Columbia: rental housing



# **Evaluated Different Concepts to Expand Housing Programs**

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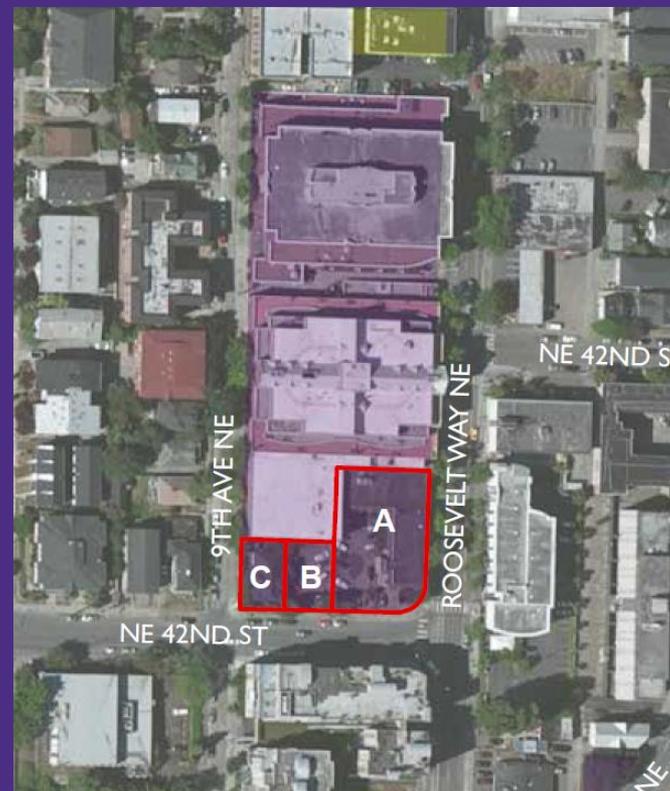
- > Sale Programs: Lending or Development**
- > Housing Subsidy**
- > Acquire Housing: Apartments or Single Family**
- > Use Existing Land to Develop**



# Filer Site

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- > Located at 4201 Roosevelt Way NE
- > 22,407 sq ft with 240' Mixed Use Zoning
- > Capacity for 150-200 units plus retail/office/other uses
- > Near campus and light rail
- > No identified UW uses



# **Project Direction & Goals**

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- > Use existing property to develop affordable housing project**
- > Target those with incomes at 60% AMI; priority access for UW employees**
  - Explore opportunities to include housing for formerly homeless young people**
  - Explore opportunities to include childcare in project**
  - Explore opportunities to include social service space**
- > Partner with a housing authority to develop project**



# Partnership with Seattle Housing Authority

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- > **MOU with Seattle Housing Authority to develop project on behalf of University**
  - Experience with affordable housing projects
  - Ability to do homeless housing component
  
- > **RFQ/RFP process to select developer**
  - Due diligence underway
  - RFQ anticipated in February 2018; RFP in April 2018
  - Developer selected in late-Spring 2018
  - Project opens in 2021



# **What next?**

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- > Work with SHA to develop high-quality project that serves employees**
- > Not done yet...**
  - Need more housing to meet the needs of broad range of incomes and employees**
  - Continue to explore different programs and housing types**
- > Questions?**

