

CAWH 2022 UC Santa Barbara

Session #6: It Takes a Village to Build a Community: Creating a Vibrant Academic Neighborhood

Troy Miller, Director of Real Estate, University of Nevada Reno

Arnie Bengo, Community Events & Programs Coordinator, ICHA

Lisa Valela, Director, Harvard Graduate Commons

Jennifer Ealy, Princeton University Housing & Real Estate Services

Mark Rutheiser, Executive Director of Real Estate Services, UC Davis

Session 6: It Takes a
Village

Council of
Academic
Workforce
Housing
2022





University Hills Overview

- Established in 1984
- First home delivered in 1985
- 1,226 for-sale homes
- 384 rental units
- 300 acres



University Hills Demographics

- 5,500 residents
- 40% of households with school ages children
- 15% retirees
- Even split female/male qualifying employees
- Median age 47 years old

University Hills Amenities

- 38 acres of parks and passive open space
 - Ball fields, pools, tennis courts, volleyball, playgrounds, trails, off-street bike and ped paths, community center





Building Community

Homeowners Representative Board (HRB)

- The HRB advises ICHA's Board of Directors and Management on community matters and supports an array of community activities.
- The HRB advocates on behalf of residents and assists in building community.
- The 7-member HRB is elected each February—6 members have 2-year staggered terms and one has a 1-year term.
- Budget for Programs and Events: \$50,000 (approx. \$10/resident)





Uhills Spring Fling 2022

SATURDAY, APRIL 16TH

9:30AM-11:30AM

GABRIELINO PARK

FOOD, GAMES, AND FUN!

DETAILS AT UHILLS.ORG

Events









Whills Earth Day 2022

Sat, April 30th

Community Center

9:00AM- 1:00PM



Events



Earth Day



Current Projects



Installing a Permanent Fixture

- Why?
 - Promote community engagement
 - Story Walk- increase physical activity and literacy for the children of the community
 - Mural- to provide art that sparks dialogue on inclusivity and diversity

Current Challenges

- Location
 - StoryWalk:
determining an active walkway or greenbelt long enough to hold 20 stations
 - Mural: street, sidewalk, or wall?





Solutions

- Location
 - StoryWalk: walkthrough with ICHA management and landscapers
 - Mural: proposals and frequent meetings
 - Street belonging to UCI
 - Sidewalk/paseo
 - Wall in playground

Where are we headed?



- The StoryWalk and Mural are catalytic in inspiring additional art and engagement in the neighborhood.
- Other projects:
 - Memorial plaques
 - Little Free Libraries
 - Pickleball lines drawn on the tennis courts

Arnie Bengo

Community Events & Program
Coordinator

Arnie.Bengo@icha.uci.edu

949.824.2764



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Virtual Presentations:

Lisa Valela, Director, Harvard Graduate Commons

Jennifer Ealy, Princeton University Housing & Real Estate
Services

UCDAVIS

Real Estate Services

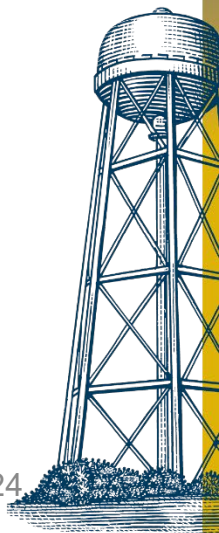
Faculty/Staff Housing Program

May 6, 2022

Mark Rutheiser, Executive Director
Real Estate Services

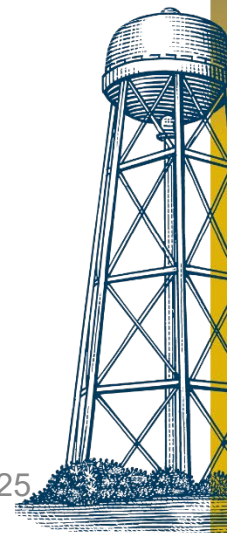


Aggie Village

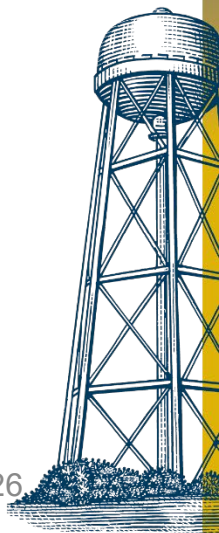
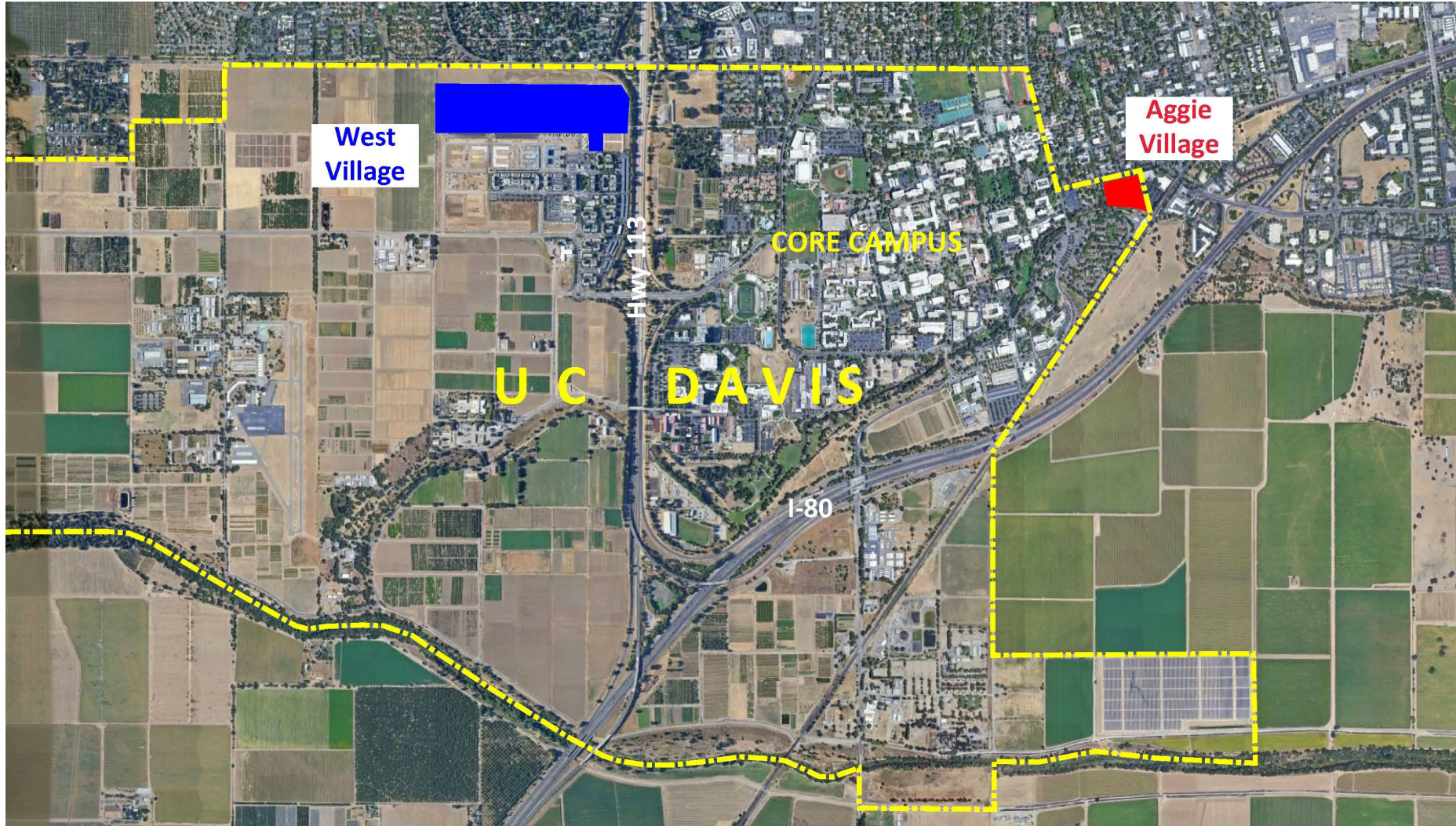


Aggie Village

- 37-unit prototype built in 1996
- Ground-leased to qualifying faculty and staff members
- Appreciation-capped, owner occupancy, employment
- 15-year average stay, half of original owners still there
- Current prices are \$340,000-\$430,000 (40% of market)
- Many include ADUs for rental income
- Planned Development (PD) in City of Davis
- Minimal UC oversight
- Built to inform a larger roll-out of 500 units at West Village

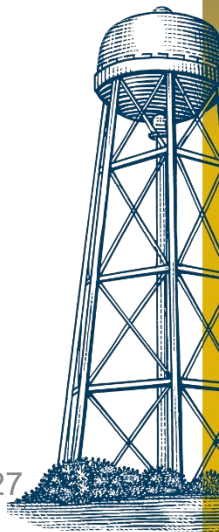


Aggie Village and West Village



West Village

- 45 Acres
- Planned for 500 Units
- Attempted Public-Private Partnership 2004-2013
- Attempted Capital Project 2016
- Current Constraints
- Considerations
 - Multi-family
 - Industrialized Construction
 - Minimal on-site amenities
 - Hi density SFD with ADUs



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