



CAWH 2023 NYU & Columbia

Columbia University Housing Program Session #5: Nuts & Bolts

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Nuts and Bolts: Columbia University Housing Program

Council of Academic Workforce Housing (CAWH) May
5, 2023

Introductions



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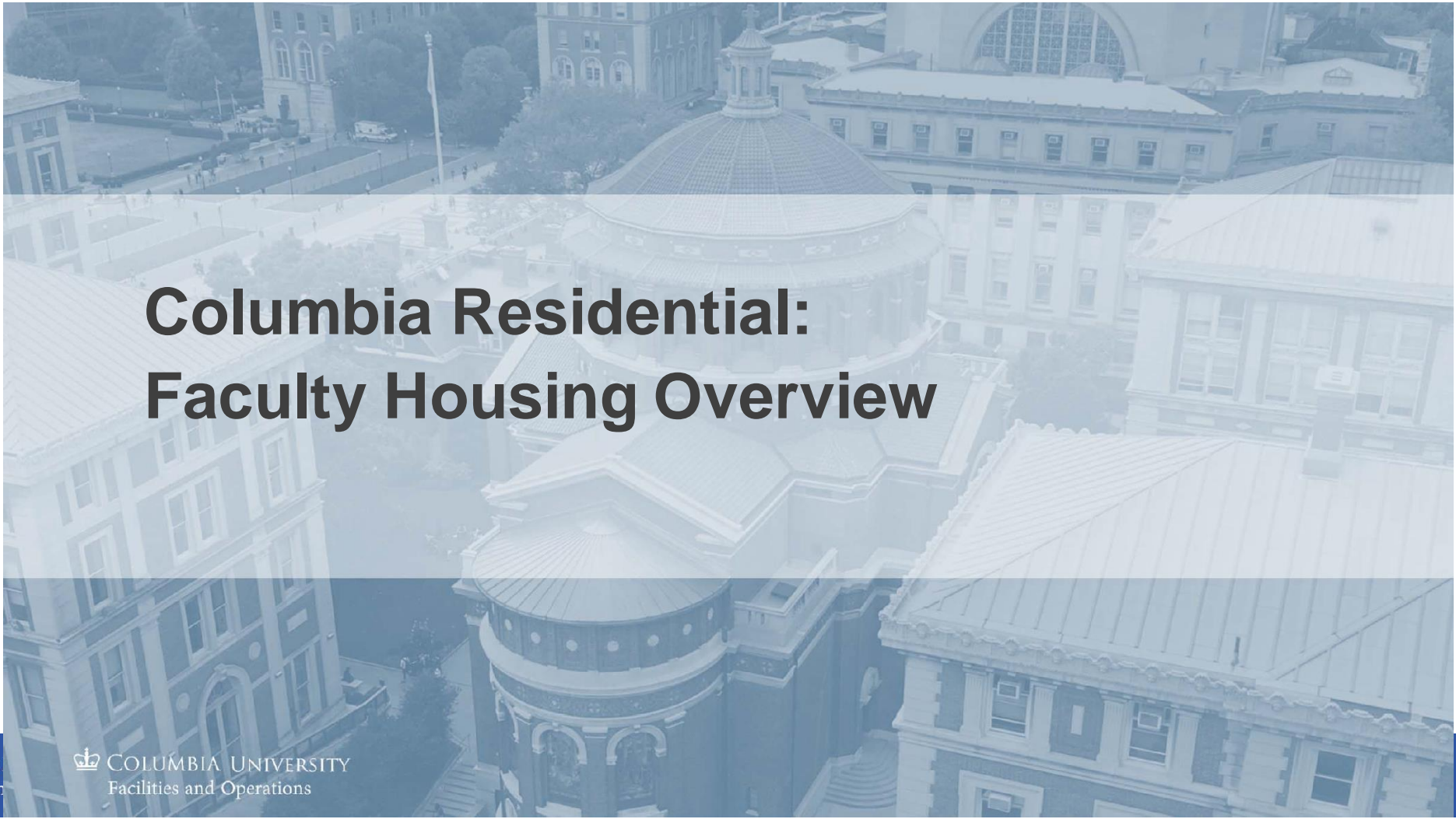
Agenda

Faculty Housing Overview

Renovations & Improvements Housing

Assistance Program (HAP2)

New Development: 600 West 125th Street



Columbia Residential: Faculty Housing Overview

Portfolio Overview

Located primarily in Morningside Heights, Columbia Residential offers housing to approximately 8,300 residents.



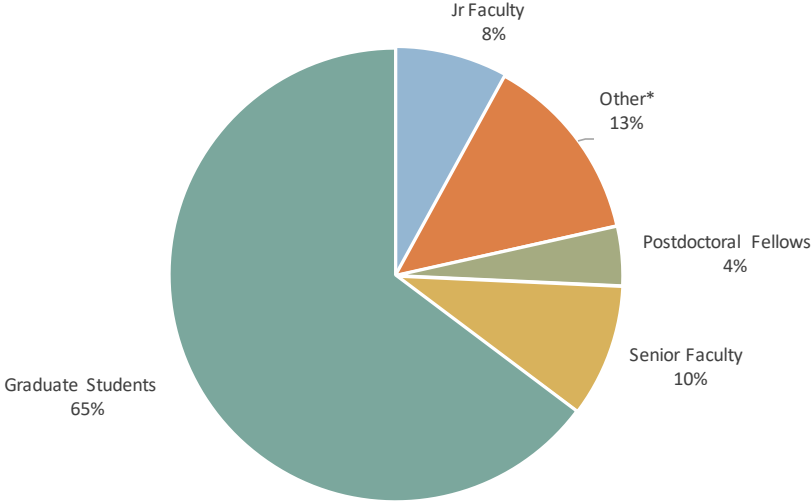
Buildings: 150



Apartments: 5,780



Total space: Approximately 6.5 million GSF



**Other consists of Bldg Staff, Commercial, Short-Term, Statutory, Undergraduate (non-dorms)*

Faculty Overview

30%

Total Faculty

Approximately 30% of all housing eligible faculty currently reside at Columbia Residential

Senior Faculty

59%

Approximately 59% of housing eligible senior faculty currently reside at Columbia Residential

19%

Junior Faculty

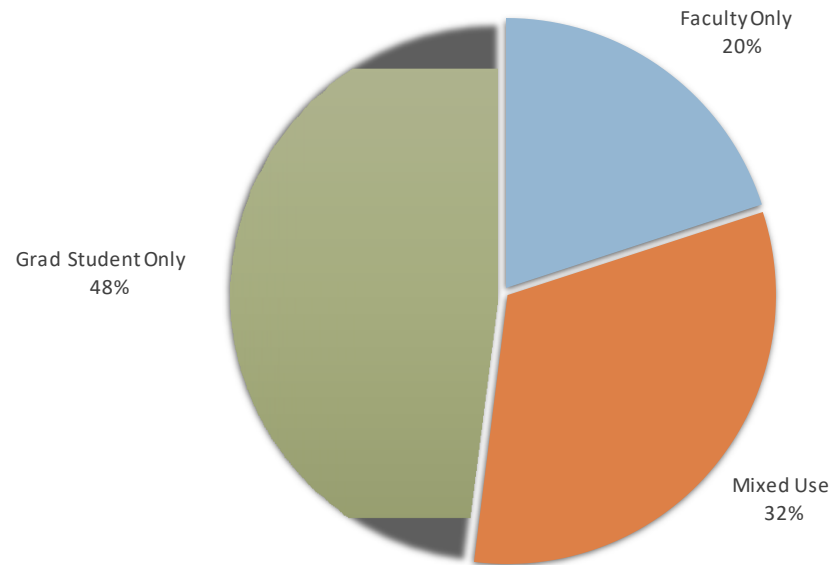
Approximately 19% of housing eligible junior faculty currently reside at Columbia Residential

Top Schools

60%

Approximately 60% of faculty living in Residential are from Arts & Sciences, CUIMC, and Engineering

Building Utilization



20% of the portfolio is made up of faculty-only buildings

48% of the portfolio is made up of graduate student-only buildings

Mixed use buildings, where both populations reside, are made up of about 22% faculty apartments



Faculty Renovations

Faculty Renovations

Overview

- Pre-war buildings
- Length of residency

Apartment Renovations

- Avg. Cost ~ \$350-\$400/sq-ft
- Cost saving means and methods

Improvements

- Standardization of finishes
- Centralization of design team
- Onboarding of new architects



Apartment Renovation Standards

SENIOR FACULTY HOUSING | KITCHEN & BATHROOM (Option 1)



Apartment Renovation Standards

SENIOR FACULTY HOUSING | KITCHEN & BATHROOM (Option 2)



Apartment Renovation Standards

SENIOR FACULTY HOUSING | KITCHEN & BATHROOM (Option 3)





Before Renovation



After Renovation



Before Renovation



After Renovation



Improvements/ Guest Housing

Improvements

Customer Service Surveys (NPS)

We designed and launched new surveys in small batches for move-ins, renewals, and move-outs to increase communication and receive more feedback from the community.



Target goal = 44



Faster solutions



Higher response rates



Residents appreciate opportunity to give feedback

Online Chat Service | LiveChat

In 2020 Residential launched LiveChat to help speed up customer service response, which has positively impacted resident satisfaction.

16K

91%

2 min

Housing Selection

In 2018 Residential piloted a self-selection housing with students to improve efficiency in unit assignment. The process was optimized and then expanded to Postdocs and Junior Faculty in 2021.

Choice

Emergency

Opportunity

Guest Housing



Highlights of the Program

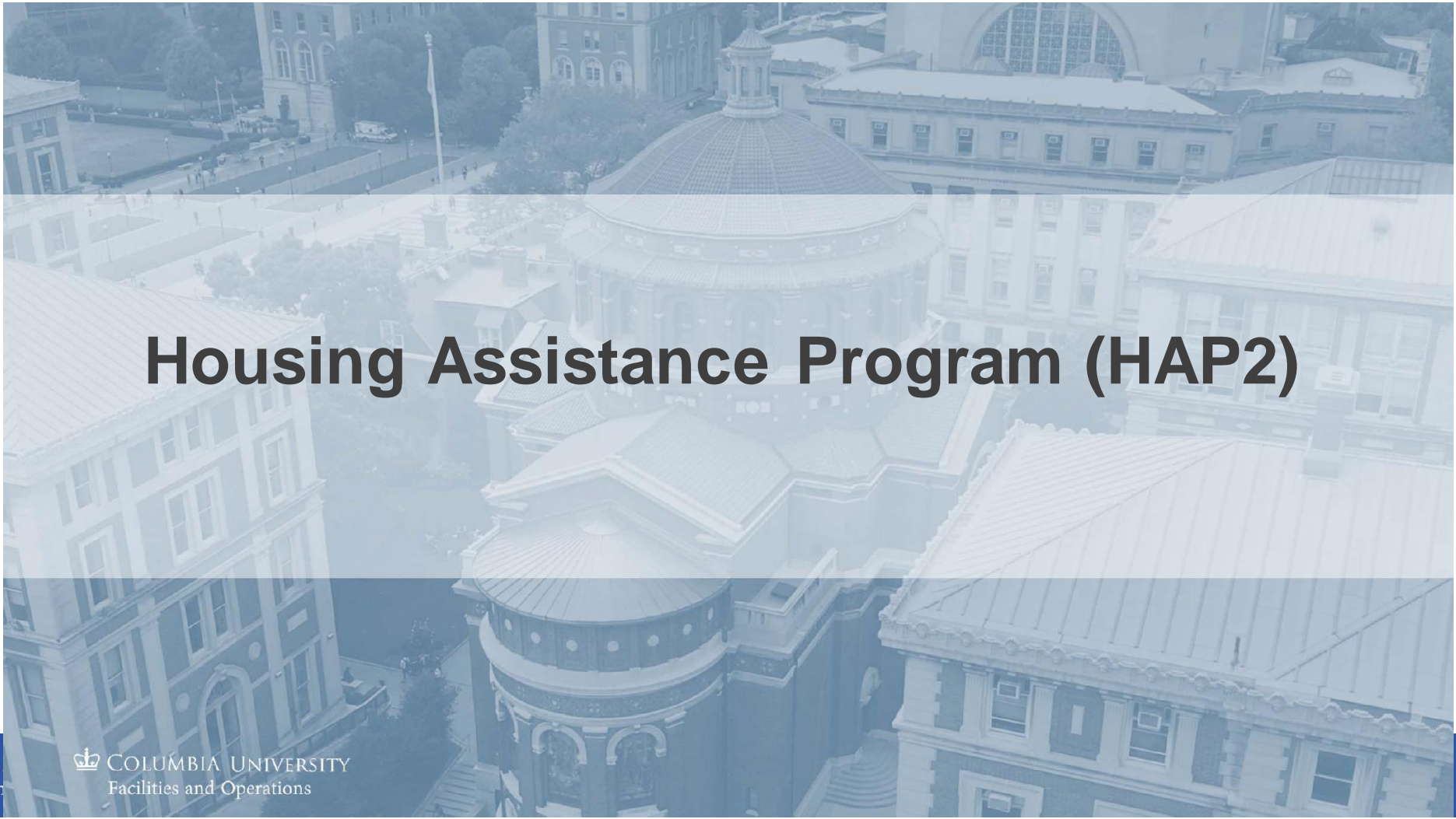
- Affordable options for guests
- 85% average occupancy
- Long- and short-term stays

Unit Features

- Studio, One Bedroom, Two Bedroom
- Full kitchen with kitchenware
- Fully furnished throughout
- Smart TV and wireless internet

Building Amenities

- ADA accessible building
- 24-hour laundry room
- 24-hour door attendant
- Atrium Roof Deck (7am – 10pm)



Housing Assistance Program (HAP2)

HAP2 Program Options

Income Supplement Program

Details

- 10 years maximum
- Down payment assistance with real estate contract
- Benefits vary for tenured and nontenured faculty

Eligibility

Limited to full-time faculty members seeking to purchase, renovate, or rent a home as a primary residence within commuting distance of the University. Faculty must be recommended by their dean to participate in the program.

Forgivable Loan Program

Details

- Down payment assistance
- 10-year term
- Annual forgiveness of principal
- Withholdings on forgiven principal and interest

Eligibility

Limited to tenured faculty members seeking to purchase and/or renovate a primary residence within commuting distance of the University. Faculty must be recommended by their dean to participate in the program. All loans under the Program are subject to the approval of the Provost and University's Chief Financial Officer.

Shared Appreciation Second Mortgage Program

Details

- Up to 30-year term
- On top of primary mortgage
- University receives appreciation commensurate with the proportion of the purchase represented by the loan

Eligibility

Limited to tenured faculty members seeking to renovate and/or purchase a primary residence within commuting distance of the University. Faculty must be recommended by their dean to participate in the program. All loans under the Program are subject to the approval of the Provost and University's Chief Financial Officer.



**Manhattanville:
600 West 125th Street**

Manhattanville: Context



600 West 125th Street: Overview

Design and Construction

- Renzo Piano Building Workshop – design lead
- CetraRuddy Architecture – architect of record
- Pavarini McGovern – construction manager
- Estimated completion: 2024

Metrics

- 177,000 gross square feet
- 5,000 sf retail
- 9,000 sf shared amenities
- 34 stories + cellar
- 142 graduate and faculty apartments
- 9,000 sf outdoor terraces

Target Certifications

- LEED v4.0 Gold
- FitWel v2.1 3-Star Rating



600 West 125th Street: Design Features

Manhattanville Principles

- Human-scale experience with active ground floor retail use
- Transparent storefront façade promotes safety and connectivity
- Slender volume provides for light and air with generous setbacks

Sustainability

- High-performance façade
- Enhanced Clean Construction program
- Optimized equipment efficiency
- Vegetated roofs
- Limited gas usage
- Stormwater detention

Amenities

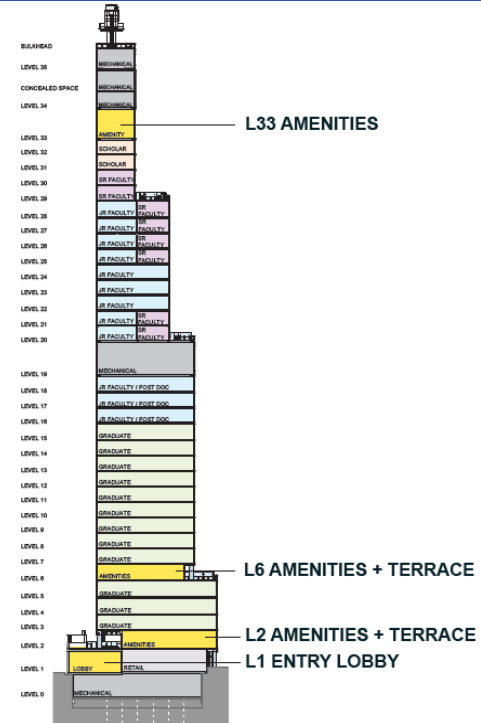
- Lounges / Study / Rec room
- 24-hour door attendant/concierge
- Play room
- Shared terraces
- Fitness and wellness studio
- Laundry room



600 West 125th Street: Housing Program

Five Residence Types, 142 Apartments

Micro Studios <300 SF	18	18 Grad Students
Studios 300 – 800 SF	65	2 Visiting Scholars 63 Grad Students
One-Bedroom Apt. 600 – 800 SF	23	7 Jr. Faculty 3 Post-Doc 13 Grad Students
Two-Bedroom Apt. 650 – 1,400 SF	25	1 Sr. Faculty 11 Jr. Faculty 1 Resident Mgr. 12 Grad Students
Three-Bedroom Apt. 950 – 1,700 SF	11	6 Sr. Faculty 3 Jr. Faculty 2 Grad Students



600 West 125th Street: Apartment Trends

	SINGLE ROOM	MICRO	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
GRADUATE						
THE HOUSE, CORNELL TECH	N/A	N/A	330-360 SQFT	550 SQFT	670-860 SQFT	865-885 SQFT
U. PENN (EVO)	N/A	N/A	390 SQFT	500 SQFT	845 SQFT	1060 SQFT
YALE (ELM STREET)	N/A	N/A	N/A	N/A	543-705 SQFT	N/A
UNDERGRADUATE						
CORNELL (COLLEGETOWN TERRACE)	N/A	N/A	356 SQFT	520 SQFT	816 SQFT	1134 SQFT
INTERNATIONAL						
VICTORIA HALL KING'S CROSS	324 SQFT (ENSUITE)	N/A	236-344 SQFT	430 SQFT	N/A	N/A
THE UNIVERSITY OF BRITISH COLUMBIA	N/A	216 SQFT	N/A	N/A	550 SQFT	N/A
CITÉ UNIVERSITAIRE PONSAN BELLEVUE	190 SQFT (ENSUITE)	N/A	330 SQFT	N/A	N/A	N/A
MARKET RATE COMPARISONS						
CAESURA, BROOKLYN	N/A	300-385 SQFT	414-470 SQFT	540-650 SQFT	815 SQFT	985 SQFT
URBY, JERSEY CITY	N/A	480 SQFT	580-725 SQFT	810-990 SQFT	N/A	N/A
WELIVE, NYC	N/A	311 SQFT	385 SQFT	396-635 SQFT	**840 SQFT 1 BEDROOM FLEX	N/A
THE LANES, LIC	N/A	N/A	N/A	490 SQFT (ONE/TWO BED FLEX)	735 (2/3 BED FLEX)	N/A
AVA BY AVALON	N/A	N/A	430-600 SQFT	487-900 SQFT	790-1063 SQFT	1242 SQFT
OLLIE, LIC	N/A	N/A	N/A	N/A	527 SQFT APPROX (MICROSUITE)	786 SQFT APPROX (MICROSUITE)
OLLIE, CARMEL PLACE	N/A	N/A	273-360 SQFT	N/A	N/A	N/A
OLLIE, PITTSBURGH	N/A	N/A	359-482 SQFT	510-780 SQFT	880-940 SQFT	664-715 SQFT (MICROSUITE)

600 West 125th Street: Junior Faculty Units



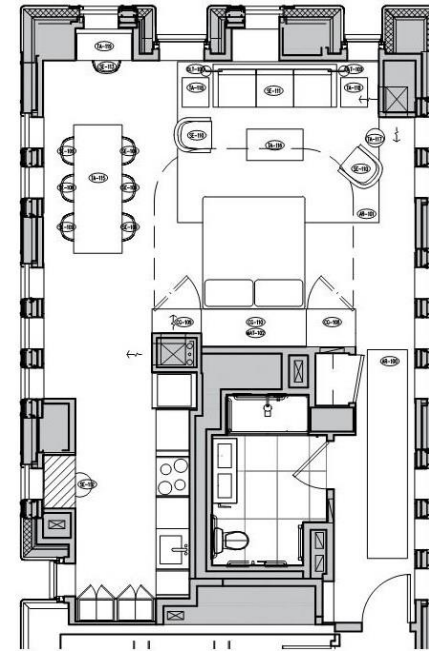
- Junior Faculty 2-BR
- Junior Faculty 3-BR

600 West 125th Street: Senior Faculty Units

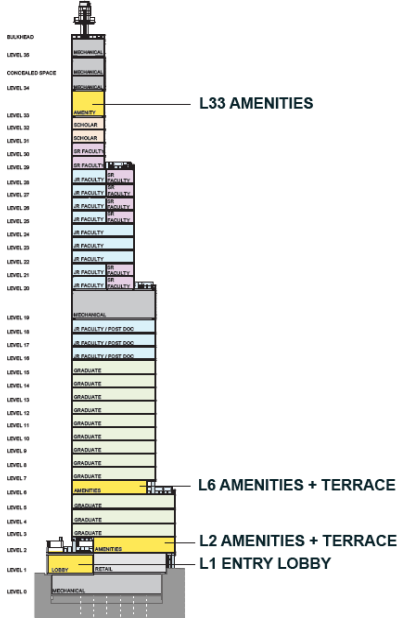


- SR Duplex 2-BR
- SR Duplex 3-BR

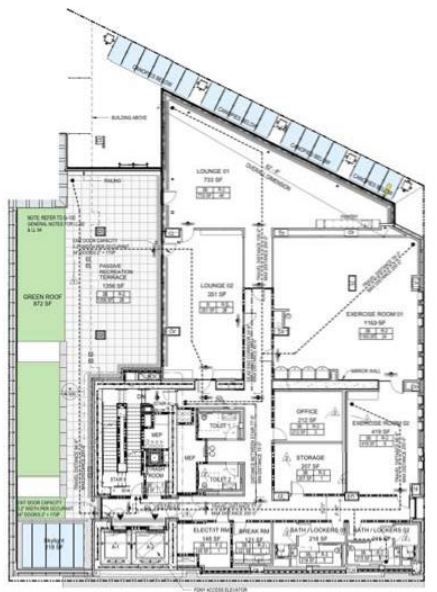
600 West 125th Street: Scholar Units



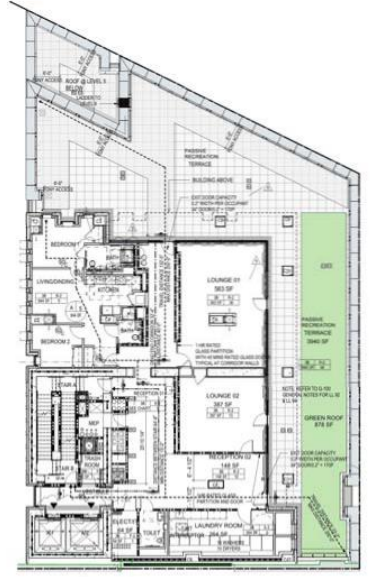
600 West 125th Street: Amenities



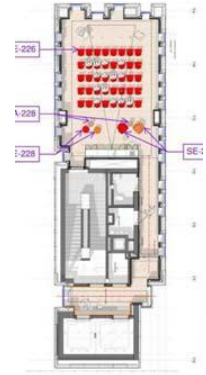
LEVEL 1



LEVEL 2



LEVEL 6



LEVEL 33

600 West 125th Street: Amenity Trends



QUIET ROOM

- QUIET SPACE FOR READING AND RELAXATION
- CONSIDER MATERIALITY TO CREATE A SERENE, RELAXING SPACE
- FLEXIBILITY TO BE USED FOR EVENTS



LOUNGE + KITCHEN

- CREATING COMMUNITY
- SHARING DIVERSE TRADITIONS
- CREATING THE FEELING OF HOME
 - *GROUP SEATING*



LAUNDRY AS SOCIAL SPACE

- LAUNDRY / GAME ROOM HYBRID
- CREATE A SOCIAL SPACE FOR COMMUNITY INTERACTION BY COUPLING OTHER ACTIVITIES WITH LAUNDRY ACTIVITIES (GAMES, CO-WORK, ETC)
- NEW STUDENT LAUNDRY ROOMS OFTEN INCLUDE IRONING AND STEAMING STATIONS



MINDFULNESS SPACE

- YOGA, MEDITATION AND MINDFULNESS SPACES
- SHARED OR INDIVIDUAL USE
- ASSIST STUDENTS IN DEALING WITH STRESS AND CREATING MIND/BODY BALANCE
 - NATURAL LIGHT
 - MATERIALITY

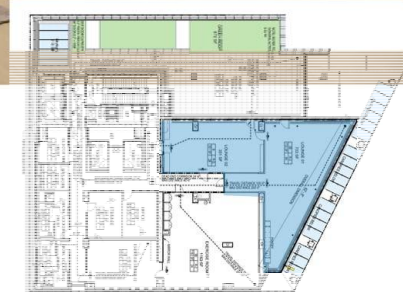


Passive Solar atrium
Columbia Brooklyn

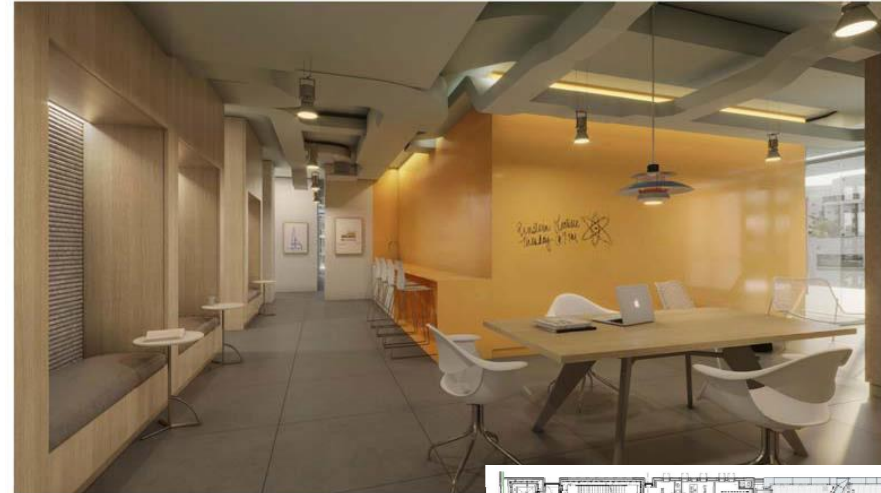
600 West 125th Street: Lobby



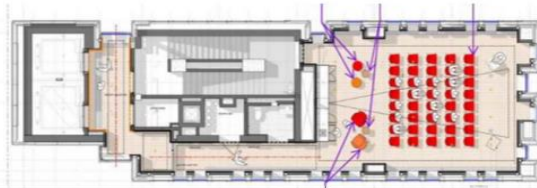
600 West 125th Street: Lounges



600 West 125th Street: Rec room & Common Space



600 West 125th Street: The Study



600 West 125th Street: Shared Terraces



600 West 125th Street: Construction Progress





COLUMBIA UNIVERSITY

Facilities and Operations

Columbia Residential

cufo.columbia.edu