



University Housing Four Communities (UH-4) Project

TIMELINE

When and how will residents be notified about the timing of the arrival of a new property manager and building closures?

HFS will notify you via email during April–June 2023 with the actual dates of management transition. The date range for a new property manager is December 2023–March 2024, and the vacate date range is June 30, 2024–June 30, 2025.

Will all families at Blakeley Village and Laurel Village be required to vacate by a certain date?

Yes. The date will be driven by the building-demolition schedule. HFS will ensure that the vacate-by date corresponds to the end of an academic quarter.

Is the demolition date for the Laurel Village Childcare Center the same as the rest of Laurel Village family housing?

Yes. However, an alternate childcare location will be available for the families with children enrolled in the Laurel Village Childcare Center. This should prevent or minimize any disruption in access to childcare.

What is the expected construction duration for the new Laurel Village?

The expected construction duration is two years.

Knowing that this is coming, what kind of effort and dedication will be put into maintaining the current facilities from now until demolition?

HFS will continue to maintain the apartments like they always have. Broken items will continue to be repaired, and any safety concerns will be addressed immediately.

How have students been involved in this process?

The Student Regent was briefed in July 2022 and was a participant in the Board of Regents approval in September 2022. During the summer of 2022, the ASUW and GPSS Presidents were briefed. The RCSA was briefed in September 2022. An informational meeting was held for current residents of family housing communities on September 12, 2022. Student focus groups will be convened to understand student needs for the new developments.

VACATE EXPECTATIONS

Will housing be provided during the construction of a new Laurel Village?

Laurel Village and Blakeley Village residents are on month-to-month rental agreements, and HFS is providing a vacate date 2–3 years in advance. Families are expected to find alternate housing and relocate prior to an announced vacate deadline. Housing will be available at Radford Court on a first come, first served basis.

What will happen to the UW staff that work at Blakeley Village and Laurel Village?

Staff will be accommodated and shifted to other opportunities with the Department. No full-time staff member will lose employment as a result of this transition.

Will residents be eligible to live in other UW housing (like single student apartments and other UW housing options) during the construction period?

Radford Court is the only property with apartment sizes that are appropriate for students with families. The University's single student apartments (Cedar, Stevens Court and Mercer) have predominately four bedrooms with two bathrooms, and each bedroom rents for \$1250–1300 per month. A four-bedroom apartment would rent for \$5000–5200 per month, which would be prohibitive for many families.

Will alternative housing be available during the two-year construction period, so families are not displaced from children's school districts and parents' ability to attend the UW is not impacted?

The UW does not have any influence over other rental properties in the area. Residents will need to seek new accommodations and any available lower-than-market rents on their own.

NEW HOUSING AT LAUREL VILLAGE

Will current residents have priority for new units after completion?

HFS will strive for this to be the case with the new developer/property manager. It is highly likely that this will be a desirable strategy for all parties.

Will current amenities, like playgrounds, be included in the new development?

Amenities will be focused on students with families, and the developer will be encouraged to seek student input. The success of any new development depends on the renters' overall satisfaction, which includes the ability to design useful spaces and programming for them.

We anticipate the developer will have experience working with students and student families and have an understanding and investment in working with residents to form community. Given that approximately half of the units in the new development will be designated at lower rental rates for UW student families, the remaining units will likely be attractive to other families due to similar interest in being in a family-oriented environment.

The two-year closure of low-priced family housing will be burdensome.

HFS agrees that this is a negative part of the process. However, it is our goal to create long-term UW family housing options at affordable rates. In order to create affordable student housing proximate to campus, it is necessary to have this gap in service. The creation of single student housing on the Blakeley Village site, and the value that it will add to the ground lease, allows for the rental subsidy for 160 two- and three-bedroom apartments at Laurel Village for UW students with families. The rental rates on these apartments is required to be at 50% of area medium income (AMI). This rental rate is approximately the same rate as the current apartments at Blakeley Village and Laurel Village.

Why can't the current properties be maintained as is?

The current properties could continue to be maintained as is, but due to age and construction type, the cost to do so would soon drive rental rates up beyond the levels planned for a new Laurel Village.