

Office of the President

TO MEMBERS OF THE GOVERNANCE COMMITTEE:

ACTION ITEM

For Meeting of May 14, 2025

ALTERNATIVE HOUSING ARRANGEMENTS FOR CHANCELLOR, SANTA BARBARA CAMPUS

EXECUTIVE SUMMARY

The President of the University recommends approval for temporary alternative housing arrangements for the Chancellor of the Santa Barbara campus, because the UC Santa Barbara University House requires extensive renovation and modernization, including building and life safety compliance. During this comprehensive remodel, University House will be uninhabitable. Pending Regents' approval, the incoming Chancellor will start on or about July 1, 2025, and alternative housing will be needed until the University House is improved and ready for occupancy, which is expected to be in late 2026.

RECOMMENDATION

The President of the University recommends that the Governance Committee recommend that the Regents:

- A. Approve alternative housing arrangements for the Chancellor of the Santa Barbara campus, consistent with Regents Policy 7708: Policy on University-Provided Housing.
- B. Authorize the President, or his delegate, to negotiate, approve, and execute a lease for a residence within all of the following parameters:
 - (1) Rent per month not to exceed \$25,000;
 - (2) Property in good condition;
 - (3) Close proximity to the main Santa Barbara campus;
 - (4) Initial term of two years with options to extend until the University House is habitable as a personal residence.
- C. Authorize the President, or his delegate, to negotiate, approve, and execute all related

documents associated with securing alternative housing arrangements for the Chancellor of the Santa Barbara campus, following appropriate action pursuant to the California Environmental Quality Act.

BACKGROUND

Under Regents Policy 7708: Policy on University-Provided Housing, if the President determines that the University-provided housing is not suitable for supporting the Chancellor's required range of duties or is not habitable as a personal residence as a result of disrepair or other reason, the President may recommend to the Regents that the Chancellor be provided other housing until the University-provided housing is repaired or otherwise improved to suitable standards.

UC Santa Barbara's University House is a single-story, three-bedroom, four-full bathroom residence with two half-baths, a study, and work room. Located on campus, University House, constructed in 1964, is a single-story structure measuring 4,668 square feet for both net usable and assignable area. The University House is largely in its original condition. The electrical system is original to the house and is not suitable for modern standards and the heating and plumbing system are beyond the expected service life for domestic applications. The exterior doors, glazed sliding doors, and windows are functional, but have exceeded their useful life – notably all glazing is plate glass and should be replaced with tempered or laminated glazing. The Office of the President contracted a third-party professional to conduct a facility assessment report which concluded that critical and potentially critical deficiencies are significant, with a design and construction phase that could last two years.

The campus has conducted a broad, preliminary search of available properties by reviewing current listings and contacting local property management companies. Additionally, the campus contacted agents with active listings for sale on the Santa Barbara County Multiple Listing Service that were listed for over 120 days to determine if the homeowner was willing to take the property off the market for lease. Agents acting on behalf of the campus also contacted owners of suitable second homes and short-term occupancy rentals to identify potential residential rentals.

At this time a viable home has not been secured but the campus believes that the following parameters for leasing a residence are both suitable and achievable: (1) close proximity to the main campus, (2) in good condition, (3) rent not to exceed \$25,000 per month, and (4) initial lease term of two years with options to extend until the University House is habitable as a personal residence. The proposed monthly rental rate is consistent with market rates in the campus vicinity and would include space suitable for hosting relatively small University public functions. If needed during the lease term, the campus intends to use other facilities on campus that have capacity for the Chancellor to host public functions that cannot be accommodated at the leased residence.

To fund the lease costs, the campus will use interest income from its Short Term Investment Pool payout and Total Return Investment Pool payout. This funding source is typically used for

capital construction, maintenance, student services, institutional support, and debt service. No State funds will be used.