

SHORT-TERM AND TEMPORARY FACULTY HOUSING PRACTICES

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ROADMAP FOR PRESENTATION

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PROJECT BACKGROUND



PROJECT IMPETUS: BROWN STORY

- Merging of offices provided reorganization opportunities
- No formalized history
 - No information on background story and documentation
 - Particular limitation on procedural documentation
- Development of housing inventory
 - Ad hoc vs planned assets



PROJECT IMPETUS: DP

DP and Data-Driven Decision-Making

- AUREO workshop
- Catalyst: new administration - opportunity to evaluate assets and program
- How can we help?
 - Considered interviews, survey, larger market analysis
 - Determined most useful research was benchmarking: what can be learned from peers?
 - Developed collaborative data-sharing process



Articulate

Mission and Goals

Stakeholder Input

Existing Data

Benchmark

Report

Present

Planning Steps

Communicate

Implement

Assess

Modify

DP BASIC PLANNING STEPS

We can provide input and guidance for most steps of the planning process

This might include:

- Gathering, analyzing, and integrating data into strategies
- Communicating with stakeholders at any point during the planning process
- Assessing the alignment of a completed project with its original goals



PROJECT PROCESS, SUMMER 2016

Benchmarking Methodology

- Chose peer schools with a wide range of faculty housing programs
- Offered collaborative Data Exchange
- Goal: Study intended to help evaluate future planning options for Brown's short-term faculty housing program

18 schools researched - selected schools of interest to Brown

- 13 schools interviewed
- 8 of the schools with short-term housing inventory, some of which were also interviewed, received a questionnaire with 36 data points
 - All data points developed to be comparable to Brown's situation; Brown example offered to participating schools
 - This gave Brown a chance to review its own policies and procedures

Case studies prepared for 3 additional schools



SCHOOLS SURVEYED

Schools Interviewed

- Boston College
- Columbia University
- Cornell University
- Dartmouth College
- Duke University
- Emory University
- Georgetown University
- Johns Hopkins University
- Northwestern University
- University of Chicago
- University of Pennsylvania
- Vanderbilt University
- Yale University

Schools Completing Questionnaire

- Brown University
- Boston College
- Columbia University
- Dartmouth College
- Harvard University
- Princeton University
- Stanford University
- Washington University in St. Louis

- All charts and tables include Brown data.
- All school responses included in *Appendix*.
- School contacts included in *Appendix*.



OTHER SCHOOLS EXAMINED

Case Studies

- Rutgers University
- California Institute of Technology
- University of Connecticut



BACKGROUND INFORMATION ON 18 SCHOOLS



BACKGROUND INFORMATION

SCHOOL	Short-Term Housing Designated for Faculty*	Graduate Housing Offered	Setting	Full-Time Faculty Headcount, Fall 2015
Brown	✓	✓	Urban	643
Boston College	✓		Suburban	777
Columbia	✓	✓	Urban	1,178
Cornell		✓	Small City	1,526
Dartmouth	✓	✓	Town	480
Duke			Suburban	850
Emory			Suburban	~1,517
Georgetown	✓		Urban	666
Harvard	✓	✓	Urban	1,490
Johns Hopkins			Urban	792
Northwestern	✓	✓	Urban	1,130
Princeton	✓	✓	Town	~850
Stanford	✓	✓	Suburban	1,063
UChicago	✓	✓	Urban	1,134
UPenn		✓	Urban	1,047
Vanderbilt			Urban	783
WashU	✓	✓	Urban	726
Yale		✓	Urban	957

* "Short-term" defined here as 1 year or less.



SERVICES OFFERED

12

SCHOOL	Office website	Listing website	Sublet listings	Referrals to Corporate Housing	Referrals to real estate brokers	Other*
Brown	✓	✓	✓			
Boston College	✓	✓				
Columbia	✓	✓	✓	✓	✓	
Cornell		✓				
Dartmouth	✓	✓	✓	✓	✓	
Duke		✓				✓
Emory		✓				✓
Georgetown	Launching soon	✓				✓
Harvard	✓	✓	✓	✓	✓	
Johns Hopkins		✓				
Northwestern	✓	✓	✓			✓
Princeton	✓	✓				
Stanford	✓	✓	✓			
UChicago	✓	✓	✓		✓	
UPenn		✓				✓
Vanderbilt		✓				✓
WashU	✓	✓	✓	✓		
Yale		✓				✓

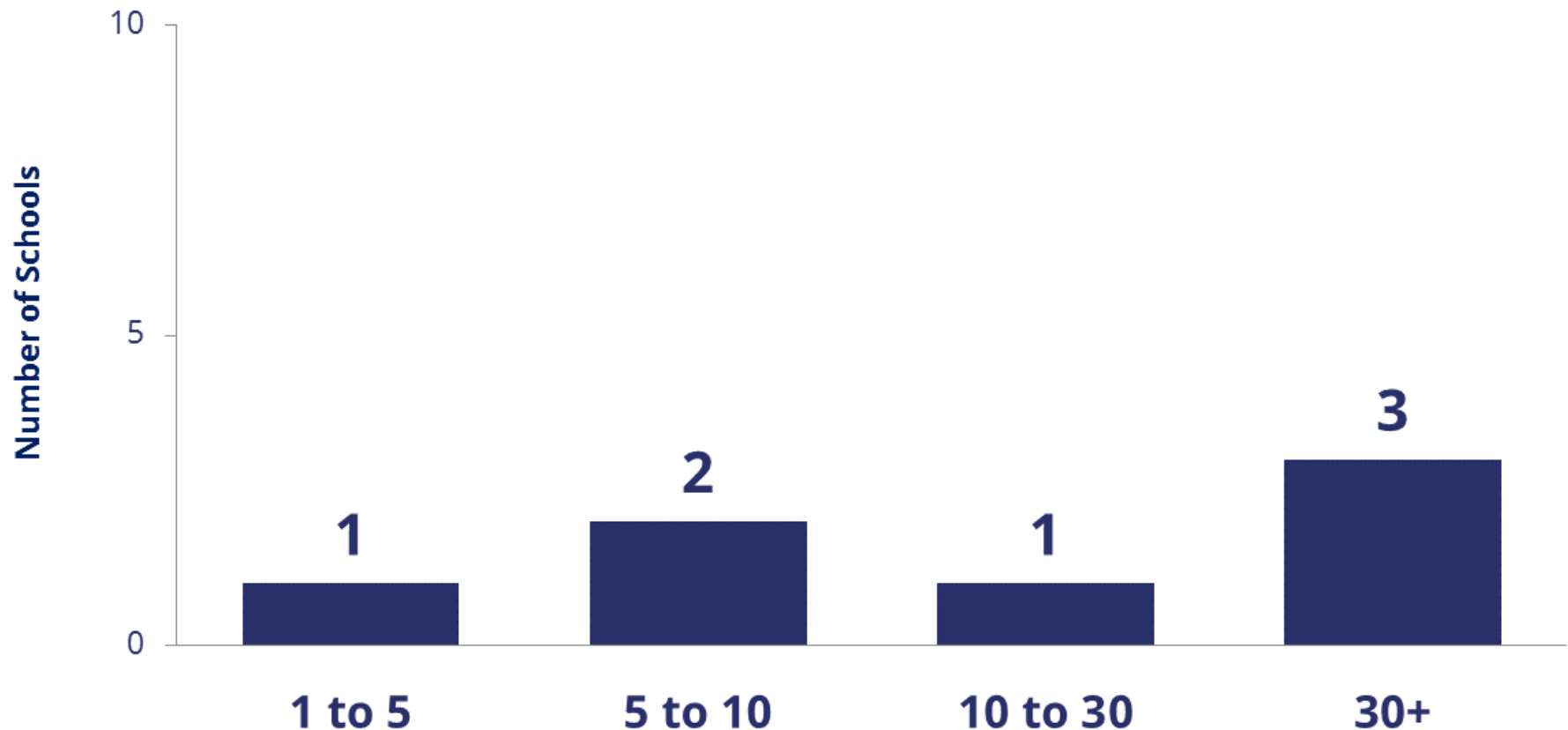
* See following page for description of "Other" category.



HOUSING INVENTORY



NUMBER OF SHORT-TERM UNITS FOR FACULTY



Note: Excludes Stanford, which has inventory, but no available count of short-term rentals for faculty.



UNIT TYPES

SCHOOL	Studio	1 Bedroom	2 Bedroom	3+ Bedroom	Total Units
Brown University	25	23	2		50
Boston College		1	14*	19*	34
Columbia University	30	25	6	2	63
Dartmouth College		7	3		10
Harvard University			7		7
Princeton University	7	16	6		29
Stanford University**	38	414	395	134	981
WashU			1		1
# of Schools with Each Type	4	6	8	3	

* Boston College has 14 apartments with 2 to 3 bedrooms, and 19 single-family homes.

** Stanford numbers include all faculty housing, which is prioritized for long-term rentals; specific numbers of units currently used for short-term rentals were not available. 3+ Bedroom includes single-family homes.

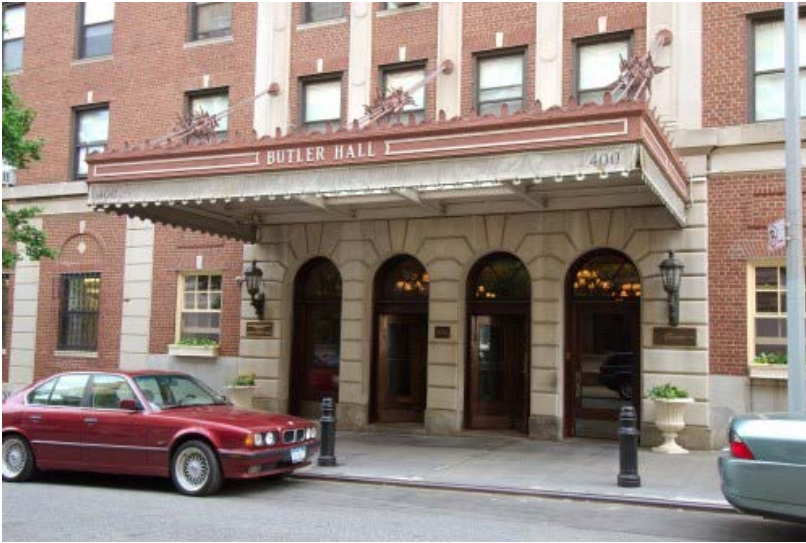


COST BY UNIT TYPE

SCHOOL	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Brown University	\$1,000 to \$1,750	\$1,300 to \$1,900	\$2,100	
Boston College		Unknown	\$2,100 to \$2,500	\$2,650 to \$6,000
Columbia University	\$1,400 to \$1,800	\$1,600 to \$2,500	\$1,900 to \$3,000	\$3,200 to \$4,500
Dartmouth College		\$2,250 to \$2,355	\$2,735	
Harvard University			\$3,617 to \$3,612	
Princeton University	\$1,565	\$1,759 to \$2,334	\$2,279	
Stanford University	\$1,700	\$2,226 to \$2,871	\$3,289 to \$3,932	\$3,804 to \$7,000
WashU			Unknown	
Range of Monthly Costs per Unit	\$1,000 to \$1,800	\$1,300 to \$2,871	\$1,900 to \$3,932	\$2,650 to \$7,000



STUDIO, 1 BEDROOM APARTMENTS



COLUMBIA:
Butler Hall



PRINCETON: Olden House

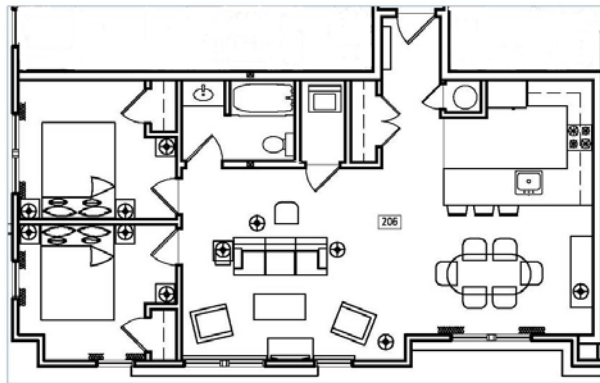


1 TO 2 BEDROOM APARTMENTS

18



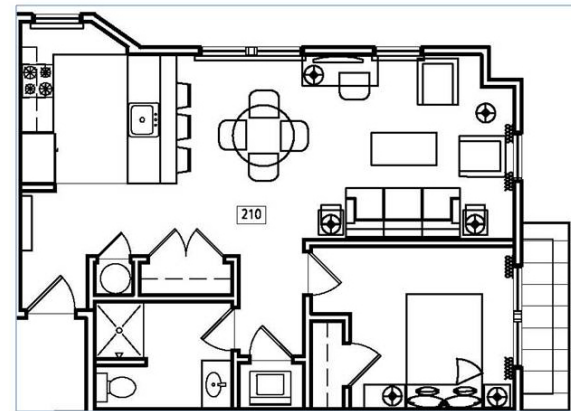
DARTMOUTH: 1 South St.
exterior



DARTMOUTH: Unit 206



DARTMOUTH: 1 South St.
#201 interior



DARTMOUTH: Unit 210



HOUSES



HARVARD: 18 Mellen St.



WASHU: 18 Lane Park
2 Family



BROWN



251 Bowen Street

Exterior: 10 bedroom guest house

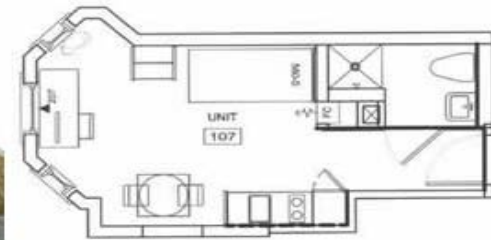
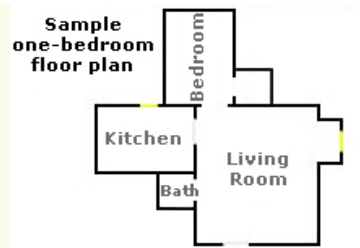


251 Bowen Street
Interior



BROWN, CONTINUED

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247 Bowen Street

Exterior and floor plan

125-127 Waterman Street

Exterior and floor plan



125-127 Waterman Street

Interior



HOUSING FEATURES

- **Development of inventory**
- **Location of short-term housing for faculty**
- **Survey also asked about furnishings, soft goods, parking**



PLANNING

Increase or decrease inventory

- **Most schools do not currently plan to increase or decrease inventory**
- Boston College and Stanford plan to increase inventory

Improvements to faculty housing program

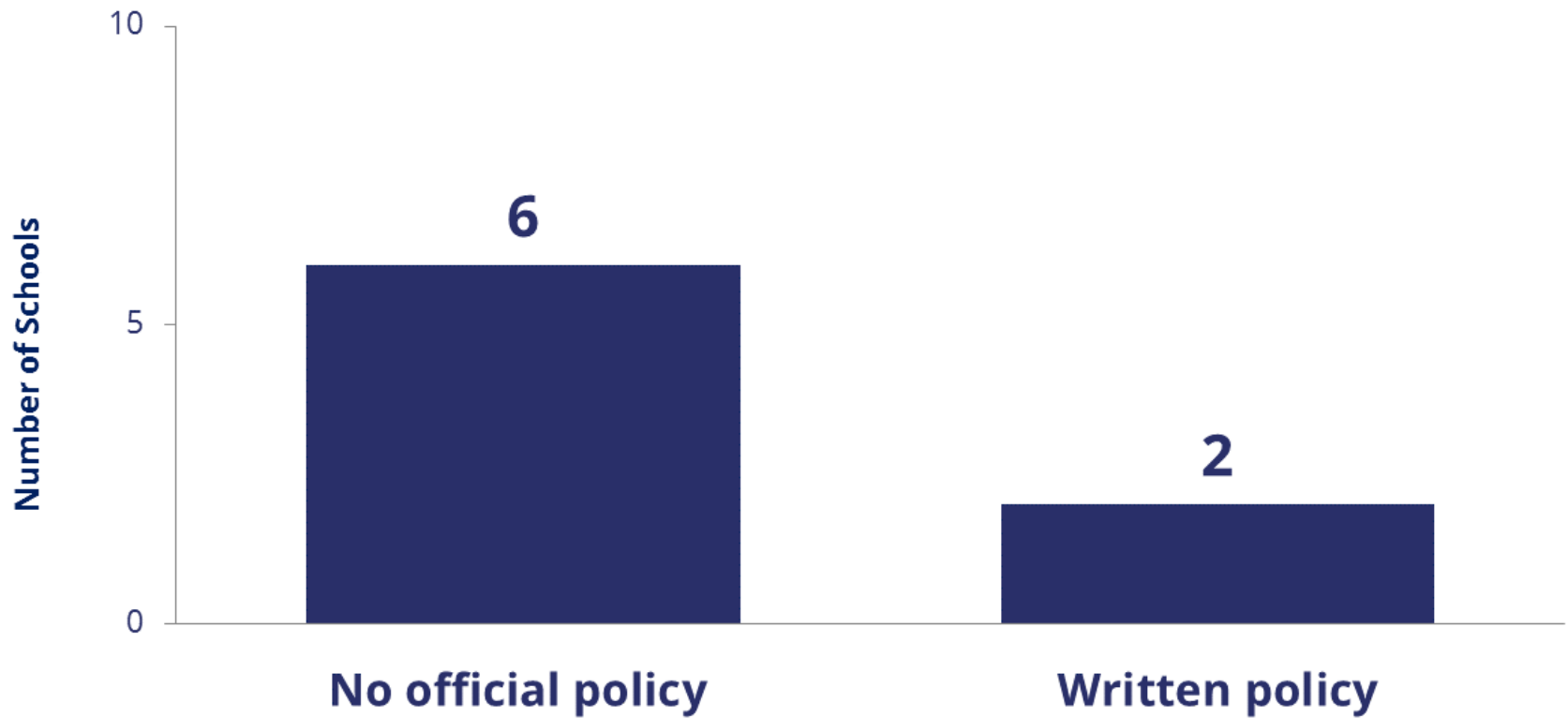
- **Most schools do not currently have plans to improve**



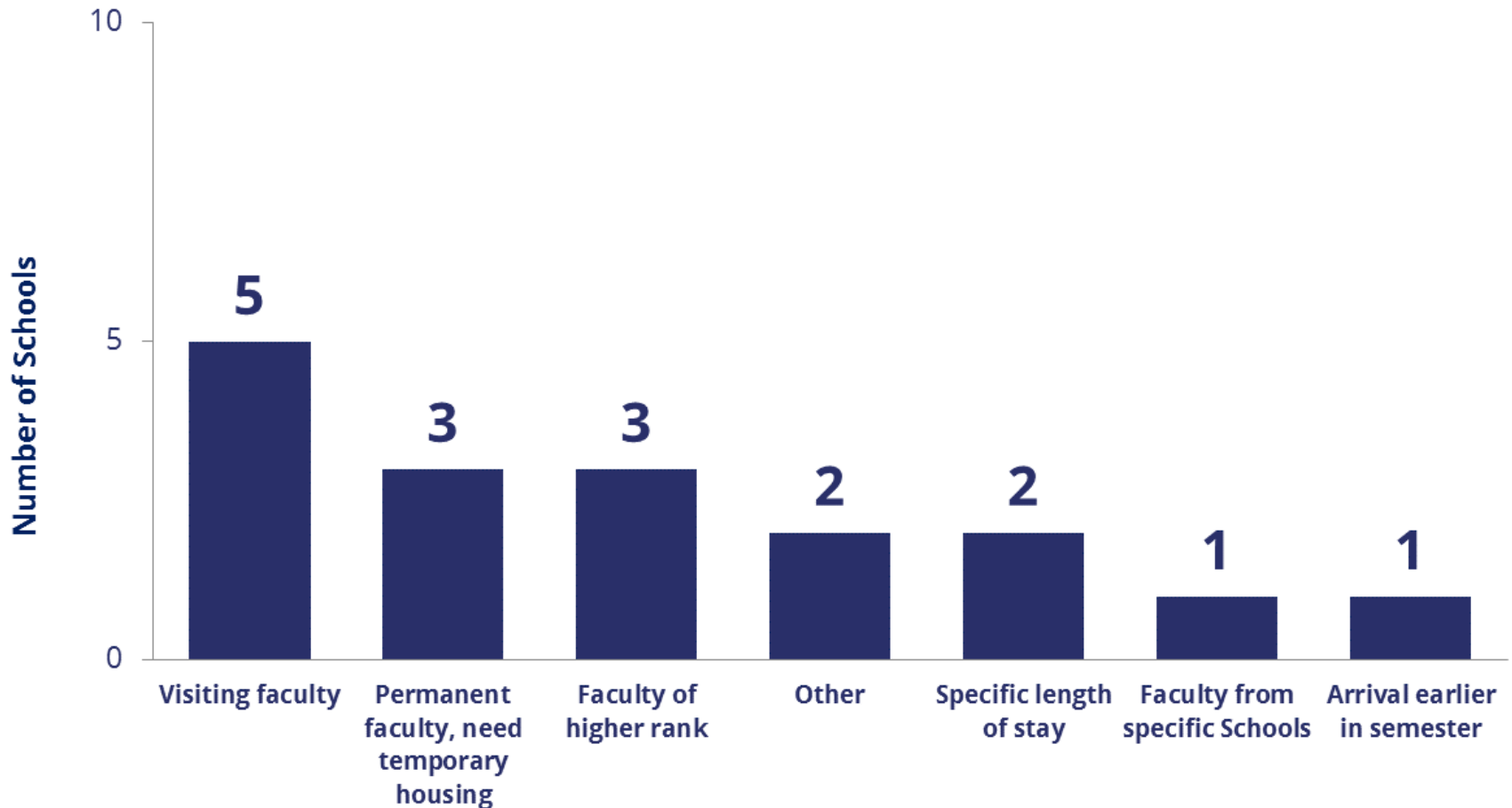
POLICIES AND PROCEDURES



POLICY REGARDING FACULTY ELIGIBILITY FOR HOUSING



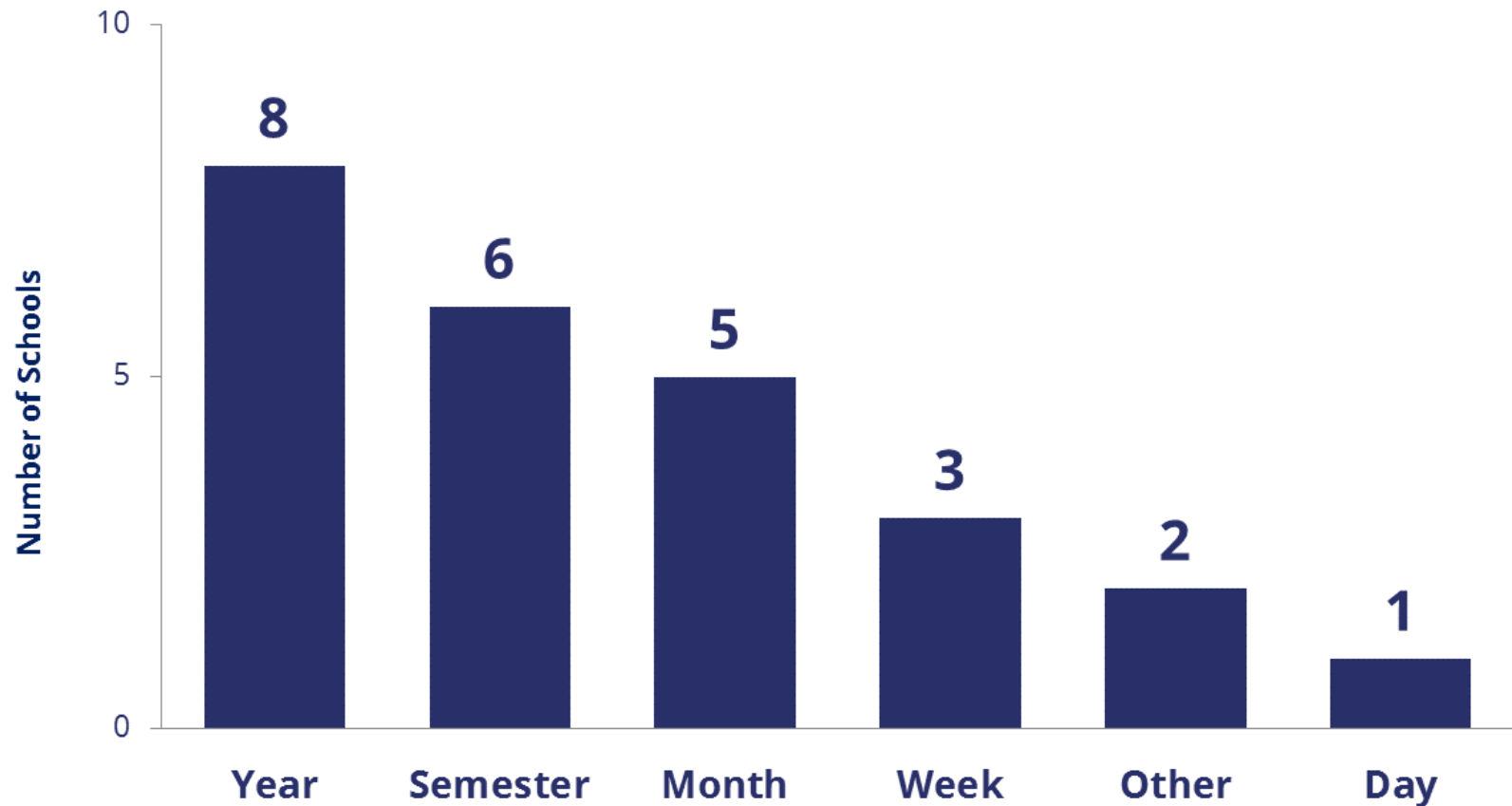
PRIORITY POPULATIONS



Note: Multiple responses possible. "Other" is referrals from President's Office; and first-come, first-served. WashU has no priority populations.



LEASING PERIODS OFFERED



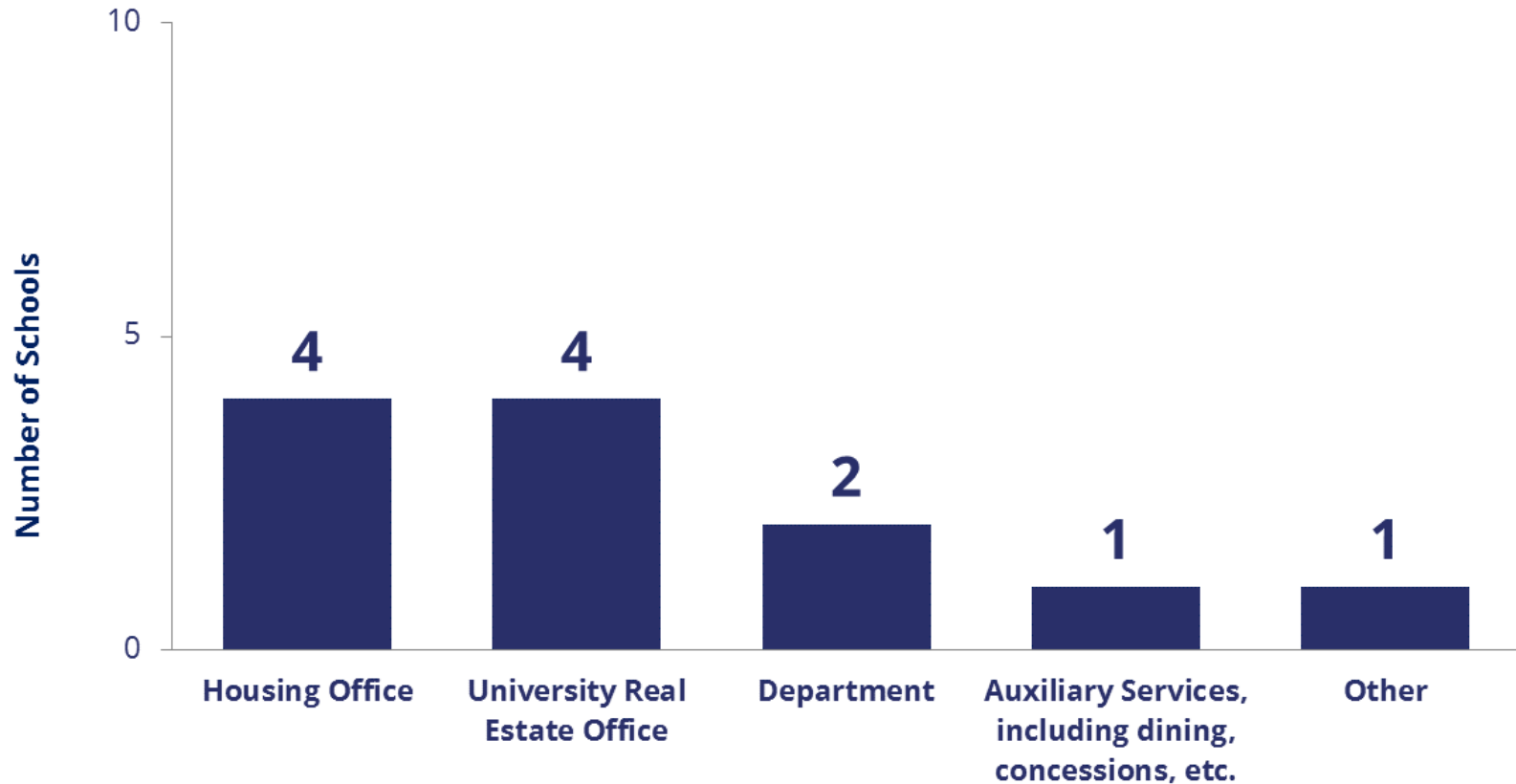
Note: Multiple responses possible. Dartmouth offers multi-term leases. Boston College offers leases up to a maximum of 2 years.



MANAGEMENT AND OPERATIONS



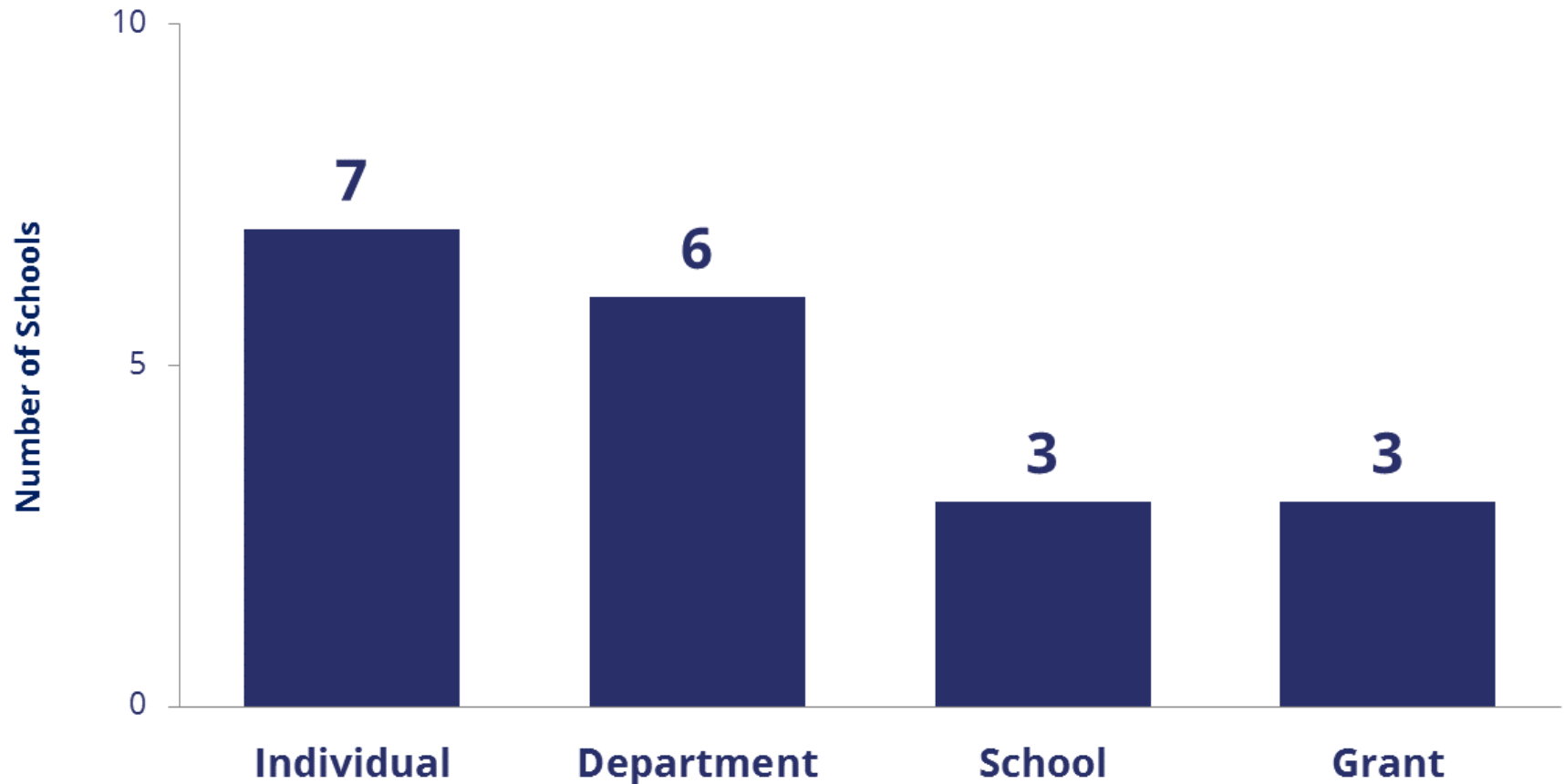
MANAGEMENT OF HOUSING



Note: Multiple responses possible. Offices at different schools may manage short-term faculty housing in addition to other housing or auxiliary services. For Columbia and Northwestern, the office that manages faculty housing is within Facilities. "Other" is the John Carter Brown Library.



WHO PAYS FOR RENTALS



Note: Multiple responses possible.



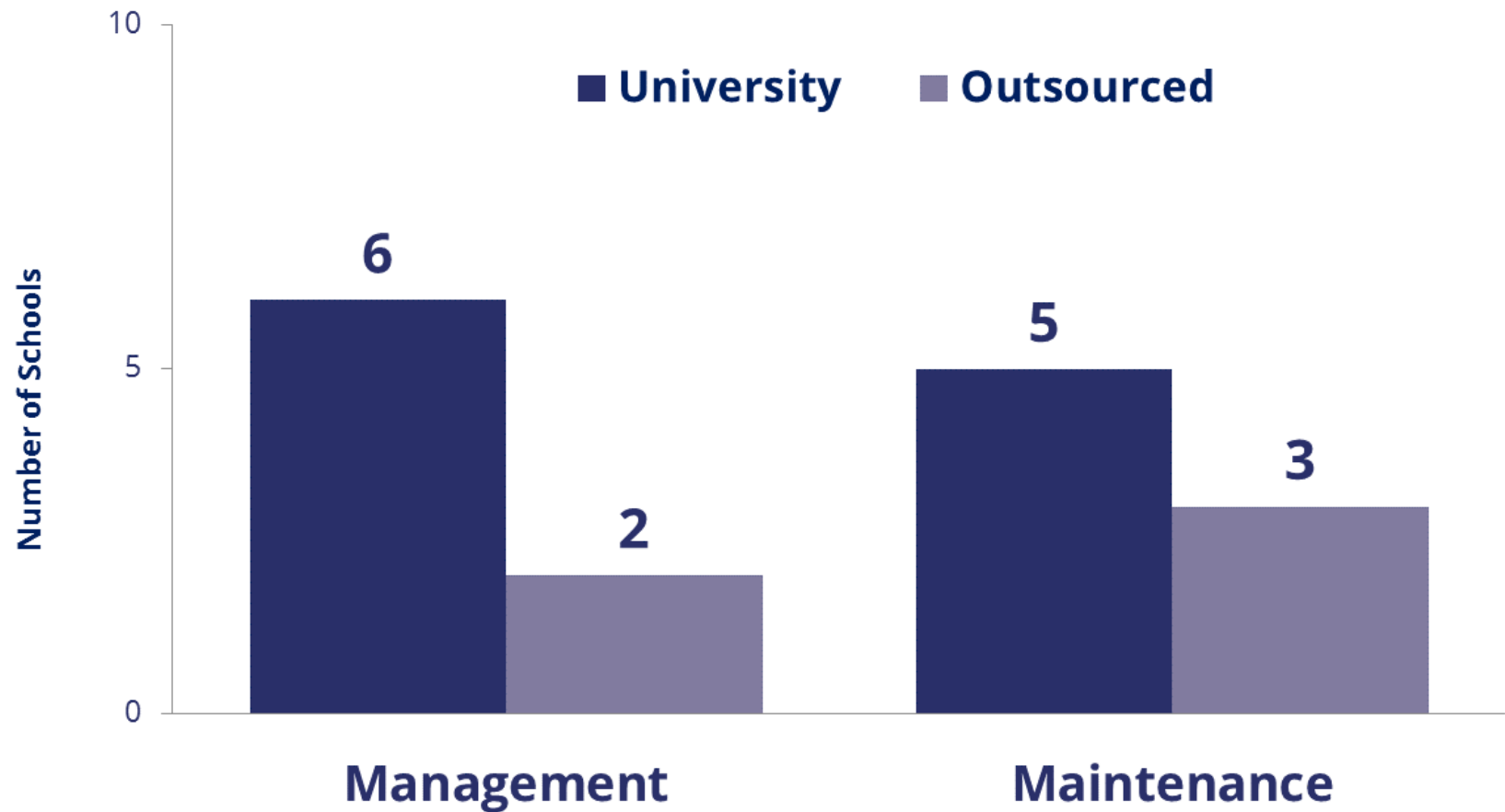
MANAGEMENT OF HOUSING

Housing office structure

- **Between about .75 and 2.75 FTE dedicated to short-term faculty housing at each school**
- **Offices overseeing short-term faculty housing:**
 - Brown University Office of Real Estate and Auxiliary Housing
 - Boston College Auxiliary Services
 - Columbia University Apartment Housing
in Residential and Commercial Operations, part of Columbia Facilities
 - Dartmouth Real Estate Office
 - Harvard Faculty Real Estate Office, Leasing, and Operations
in Harvard University Housing
 - Princeton Faculty/Staff Housing Office
 - Stanford Faculty Staff Housing
 - WashU Quadrangle Housing
rents 1 designated unit to the English Department



MANAGEMENT AND MAINTENANCE



Note: Multiple responses possible. Excludes WashU.



RECOMMENDATIONS

Consider flexible use of units for range of University populations, rather than designated units for faculty only

Furnished apartments are helpful especially for international faculty who are seeking furnished accommodations close to campus

New faculty have diverse housing needs:

Some looking for immediate permanent housing, others seeking short-term furnished housing

Provide range of services to cater to needs:

Consider what needs private market can meet, provide referrals and listings



DISCUSSION: YOUR SCHOOLS

How have schools balanced additional need for UG off-campus housing vs other populations such as graduate students, visiting scholar, staff, faculty?

How has short-term housing inventory developed?

What variations on housing office structure exist?

What is an optimal range for staffing FTEs?

Is your department a revenue-generating department? Does short-term housing need to be self-sustaining?



CONTACT INFORMATION

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APPENDIX

Housing office websites

- Brown: http://www.brown.edu/Administration/Auxiliary_Housing/vsh/
- Boston College: <http://www.bc.edu/offices/auxsvcs.html>
- Columbia: <http://facilities.columbia.edu/housing/>
- Dartmouth: <https://realestate.dartmouth.edu/>
- Harvard: <http://www.huhousing.harvard.edu/faculty-and-employee-real-estate-services>
- Northwestern: <https://offices.northwestern.edu/detail/771>
- Princeton: <http://hres.princeton.edu/> and <http://offcampushousing.princeton.edu>
- Stanford: <http://fsh.stanford.edu>
- WashU: <http://www.offcampushousing.wustl.edu/Pages/default.aspx>

