



THE UNIVERSITY CORPORATION

FACULTY AND STAFF HOUSING TENANCY LIMITS GUIDELINES POLICY

The California State University Northridge (University) Faculty and Staff Housing, owned and operated by The University Corporation (TUC), is to assist the University in recruiting and retaining qualified faculty and staff who otherwise might be unable to locate to Los Angeles, CA due to its high cost of living.

The program is intended to be transitional housing, not a permanent dwelling. Currently, the Housing Program consists of thirty-three (33) Townhomes and ten (10) single-family homes. TUC makes these housing units available at below-market rental rates to faculty and staff of California State University Northridge as well as the University Auxiliaries. In order to benefit as many faculties and staff as possible, and to use TUC resources in a way that best serves the University, heretofore, these housings have maximum tenancy limits as combined and approved by the Board of Directors of TUC. The Board also granted the TUC's executive director the authority to extend the tenancy limits for a reasonable time based on market and environmental conditions or at the request of the senior members of the campus.

Tenancy Limits

- College Court Townhomes: three (3) years.
- Single Family Homes: five (5) years.

The Board of Directors approves adding the following language to this policy to comply with the City of Los Angeles Cause for Eviction Ordinance and help continue to facilitate the transitional housing nature of TUC's Housing program.

1. Tenants who are no longer CSUN employees or CSUN Auxiliary employees will have rates increased to market rent but not exceeding the amount allowed by the State/City/County of Los Angeles: currently "5% + CPI not to exceed 8.8% until July 31, 2024" (AB1482).
2. Tenants who are still employed by CSUN or a CSUN Auxiliary whose maximum lease tenancy of three years for College Court or five years for single-family homes has terminated and they remain in possession of the unit or home, TUC's tenant will be increased by a reasonable rent amount close to market but not exceeding the amount allowed by the City/County of Los Angeles: currently "5% + CPI not to exceed 8.8% until July 31, 2024"

This policy shall supersede any previous Tenancy Limit Guideline Policy on the Faculty and Staff Housing program.

Rick Evans, Executive Director

09/13/2023

Date: