Agenda – Faculty and Staff Housing

- Project Description
- Why Faculty and Staff Housing?
- Design Review
- Community Outreach Activity
- Schedule
- Assignment Priorities, Approximate Rents
PROJECT DESCRIPTION

• Community of 155 rental units of mixed stacked flats and town homes
  • 32 1-Bedroom
  • 59 2-Bedroom
  • 64 3-Bedroom
• Located in northeast sector of campus
• Site plan is respectful of both surrounding communities and Resource Protection Area
• Proposed entries from Patriot Circle and Roberts Road
Why Faculty & Staff Rental Housing?
Why not For-sale Housing?

• To address faculty and staff recruitment & retention issues
• Rental housing will ensure
  • Turnover of units
  • Gives new market entrants time to secure long-term housing solutions
• For-sale development raised questions
PROJECT TEAM

• Developer: Mason Housing, Inc
• Developer Subcontracts:
  • Project Management: Studley/Brailsford & Dunlavey
  • Architecture: Torti Gallas & Partners
  • Civil Engineering: Bowman Consulting
  • Environmental: Apex Companies
  • Construction: Clark Realty
Original Site Plan
Second Generation Site Plan
Final Site Plan
Section View from Aspen Grove neighborhood
Section View from Green Acres neighborhood
Final Site Plan - Walkways
Final Site Plan – Storm Water Plan
Roberts Road
Proposed Lane Use and Traffic Controls

- New entrance requires stop sign
- Shenandoah Lane intersection requires traffic signal
- New turn lanes
DESIGN REVIEW
Architecture

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Architecture
Architecture
Architecture
Architecture
Architecture

Parking Diagram: Residential Unit with Parking Pad

Parking Diagram: Residential Unit with Integral Garage

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Architecture

Parking Diagram: Residential Unit with Detached Garage

Parking Diagram: Residential Unit with On-Street Parking
COMMUNITY OUTREACH

• Outreach to neighborhood and community leaders continues
  • Quarterly updates to Aspen Grove HOA
  • Presentation to City community meeting (February 2008)
  • Presentation to City Council (March 2008)
  • Presentation to SE Fairfax Community (April 2008)
  • Presentation to County community group (April 2008)
  • Mason Town Hall meetings begin (April 2008)

• Technical coordination with City, County and State officials continues
  • Mayor’s office, Fire Chief, City Parks & Recreation, County Supervisor’s office, County planning office
  • State Agency review: VDOT, VDEQ, AARB, BCOM, ACOE, PWA
SCHEDULE

• Design Activity: November 2007 – October 2008
• Approvals: January 2008 – November 2008
• Construction
• Site/Infrastructure: July 2008 start
  • Vertical construction: October 2008 start
  • Unit delivery: Spring 2009 – Fall 2009
Policies and Procedures

• Units available to qualifying employees based on a priority system
• Units are transitional in nature with 1 to 3 year terms (subject to availability)
  • Tenant may be given the right to renew at the end of the term at the discretion of MHI
• Rental unit must be primary residence
• Units will be assigned to those on waiting list according to priority and time on waiting list
• Tenancy tied to maintaining tenant’s employment
University Priority System

1. Faculty or staff identified by University President as top priority;
2. New tenure, tenure-track, or research faculty;
3. New full-time classified staff, or full-time administrative/professional faculty, with specialized skill sets (e.g. IT, management), or with higher than average turnover and vacancy rates;
4. Existing tenured, tenure-track, or research faculty;
5. Existing full-time classified staff or full-time administrative/professional faculty with specialized skill sets (e.g., IT, management), or with higher than average turnover and vacancy rates;
6. Full-time term faculty;
7. Full-time administrative/professional faculty and full-time classified staff (without regard to turnover, etc.);
8. Other University employees,
9. Employees of organizations affiliated with the University;
10. Full-Time George Mason University graduate and professional students;
11. City of Fairfax or Fairfax County employees, including employees of the public school system.
Program and Pricing

<table>
<thead>
<tr>
<th>Unit Types</th>
<th>Unit Mix</th>
<th>Square Footage</th>
<th>Proposed Monthly Rent 2008 Dollars</th>
<th>Suggested Gross Household Income Requirements</th>
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<tbody>
<tr>
<td>Rental</td>
<td></td>
<td></td>
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<tr>
<td>Stacked Flats (1 Bdrm/1 Ba)</td>
<td>34</td>
<td>650</td>
<td>$1,200</td>
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<td>Triplex (2 Bdrms/2 Ba)</td>
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<td>$1,700</td>
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<td>Urban Townhomes (3 Bdrms/2 Ba)</td>
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<td>Suburban Townhomes (3 Bdrms/2.5 Ba)</td>
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<td>$2,190</td>
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<td>Rental Total</td>
<td>155</td>
<td>650 1650</td>
<td>$1,200 $2,190</td>
<td>$43,600 $80,000</td>
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</tbody>
</table>

The unit mix, sizes and rental rates shown above are estimates based on available information and are subject to change. Rental rates are in 2008 dollars. Rental rates are estimates based on current design and pricing information. Rental rates are subject to change.

Suggested gross household income requirements are based on traditional underwriting standards requiring gross monthly income to be 3 times monthly rental obligation.

Units will have an assigned parking space and most town homes will have garage parking (included in rent).
Questions & Answers