

1 **Article Y – Housing**

2
3 **Section 1**

4 The Union and the University share the concern that affordable housing be available to Graduate
5 Employees. The University and the Union agree to establish an Affordable Housing Development
6 Committee (AHDC), which will be distinct from the University’s current University Housing Committee,
7 for mutually generating housing development proposals and policies that will prioritize housing
8 affordability, accessibility, and ecological harmony.

9
10 **Section 2**

11 Three (3) authorized decision-makers from the University and three (3) authorized decision-makers from
12 the Union will exclusively comprise the AHDC. The AHDC will meet once an academic quarter to
13 generate policies and proposals for affordable housing development. The AHDC will make binding
14 decisions on proposals by simple-majority vote.

15
16 **Section 3**

17 Proposals generated by the AHDC will be submitted to appropriate city and municipal governments for
18 approval to proceed. The University and the Union will mutually support these efforts in good faith with
19 government officials to ensure broad agreement with all impacted parties by any housing development
20 undertaken. The AHDC will be given authority to generate housing policies, with the participation of the
21 University Housing Committee, that will be implemented by the University. Policies can also be
22 generated by the AHDC for city or municipal level impacts to be approved by said government agencies.

23
24 **Section 4**

25 Any existing housing development plans by the University will be subject to review by the AHDC to
26 ensure that the pricing of housing remains affordable and is not driven by profit incentives.

27
28 **Section 5**

29 Upon signing a rental agreement with University housing, Graduate Employees may defer their first rent
30 payment until they have received their first full month’s paycheck. The balance of the first rent payment
31 will be paid off interest-free over the course of the remaining duration of the rental agreement in equal
32 monthly installments. University housing will not collect or charge rental deposits for Graduate
33 Employees.

34
35 **Section 6**

36 The University will provide a \$300 per month stipend to cover the costs of housing for all off-campus
37 rental units. The University will reimburse the costs of rental deposits for first-year incoming Graduate
38 Employees.