

Faculty and Staff Housing

Rental Housing

Rental housing is usually available only to new faculty and eligible administrative staff members (including key staff and coaches recruited from outside the Charlotte metropolitan area). The Physical Plant Housing Office administers assignment, rental rates, leases, maintenance, and repair of rental housing.

Although Davidson College is not able to guarantee to furnish short term rental housing for faculty and key staff members, the Physical Plant Housing Office can often assist in locating satisfactory housing. The College owns a limited number of houses and apartments. If none of these are available or satisfactory, the Housing Office will furnish information on any outside rentals of which it is aware.

Rates

The schedule of rental rates is maintained in the Physical Plant Housing Office. The college establishes rents on college-owned residences based on a fair economic return on appraised value.

Maintenance

Policies and procedures may be obtained from the Physical Plant office.

Lease Term and Other Provisions

Davidson College uses a simple lease for college rental units. Conditions and requirements include the following:

(1) Rental payments are deducted from salary checks of college employees each month. Ordinarily, housing units are leased on a year-to-year basis. For this purpose June 30 is the end of the lease year, but when a tenant builds or buys his own home the lease year may end either June 30 or December 31. Special arrangements must be made for rental on a month-to-month basis. Occupancy beyond the 3rd day of any month results in a rental charge for one half the month. Occupancy beyond the 18th day of any month results in a rental charge for the entire month. Computations are made on a uniform basis of a 30-day month.

(2) With the **prior written permission** of the college, the tenant may sublease the house to an approved and qualified occupant during a leave, sabbatical (not to exceed one year), or summer vacation period. College employees are to be given first priority. In no case can college housing be rented or sublet to students.

(3) When a house is to be vacated and occupancy date for a newly arrived tenant determined, the former tenant must move by the agreed on date. The burden of temporary moves caused by delays is on the outgoing and not the incoming tenant.

(4) The maximum, allowable (total) time in rental housing is seven years. This may be extended for a year at a time in case of an emergency, sabbatical, or other extenuating circumstances.

(5) In the event of a tenant's death, the spouse may continue to occupy the housing unit for a period not to exceed 2 years.

Financial Assistance for Housing Purchase

The College has a pool of fifty plus land leased properties (College retains ownership of the land; salaried faculty or staff member owns the structure) located within two miles of the Chambers Building in the McConnell neighborhood and other neighborhoods surrounding the main campus. These properties will be offered to salaried faculty and staff as they become available. For information about the land lease program, please call the Physical Plant Housing Office (704/894-2119 or 2734).

C:\work\colhous\housing policy (updated 1/31/00)