

**COMMITTEE ON HOUSING POLICY**  
**ANNUAL REPORT 2017-18**

This year the Housing Policy Committee considered a wide variety of issues. We expect that a number of these issues will reach the full University Senate in the 2018-19 academic year.

1. In fall 2017, the Office of the Provost provided an overview of the state of University Apartment Housing. As of November 2016 (last numbers available), Columbia owned 5,792 apartments that were occupied by 7,905 tenants. Students make up 71 percent (5,613) of the tenant population, followed by Officers of Instruction (11.8% - 932) and statutory tenants (6.1% - 482). Of the Officers of Instruction, 50 percent (468) come from the Graduate School of Arts and Sciences, 15 percent (143) from the Medical Center and 10 percent (94) from the Fu Foundation School of Engineering and Applied Science.
2. Based on this report, members of the Housing Policy Committee, working in close collaboration with the Provost, explored the future development of Columbia's housing stock and policies. For example, the economic advantages, disadvantages and trade-offs among various financial mechanisms to provide University housing were discussed. Potential options include buying new buildings, selling existing buildings, building new buildings, renting additional buildings, and providing direct financial incentives such as subsidized mortgages and stipends to faculty and other constituents.
3. Furthermore, the committee explored ways to best promote new housing opportunities in the Manhattanville neighborhood, in order to make it lively and safe when the campus itself is fully built and occupied. The goal should be to ensure that the housing format most favors a vibrant urban neighborhood. The agreements with New York City, made as part of the Manhattanville development, included a number of housing requirements, but it can be expected that the need exceeds those numbers. A joint meeting with the Senate Campus Planning and Physical Development Committee (CPPDC) focused on these and related topics concerning the Manhattanville development. It was agreed to continue these discussions with CPPDC and another joint meeting has been scheduled for the academic year 2018-2019.
4. Given that an increasing number of tenants make complaints concerning smoking in Columbia-owned apartments, the Committee discussed a potential new non-smoking

policy specifically for Columbia housing. Columbia already has a non-smoking policy in Columbia dorms and academic buildings. After discussing various aspects of this issue, the Committee now plans to recommend a non-smoking clause for all new leases.

5. Postdoctoral Research Officers' housing was discussed at a joint meeting with the Senate Research Officers Committee (ROC). It was noted that Columbia housing stock is highly constrained and oversubscribed and members of the two committees would like to find a way to help Postdoctoral Research Officers. Columbia offers less housing than local peer institutions, such as Memorial Sloane Kettering and New York University. The Office of Postdoctoral Affairs has various mechanisms in place to assist Postdoctoral Research Officers, but these are not widely used. One way to alleviate the problem would be to increase the number of units assigned to Postdoctoral Research Officers from 300 to 400, and at the same time limit leases to one year. In this way, new postdocs have one year to find alternate solutions. Members of ROC agreed to develop a formal proposal to be discussed at this year's joint meeting with the Housing Policy Committee.
6. The year 2017-2018 saw the fifth round of the Housing Mobility Program, a program in which the administration invites Columbia faculty to negotiate terms for giving up their apartments. Twenty-four applications were received. It is planned to continue the program in the coming years, as this provides one mechanism to relieve the housing shortage for faculty.
7. Sen. Robert (Bob) Pollack (Professor of Biological Sciences and Director of University Seminars) sought the Committee's input on the idea of intergenerational housing. An intergenerational residence program would connect retired faculty with undergraduate students interested in serving as companions to those in retirement. Students would have the opportunity to affect positively the lives of these elderly individuals, while benefiting from the mentorship of retired faculty. All students in the program would be selected from the existing "At Your Service" Program at Columbia, an organization that places volunteers with residents at Terence Cardinal Cooke Health Care Center, a skilled nursing facility located at Fifth Avenue and 105th Street. It was agreed that for further consideration a formal proposal should be developed that provided more details on specific policies and the financial structures needed to sustain such a program.

**2017-2018 Guest Speakers**

- Patrice Derrington, Vice Chair, Campus Planning and Physical Development Committee; Holliday Associate Professor of Real Estate Development; Director, Master of Science in Real Estate Program GSAAP; Director of the Center for Urban Real Estate (Sen.; GSAPP)
- David Greenberg, Executive Vice President, University Facilities and Operations
- Ericka Peterson, Director, Office of Postdoctoral Affairs
- Robert (Bob) Pollack, Professor of Biological Sciences, and Director of University Seminars (Sen.; A&S/PS);
- Members of the Campus Planning and Physical Development Committee
- Members of the Research Officers Committee

**2017-2018 Senate Housing Policy Committee Membership**

- Donald Davis, Ph.D.; Ragnar Nurkse Professor of Economics (Nonsenator)
- William Duggan, Ph.D.; Senior Lecturer in Business; Co-Chair (Sen.; BUS)
- Troy Eggers, Vice Provost for Administration and Planning (Nonsenator)
- Jeffrey N. Gordon, J.D., Richard Paul Richman Professor of Law (Nonsenator)
- Andreas H. Hielscher, Ph.D., Professor of Biomedical Engineering, Electrical Engineering, and Radiology (Physics); Co-Chair (Sen.; SEAS)
- James Piacentini, Student, Graduate School of Architecture, Planning and Preservation (Sen.; GSAPP)
- Lynne Sagalyn, Ph.D., Special Lecturer in Business and Earle W. Kazis and Benjamin Schore Professor Emerita of Real Estate (Observer)
- Michael E. Stokes, Postdoctoral Officer of Research (Nonsenator)
- Joseph Ulichny, Associate in Chemistry (Sen.; A&S/NS)
- James Wang, Vice President, Facilities (Nonsenator)
- Frank Wolf, Ph.D., Dean Emeritus of the School of Professional Studies (Observer)
- Weiping Wu, Ph.D., Professor of Architecture, Planning and Preservation; Director of the M.S. Urban Planning Program in the Faculty of Architecture, Planning and Preservation (Sen.; GSAPP)

Respectfully submitted,

Andreas H. Hielscher and William Duggan  
Co-Chairs, Housing Policy Committee