2019 Graduate Guarantee Housing Program FAQs

What does it mean to have a Housing Guarantee?
To be eligible for a housing guarantee, students must meet all application, contract return, and fee payment deadlines. The May 1st application deadline is strictly enforced. Housing offers are not guaranteed for applications received after the deadline. Guaranteed students need to accept an offer and be placed before the first day of class for the fall term in order to retain their Housing Guarantee. A student who is placed as a graduate guarantee, who is within their length of stay (normative time to degree minus 1), is guaranteed a renewal with the original domestic status. Special placement (veterans, regent scholars, etc.) are offered renewals per the terms of their guarantee placement.

Who is eligible for placement through the 2019 Graduate Guarantee Housing Program?
If you have been admitted to a J.D., Ph.D. or MFA program, your admissions offer includes a guaranteed on-campus housing offer for Fall 2019 in one of six on-campus apartment communities. Students must be admitted early enough to complete all steps outlined below:

Guaranteed Housing Application Window: March 1 - May 1, 2019 (closes at 4:00 p.m. Pacific Time):

To receive a guaranteed housing offer, complete the following steps by the dates indicated:

1. Visit the Student Housing website to learn about housing options, current rental rates, and the leasing process. http://www.housing.uci.edu/grad/index.html
2. Submit your SIR and activate your UCINetID.
   You will not be able to access the housing application until you submit your Statement of Intent to Register (SIR) and activate your UCINetID. You will need to wait up to 48 hours after submitting your SIR before you can access the housing application.
3. Apply for Housing by 4:00 p.m. (Pacific Time) on May 1, 2019.
   a. Login to the housing application at: https://my.housing.uci.edu/gateway/.
   b. Rank communities and apartment types listed on the application in order of preference. Placement in a specific community or apartment type is not guaranteed.
   c. Indicate your desired move-in month. Be sure to check with your academic advisor for program start dates before selecting your desired move-in month.
   d. To complete your application, pay the $20 (U.S. Funds) non-refundable processing fee (by credit card, check, or money order) by May 1, 2019 (4:00 p.m., Pacific Time).
4. Housing Offer: Housing preferences recorded in your application will be used to make a “best fit” offer from the available spaces across the six participating communities. Offers will be sent via email by July 1, 2019. Follow all instructions contained in your offer email and respond by the deadline indicated.

IMPORTANT -- Please Note the Following:
- The May 1st application deadline is strictly enforced. Housing offers are not guaranteed for applications received after the deadline.

Why was I given an offer that did not match my preferences (apartment type, move in date...)?
Only a portion of the spaces in our communities are available for assignment each summer. The majority of our spaces are occupied by students who will be continuing their tenancy through the next academic term. Assignments are primarily driven by our capacity - the number and type (shared or family) of spaces that will become available for the summer. The preferences indicated on your application are used to make a “best fit” offer from the spaces that will become available this summer. Applicants will receive one guaranteed housing offer for Fall 2019 in one of six on-campus housing communities: Verano Place, Palo Verde, Campus Village, Vista del Campo, Vista del Campo Norte, or Puerta del Sol. Placement in a specific community or apartment type is not guaranteed. The housing offer provided is the best offer available. If you received an offer that did not reflect any or all of your preferences, it is because a space was not available that matched with these preferences. There is high demand for lower cost apartments/spaces. So, while we understand you may want a specific floor plan and price point, the majority of our residents are placed in a 2-bedroom apartment with July or early August start dates.
What if I would prefer a (floor plan, move-in date, roommate) other than the one to which I was assigned?

If you are unhappy with your current offer, regardless of the type of preference, you have two options – one immediate and one long term.

- You may decline your housing offer and request a second offer. This is risky because, your first offer was a “best fit” offer, meaning you were offered the best offer based on your preferences and apartment availability. Apartment offers are driven by the number and type (single or family) of spaces that will become available in our community during the summer. Once you decline your first round offer, it will no longer be available. If you decline your second offer, you will not be given additional guarantee offers. You will forfeit your graduate guarantee status and be placed on the waitlist.

- You can accept the apartment placement, and after your lease begins, apply to the waitlist for a future transfer. For the Graduate and Family Housing communities, you must remain in your assigned space for 12 months before you are eligible to receive an offer for another Graduate and Family Housing apartment (in the same or a different community). Offers from the waitlist are made according to category and application date. When one of the floor plans you requested becomes available and your application is reached, an offer will be extended. At this time, transfer requests take approximately 14 to 16 months. Requests to transfer to a high-demand or low-availability space may take longer.

What if I or someone in my household has an Americans with Disabilities Act (ADA) need that is not met through my current housing offer?

Disability Services Center will determine any and all accommodations and will provide written verification to Student Housing. If you or someone in your household has an ADA need that may require accommodation and/or may affect your housing placement, visit the Disability Services Center website https://dsc.uci.edu/ to learn about services and the process for requesting assistance and/or accommodation.

What if I or someone in my household requires a Religious Accommodation?

If you or someone in your household require a religious accommodation, please contact the Associate Director of Apartment/ Residential Life in your housing community.

What do I do if I received my housing offer but my original domestic status submitted has changed?

The domestic status provided on your housing application on May 1, 2019 was used to determine your housing offer. To change your domestic status once you have received your housing offer, decline that housing offer and let your housing community know your status has changed. A corrected offer will be sent that matches your updated domestic status if there is availability. Furthermore, if you are not placed in housing prior to the start of fall classes, your application will change to waitlist status which means you will no longer be eligible for your housing guarantee - assured lease renewal until you reach your length of stay limit.

What if I do not like my lease start date?

Your offer identified the location, lease start date, and rent for the placement being offered. Leases begin on the date the space is available for occupancy; the start date for the offer is firm and will not be adjusted. Your actual lease start date is dependent upon the space you were offered. While you are financially responsible for the contracted space from the date the lease begins, you may move into the space any time on or after the start of the lease as specified in the lease document. Annually, all leases end on June 30, which means the majority of residents vacating leave at this point. We then schedule to clean and prepare the apartment. The date this is finished is the date the apartment is available for occupancy. Offering an apartment on the date it is available allows us to maintain our occupancy, which in turn is our key strategy in keeping rents as low as possible. The majority of apartment spaces being offered this summer are for July and August starts. Less than 10% of the contracts being offered have September start dates.

If you are displeased with your lease start date you have two options:

- You may decline your housing offer and request a second offer. This is risky because, your first offer was a “best fit” offer, meaning you were offered the best offer based on your preferences and
apartment availability. Apartment offers are driven by the number and type (single or family) of spaces that will become available in our community during the summer. Once you decline your first round offer, it will no longer be available. If you decline your second offer, you will not be given additional guarantee offers. You will forfeit your graduate guarantee status and be placed on the waitlist.

- You can accept the apartment placement and either choose to change your travel plans to move-in at the lease start date or decide to pay your deposit and first month’s rent and move in any time after your lease start date. You are responsible to pay rent from the date listed in your lease, not the day you move-in. An option available to you is subleasing your apartment for the summer. For information about subleasing, go to https://housing.uci.edu/communityLife/GFH_Housing_Sublet.html.

I wanted to bring my pet but I was offered an apartment that is pet-free or my roommate does not want to live with a pet in the apartment.

To the degree possible, we do everything we can to place pet owners in a pet-friendly apartment. However, if none were available when we reached your application, you were given a “best fit” offer from the pool of available apartments. While we strive to accommodate preferences, it is not always possible. Unfortunately, your housing guarantee assures a placement for you, the student, not for your pet.

If your apartment is not pet-friendly and you want to bring a pet, you have two options:

- You may decline your housing offer and request a second offer. This is risky because, your first offer was a “best fit” offer, meaning you were offered the best offer based on your preferences and apartment availability. Apartment offers are driven by the number and type (single or family) of spaces that will become available in our community during the summer. Once you decline your first round offer, it will no longer be available. If you decline your second offer, you will not be given additional guarantee offers. You will forfeit your graduate guarantee status and be placed on the waitlist.

- You can accept the apartment placement without your pet. After your lease begins, apply to the waitlist for a future transfer to a pet-friendly apartment. To be eligible for a housing transfer, you must remain in your assigned space for 12 months. Offers from the waitlist are made according to category and application date. When one of the floor plans you requested becomes available and your application completion date is reached, an offer will be extended.

How do I bring my Support Animal (SA)/Service Animal?

If you are plan to bring a Support Animal (SA)/Service Animal to campus and have an ADA accommodation, contact the Disability Services Center (DSC). The DSC will determine any and all accommodations and will provide written verification to Student Housing. Once this verification is received, we will provide you with an offer to meet the ADA accommodation. In the meantime, if you are in a shared apartment and your roommate has stated objections to you having an animal (i.e. they have allergies) you should respond to your offer email with your concerns. We will then consult with you about your timeline and discuss your preferences to determine whether you want us to make a corrected offer once we receive the approval for the accommodation from DSC.

Note on Support Animals

Please note that The Disability Services Center does not accept letters from the numerous online companies who (in exchange for a fee) purport to offer verification or certification of the need for a support animal. To warrant approval of a request for an emotional support animal, a student should be prepared to submit appropriate medical documentation describing the functional limitations caused by the disability and the manner in which the support animal ameliorates these limitations.

For the University's policy on Service Animals and emotional support animals, please go to the DSC Policy Page.

Why wasn’t my preferred roommate request granted?
To the degree possible, roommate requests were considered along with other preferences indicated on your application. If you were not placed with your preferred roommate, it was not because we missed the request; it is because we were unable to accommodate your request due to availability. If you were assigned to live with someone other than your preferred roommate, you may decline your housing offer and request to be placed on the housing waitlist. Apartment offers are driven by the number and type (single or family) of spaces that will become available in our community during the summer. Once you decline your first round offer, it will no longer be available.

If I decide to decline my Housing Guarantee and wait until you meet my housing preferences, how will offers be made from the waitlist?

Once all Housing Guarantee offers are made, offers are made to applicants on the waitlist. The waitlist is divided into two categories; students in Category 1 are served before those in Category 2. The application date is the date the application was completed. When a vacancy occurs, an offer will be extended to the applicant with the earliest application date, in the category that is active, who included that floor plan as one of their selections.

Category 1: Ph.D., M.F.A., J.D., or Prime LC M.D. students who missed the application deadline; Medical students; Students with children living with them.

Category 2: Masters students; Undergraduate students who are 25 years or older, married, or in a domestic partnership (no children)

Incoming graduate guarantee students who decline their guaranteed housing offers become Category 1 waitlist students. Category 1 waitlist students are sent housing offers based on their preferences and application date. If all of our housing guarantee students accept their placements, we will not have room to accommodate any waitlist students until we receive additional vacates. Throughout the year, Graduate and Family Housing (between all 3 communities, which include both shared and full apartments) has approximately 6 vacancies each month. These apartments are offered to waitlist applicants using the process outlined above.

Students who do not accept the guarantee housing community assignment offers may elect to be placed on the waitlist. If the student is placed from the waitlist on or before the first day of classes, they will retain their housing guarantee; however, if they are placed after classes begin, they are offered housing for the current academic year only, forfeiting their guaranteed status. Their lease agreements may or may not be renewable, based on space availability. Students should consider the significant risk involved in this option.

What if I cannot contact my roommate?

Please respond to the offer that you have been unsuccessful in communicating with your prospective roommate. Upon receipt of your email, your assigned housing community will reach out and attempt to make contact with your roommate. If they are able to make contact with them, assignments staff will require them to contact you immediately.

If your prospective roommate does not respond to the assigned housing community or you by the deadline, you have two options:

1. Accept the offer without communicating with your roommate, noting the times you attempted to contact your roommate. We don’t usually recommend that you move in without communicating with your prospective roommate, but it is an option available to you. This is risky, as if there are any serious roommate concerns, you are committing to live with your roommate for at least one year. Your assigned housing community will also make several attempts to communicate with your prospective roommate.
2. Decline the offer and request a corrected offer that allows you to communicate with your
prospective roommate. The second offer may be a completely different floorplan or move in date based on availability.

What if I am displeased with the options you provided me and I want to decline my housing guarantee?

We understand you need to do what is best for you and your family. You have the option to decline your offer and remain on the waitlist or look for off-campus housing. Notify your assigned housing community that you are no longer interested in the graduate guarantee program and we will deactivate your housing application. Information regarding off-campus housing is located at [https://offcampus.housing.uci.edu/](https://offcampus.housing.uci.edu/).

What do I need to do if I want to live with an extended family member?

Full units are only for students in a domestic partnership, married couples, and students with children. While we recognize that our residents may all define family differently, in terms of the lease agreement, family housing is only provided to students, their spouse or partner, and their custodial children under the age of 18. If you are planning to live with family members other than those indicated above, you must request an exception to the lease terms. To request an exception, students must submit a written petition for approval to live with an extended family member, which will be reviewed by the Exceptions Committee. To request an exception, please contact the Associate Director for Apartment Life for your Community for information about this process.

How can I sublease my apartment?

If you were given a lease start date earlier than you wanted, you have the option of subleasing your apartment for a portion or all of the summer.

Please refer to [https://www.housing.uci.edu/communityLife/GFH_Housing_Sublet.html](https://www.housing.uci.edu/communityLife/GFH_Housing_Sublet.html) for detailed information regarding the subleasing process.

If I do not meet the deadlines for submission or complete the process this year, will I have an opportunity to become a Graduate Guarantee student at a later date?

Students admitted after the housing application deadline are not eligible to receive a guaranteed housing offer, though they may still apply to the housing waitlist.

How do I take advantage of the guaranteed housing for eligible service members, reservists, and veterans?

These students are guaranteed on-campus housing for four (4) years or Normative Time to Degree (whichever is greater). Register with [UCI Veteran Services](https://www.uci.edu/veterans/) in order to confirm your Veteran Housing Guarantee status and to learn more about available campus resources. Once you have confirmed with UCI Veteran Services, contact Joseph Caldwell at joseph.caldwell@uci.edu in Housing Administrative Services to verify your housing priority.

The housing guarantee applies to both eligible students who are single and those with families. The housing guarantee will remain in place if a degree program is interrupted by a deployment.

What is Gender-Inclusive Housing?

Student Housing welcomes individuals of all gender identities and gender expression and offers gender inclusive housing. Gender inclusive housing allows same-gender roommates, opposite-gender roommates, or other gender-identity roommate pairings, regardless of physical sex. To clarify, gender identities are numerous and include man, woman, and transgender, among many others. Thus, single students may indicate the type(s) of placement they will accept.

Please e-mail [gradguarantee@uci.edu](mailto:gradguarantee@uci.edu) with any additional questions or concerns.