Dear Family Housing Resident,

May 31, 2016

I am writing today to officially inform you of the beginning of a planned phase-down of residential operations at Canyon Crest Family Student Housing, which will close in summer, 2017. Closure will culminate in the eventual demolition and redevelopment of the current Family Housing site.

Your home was originally built in 1940 to house the family of a military officer assigned to what was then March Army Air Base. The 55-acre community was transformed into housing for married students with families when UCR acquired it in 1955. Despite multiple large-scale renovation projects throughout its 75+ year existence, much of the original above- and below-ground infrastructure remain part of Canyon Crest Family Student Housing to this day. Age has led to a high frequency of maintenance-intensive repairs, financially-infeasible environmental abatements, and a regularity of service outages that have burdened both residents and maintenance staff for many years. The electrical system is challenged to reliably support modern living demands, the water and sewer systems are compromised by wear and tree root penetrations, and the primary building structure regularly requires partial or complete rebuilds to maintain structural integrity and weather resistance. Canyon Crest Family Student Housing has inarguably reached the terminus of both its natural and useful lifecycle. The campus will ensure that future use of this site aligns appropriately with the Campus Physical Master Plan Study (http://cpp.ucr.edu/masterplan_study/ucriverside_pms_full_report_05242016.pdf).

If you are a current resident in good standing who expects to graduate and/or move out of Canyon Crest Family Student Housing by July 14, 2017, there will be no change to your Family Housing status and there is no need for you to take further action at this time. Please remember to submit your Notice of Intent to Vacate at the UCR Campus Apartments RSO in advance, once you have planned your departure date.

If you are a current resident in good standing who will continue to be eligible for and need family-style housing beyond July 14, 2017, you will be guaranteed apartment-style housing at our Oban Student Apartments community, if desired. This facility will be upgraded and available to serve as Family Housing before Fall, 2017. Apartments at Oban will be offered to current Canyon Crest residents at a discount rate, which would escalate over two years until it meets the market rate in year three.

The following table generally illustrates the options and rate schedule that would be available to current Canyon Crest Family Student Housing residents who will have a need for accommodations beyond July 14, 2017, and are interested in this Family Housing alternative. Please note that there is no 3-bedroom option available at Oban.

<table>
<thead>
<tr>
<th>Oban Family Housing</th>
<th>Discounted Rate Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Type</strong></td>
<td><strong>Current Rate</strong></td>
</tr>
<tr>
<td>1-Bedroom, 1-Bath</td>
<td>$1,020</td>
</tr>
<tr>
<td>2-Bedroom, 2-Bath</td>
<td>$1,335</td>
</tr>
<tr>
<td>2-Bedroom, 2-Bath Deluxe</td>
<td>$1,350</td>
</tr>
</tbody>
</table>
Following are some important facts to remember during the phase-down of residential operations at Canyon Crest Family Student Housing:

- Regular services will continue to be offered to all current residents through the end of their current contract, until the Deposit Holder on file becomes ineligible for Family Housing, or through July 14, 2017, whichever occurs first.
- **ALL CURRENT RESIDENTS ARE REQUIRED TO VACATE THEIR UNIT DURING THE SUMMER OF 2017.**
- Residents with contracts that contain an end date must vacate their unit no later than the listed end date if it is prior to July 14, 2017, or by July 14, 2017, if the end date is later than this date.
- A Notice of Intent to Vacate must be submitted in advance of ALL move-outs. But the 45-day requirement will be waived during the phase-down period.
- During the phase-down period, there will be no lease extensions, Deposit Holder transfers, or other exceptions approved regarding current Deposit Holder or family eligibility.
- The safety of current resident families will continue to be our top priority. To this end, many additional measures will be implemented---some announced, some unannounced---including an increase in community patrols.

We understand that this information will be of great concern to our residents and intend to communicate regularly during this phase-down period. **We would like to start with a Community Meeting for current Family Housing residents on Thursday, June 2nd at 6:30pm in the Bannockburn Village Conference Room.** If you or your family members have questions or concerns at any time during the next 14 months, please feel free to contact the Housing Administration Office at housinginfo@ucr.edu or (951) 827-6350. We have every intention of making this inconvenient reality as smooth as possible for you.

Sincerely,

Bob Brumbaugh, Senior Director
Contract & Outreach Services