



COLLEGE OF
FOOD, AGRICULTURAL, AND
ENVIRONMENTAL SCIENCES

Experiences with Housing at OARDC

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- Main campus at Wooster, Ohio
- Nine Outlying Agricultural Research Stations





- Total 34 houses
- 24 Wooster campus and farm units
 - 11 ½ - graduate student housing
 - 9 ½ - employee housing
 - 3 other uses
- 10 Outlying Research Stations
 - 1 – office / meeting room / lab
 - 4 – employee rented
 - 3 – non-employee rented
 - 2 - vacant



- Purpose of housing?
 - Must support mission of the research center
 1. Graduate student housing
 2. Necessary for employee to live on site (animal care)
 3. Security at remote locations
 - Houses that do not support the mission will be demolished over time – Use is reviewed by Housing Committee



- Housing Management at OARDC
- Housing Committee – Associate Director, Human Resources, Research Operations, Facilities Services, Fiscal Office
- Human Resources – Graduate student housing
- Research Operations – Employee housing



- Rental income - maintenance, repairs, renovations
Separate accounts for student housing and employee housing

- Employee Housing –
\$550 / month (target is average rent rate for county)
Some exceptions - \$350 for extra duties (animal care)

Taxable benefit if below county average (University auditing requirement)



Do's and Don'ts

■ Do's

- Rental Agreements – legal document
- Document expectations for extra duties, tenant sign
- Security deposits
- Call tenants periodically – stay in touch, visit if possible, “drive-bys”
- Keep a housing request list
- Hire painting, make all repairs before new tenants move in
- Keep pets to minimum



Do's and Don'ts

- Don'ts
 - Allow move-in or give keys prior to security deposit
 - Show a house before renovation is finished
 - Allow tenants to make alterations – most do poor work.
 - Allow hot tubs, swimming pools
 - Compensate tenants for alterations they made without approval
 - Provide mowers
 - Allow tenants to pick paint colors or paint in lieu of rent. Hire it done.



Other Tips

- Non payment of rent - call tenant. Don't let it go.
- When tenants move out – inspect for damage, security deposit.
- Perform maintenance requests timely - sometimes difficult to do



Evictions

Avoid it if you can, but sometimes no choice.

University's legal assistance

Expensive

Damage by tenant

Time consuming and stressful / adversarial

Hire someone to perform the eviction (remove contents)

Usually costly clean up and repairs



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Thank you.

Questions?