

RANCH VIEW TERRACE | ON-CAMPUS FACULTY & STAFF HOUSING UNIVERSITY OF CALIFORNIA, SANTA CRUZ



Ranch View Terrace, planned for one of the most beautiful and desirable on-campus locations, is the newest homeownership program exclusively for the faculty and staff of UC Santa Cruz.

Consistent with the other UCSC homeownership programs, Ranch View Terrace is a ground lease program allowing the homes to be priced significantly below current market rates. The buyer purchases the actual home but leases the land from UCSC. As a result, university employees are able to own an affordable, brand new home complete with modern amenities. The ground lease contains

HOME PLANS / EST. PRICING

- Plan 1: High \$400 – Low \$500s
3Bdr/2.5Bth – 1,747 sq. ft.
- Plan 2: High \$500s
3Bdr/2.5Bth – 1,905 sq. ft.
- Plan 3: Mid \$500 – High \$500s
4Bdr/2.5Bth – 2,002 sq. ft.
- Plan 4: High \$500 – Low \$600s
4Bdr/3Bth – 2,078 sq. ft.

HOME FEATURES

- Private fenced side yard
- Private 2-car, auto court parking (detached in Plan 2)
- Energy conservation features such as tank less water heaters
- Options & Upgrades program

COMMUNITY BENEFITS

- Priced significantly below market rates
- Favorably located on campus
- Open green space and pedestrian pathways
- Homeowners Association provides various community maintenance

UCSC PROJECT CONTACT

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provisions to ensure the homes remain affordable over time so future faculty and staff will also benefit at the eventual resale of a home. More information on UCSC's existing housing programs can be found at <http://www.housing.ucsc.edu/housing/forsale.html>.

Ranch View Terrace is located on the southwest corner of campus overlooking Monterey Bay (see map - page 2). Phase 1 of Ranch View Terrace features forty-five, single-family, detached homes. These two-story, three- and four-bedroom homes have 2½ -3 baths and interior living space ranging from 1,747 – 2,078 square feet.

Each home is configured with private auto court parking for two cars, an enclosed storage area, and a private fenced side yard. The community is oriented with fantastic views of Monterey Bay or the surrounding historic ranchlands, while the homes are situated around a looped drive and linked by pedestrian-friendly pathways throughout the community.

Whether you prefer the comfort of your car, a scenic bicycle ride, or a leisurely stroll through campus, this terrific location makes for a convenient commute to work. Construction is planned to begin in 2006 and it is anticipated the homes will to be ready for move-in late Summer, 2007.





Please take special note:

Confirming your information is an expression of interest and does not guarantee your acquiring a home in Ranch View Terrace, nor does it obligate you to purchase a home. All interested buyers will be entered into the Ranch View Terrace priority system for priority determination and confirmation. The RVT site can accommodate additional units and the possibility of future phases is being considered, however no representations are being made at this time. Updates on Ranch View Terrace will be sent out to interested buyers as information becomes available.



First Phase

Future Phases

The above preliminary information, including all pricing information, is based on obtaining future approvals and is subject to change without prior notice or obligation. All square footages are approximate and all maps, plans, landscaping and elevation renderings are artist's conceptions and not necessarily to scale.