

**O'keeffe, Athena**

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**From:** Nancy Buffone <buffone@umass.edu>  
**Sent:** Friday, September 27, 2019 3:02 PM  
**To:** Bockelman, Paul; Town Council Members  
**Cc:** Ziomek, David; Kravitz, Geoff; tonymaroulis@umass.edu; O'keeffe, Athena  
**Subject:** FW: North Village Information Session

Good afternoon. In preparation for the October 7 Town Council meeting, I wanted to share with you a communication we sent to residents in North Village this afternoon. The letter answers some of the questions we have been hearing from residents about the upcoming closure of North Village and shares some information about the accommodations we will be providing for graduate student families during construction. As you can see in the letter, we are hosting a meeting with them in the afternoon on October 7. We expect to be able to share more definitive information about their transitional housing options at that time.

The new housing project will be carried out through a public-private partnership (P3), which, as you know, is a method of procurement fairly new to Massachusetts. A P3 is an alternate way for a public entity such as UMass to finance a construction project, freeing up funds to take on other construction and maintenance projects that support the education of our students and our research mission. Essentially, by undertaking the North Village project through a P3 rather than using conventional financing, the campus will be alleviated of that debt burden. From a practical standpoint, residents of the new North Village will not be materially affected by this financing arrangement. While our financing model is different for this project than any we have done in the past, UMass will follow the processes that we typically do for major building projects. We are excited to be building new undergraduate and graduate student housing on campus and look forward to talking with you about the plans.

Thank you,  
 Nancy

**Nancy Buffone '95, '03G, '09EdD**

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**From:** Student Affairs & Campus Life <sacl@umass.edu>  
**Reply-To:** Student Affairs and Campus Life <sacl@umass.edu>  
**Date:** Friday, September 27, 2019 at 1:35 PM  
**To:** Nancy Buffone <buffone@umass.edu>  
**Subject:** North Village Information Session

October 7 from 2–4 p.m. in the Marriott Center

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September 27, 2019

Dear North Village residents,

As you know, the university is in the preliminary stages of planning the development of new graduate family housing to replace the aging and substandard North Village complex. Built in 1971 as temporary modular housing, the North Village units have far outlived their projected 20- to 25-year life expectancy and have deteriorated to the point where demolition and replacement is the only viable option if we are to provide you with the quality housing that you deserve.

To meet our goal of bringing the new facility online by fall of 2022, as we stated in our announcement several weeks ago, North Village will close in June 2020, when site work and demolition will begin. During construction, all displaced graduate families will be provided alternative housing in apartment complexes in the immediate vicinity of the North Village site. Our intention in working with local landlords to secure nearby housing is to ensure that families with school-age children, particularly those in the Wildwood community, remain in the Wildwood district. In addition, this housing will be made available to North Village families at no additional cost, utilities included.

We are also pleased to share with you that, upon completion in 2022, the new North Village will be offered first to current graduate families who have been displaced during construction. Furthermore, the rental rates charged to those families will be the same as at the present North Village complex, adjusted for the customary annual inflationary increases. In addition, we will provide full moving services to those who avail themselves of the alternative housing secured by the university.

We are mindful of the inconvenience and disruption that this project will cause for you and your families and we are committed to doing everything in our power to support you through these transitions. Our residence life staff will continue to work with each of you and your families to help manage the transition. Additionally, we plan to meet with residents on **October 7 from 2–4 p.m. in the Marriott Center, located on the 11th floor of the Campus Center**, to hear your concerns and answer any questions you may have. **Please note that this is a location change from the email message you received**

**yesterday.**

For nearly 50 years, North Village has been home to student families who have forged strong bonds that have contributed to the life of UMass Amherst and the surrounding community. We are confident that the new North Village will foster that same sense of community for generations to come.

Sincerely,

**Andrew Mangels**  
**Vice Chancellor for Administration and Finance**

**Rolanda Burney**  
**Interim Vice Chancellor for Student Affairs and Campus Life**

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