



Michael V. Drake, MD  
President

May 23, 2023

Office of the President  
1111 Franklin St.  
Oakland, CA 94607

universityofcalifornia.edu

CHANCELLOR GILLMAN

Delegation of Authority – Operation of the Irvine Campus Housing Program, Irvine Campus

CAMPUSES

- Berkeley
- Davis
- Irvine
- UCLA
- Merced
- Riverside
- San Diego
- San Francisco
- Santa Barbara
- Santa Cruz

Standing Order of the Regents 100.4(dd), Duties of the President of the University, provides the President authority to execute all contracts and other documents necessary in the exercise of the President’s duties as follows:

Except as otherwise specifically provided in the Bylaws and Standing Orders, the President is authorized to execute on behalf of the Corporation all contracts and other documents necessary in the exercise of the President’s duties, including documents to solicit and accept pledges, gifts, and grants, except that specific authorization by resolution of the Board shall be required for [certain] documents.

This general authority also falls within the President’s administrative responsibilities outlined in Bylaw 30:

The President is the executive head of the University and shall have full authority and responsibility over the administration of all affairs and operations of the University, except those activities within the responsibility of the Principal Officers. The President...administers the day-to-day central and/or system-wide functions of the University.

MEDICAL CENTERS

- Davis
- Irvine
- UCLA
- San Diego
- San Francisco

In its September 1983 meeting, the Regents authorized an unsubordinated ground lease between the Regents and the Irvine Campus Housing Authority to facilitate the development of the Irvine Campus Housing Community program. On October 28, 1986, President Gardner approved Delegation of Authority 0915 (DA0915) delegating certain responsibilities to the Chancellor to administer, manage, and operate the Irvine Campus Housing Community program. In 2015, as part of a consolidation of delegations undertaken by the Office of the President, DA0915 was merged into the current delegations and eliminated the authorities granted to the Chancellor. Understanding the importance of project-specific delegations to the efficient and successful operations of the Irvine Campus Housing Community program and understanding that existing delegations lack the specificity and programmatic details needed to guide the program effectively, the original set of delegations should be reinstated.

NATIONAL LABORATORIES

- Lawrence Berkeley
- Lawrence Livermore
- Los Alamos

DIVISION OF AGRICULTURE AND NATURAL RESOURCES

Effective immediately, I delegate to you in your area of responsibility as Chancellor of the Irvine campus, the authorities found in the stated delegations found in Attachment A, to operate, manage, and administer the Irvine Campus Housing Community program.

This authority may be redelegated. Any redelegation of this authority shall be in writing with copies to the General Counsel and Senior Vice President for Legal Affairs and the University Policy Office.

Sincerely,

A handwritten signature in black ink that reads "Michael V. Drake, MD". The signature is written in a cursive style with a large, stylized "D" at the end.

Michael V. Drake, MD  
President

Attachment

cc: Executive Vice President – Chief Financial Officer Brostrom  
Chief of Staff Kao  
Associate Vice President – Capital Programs, Energy & Sustainability Phillips  
University Policy Office

## ATTACHMENT A

The President's delegations of authority as stated below, and delegated to the Chancellor of the Irvine campus to operate, manage, and administer the Irvine Campus Housing Community ("Housing Community") program:

### A. Development of Housing Community

1. Within the limits of the program approved by the Regents for any new development or redevelopment area, approval of the description and scope of the work to be performed, including such items as the size and the type of units to be constructed and schedules for construction.
2. Determination of additional uses of the property covered by the Ground Lease (the "Property") within the scope of the Housing Community program as presented to the Regents.
3. Approval of consent to the demolition or removal of improvements or fixtures on the Property when such action does not reduce the value of the Regents' ownership interest in the Property, taking into consideration the value after replacement of such improvements or fixtures and/or redevelopment of such portion of the Property.
4. Approval of site plans and of construction plans and specifications.
5. Approval of plans for improvements or renovations by individual successor sublessees.
6. Determination of adequacy of contractor's and subcontractor's surety bonds and liability, workers' compensation and builders' all-risk insurance, and authority to grant waivers for same, consistent with established state law and in consultation with the General Counsel.
7. Determination of substantial completion.
8. Authority to grant waivers of right to receive copies of all Housing Community program-related contracts between Irvine Campus Housing Authority ("ICHA") and general contractors, and to grant waivers of right to be recognized as the default assignee under such contracts.
9. Approval of proposals to perform work on the Property, following consultation with the General Counsel as appropriate.
10. Approval of builder-developers for the Housing Community program.
11. Initiation of appropriate actions and approval of documents with respect to facilitation of construction and permanent financing of housing units and related infrastructure on the Property, in consultation with the General Counsel and UCOP EVP-CFO.
12. Execution of contracts with utility companies necessary for Housing Community program users.

### B. Operations of Housing Community

13. Establishment of policies for temporary rental of housing units on leasehold parcels, conduct investigations regarding possible violations of use limitations, and reassignment of the leasehold if such violations occur.
14. Determination of information to be provided by ICHA upon assignment/sublease.

15. Determination of land values, particularly with respect to reassignment of leasehold interests, in consultation with the UCOP EVP-CFO.
16. Authority to approve assignment of leasehold interest in community space, with the agreement of the General Counsel and UCOP EVP-CFO.
17. Determination of whether to exercise any of the University's options to buy under the Ground Lease and, if an option is to be exercised, determination of whether and to whom to assign the option.

C. Administrative Matters.

18. Identification and implementation of those minor amendments or modifications to the Housing Community program which are necessary or beneficial, but which do not alter the original definition of the Housing Community program as approved by the Regents. "Minor amendments or modifications" means those amendments and modifications that (a) are permitted without the approval of the Successor Lessees under Section 7.10(b) of the Ground Lease between the Regents and ICHA, as amended and restated (the "Ground Lease"), (b) are clearly local operational details that have no substantial bearing on the intent of The Regents in creating the Housing Community program, and 3) respond to changing laws, circumstances, technology, or best practices that were not envisioned at the time of the creation of the Housing Community program or Ground Lease.
19. Determination of participation in lawsuits or administrative proceedings affecting the Property, contingent upon approval of the General Counsel and UCOP EVP-CFO.
20. Authority to inspect the Property upon reasonable terms and conditions.
21. Determination of breach of Ground Lease by ICHA and of appropriate remedies and pursuit of same, in consultation with the General Counsel and UCOP EVP-CFO.
22. Determination of effect of partial condemnation of the Property, in consultation with the General Counsel and UCOP EVP-CFO.
23. Approval of ICHA requests for construction financing, in consultation with the President and the UCOP EVP-CFO.
24. Approval of ICHA annual operating budgets.
25. Execution of such development documents as are necessary (i.e., Condominium Declarations and Plans) to implement the condominium component of the Housing Community program as approved by the Regents, following approval by the General Counsel.

The following authorities will remain with the Regents and the President:

- A. Major changes in the Housing Community program and in uses of the Property covered by the ground lease must be approved by the Regents.
- B. Modification to the priority system for assignment to leasehold interest must be approved by the President.
- C. Amendments to the ICHA Bylaws must be approved by the President.