This Addendum to the California State University, Dominguez Hills, University Housing License Agreement presents additional terms and conditions by which the Licensee agrees to abide by in order to live in University Housing during the 2020-2021 Academic Year. This Addendum is fully incorporated into the pre-established University Housing License Agreement as if fully set forth therein. In the event of a conflict between the 2020-2021 License Agreement and this Addendum, the Addendum will apply.

The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is a highly contagious disease that can spread easily and exponentially and lead to severe illness or death. According to various public health organizations, persons of all ages are at risk.

An inherent risk of exposure to COVID-19 exists in any shared or public spaces where people are present, including within University Housing at CSUDH. In response to the ongoing COVID-19 pandemic, the University has taken and will continue to take various measures to safeguard the health and safety of its employees and students, including those authorized to be on campus and in University Housing. However, those measures cannot completely eliminate the risk of exposure. A Licensee who has elected to reside in University Housing will face a risk of exposure. The 2019 Novel Coronavirus, contagious viruses, or similar public health crises will impact a Licensee’s housing experience.

University Housing will work with our campus partners to support and engage residential students virtually throughout their stay on campus through one-on-one connections, group meetings, and online programming. However, it is important for residential students to understand that authorization to live in student housing does not equate to access to other areas of campus. Those offices and areas of campus that will be physically open during the pandemic, will be open only for essential services at specified times and a “normal” campus experience should not be expected. University Housing offices are expected to remain closed to residents and the public for some or all of the academic year. All informational meetings, programs, and other engagements in Housing are expected to be delivered virtually.

Consistent with California State and Los Angeles County health guidelines, CSUDH residential students will be required to wear face covering at all times when outside of their assigned apartment and must practice good hygiene inside their campus residence, adhering to all applicable and current stay-at-home guidelines. All individuals in the student housing community will be required to physically “social” distance from others by six feet or more at all times and wear masks or face coverings when outside of their homes. It is incumbent upon all residential students and staff to mitigate the spread of illness and keep our community as healthy and safe as possible.

The following additional terms and conditions are applicable to all Licensees who have accepted a housing assignment, electing to reside on-campus during the 2020-21 Academic Year.

I. Eligibility

The Licensee understands and agrees that the exclusive purpose for which the University is providing housing is to enable the Licensee to complete and/or participate in an educational program offered at CSUDH. Accessing or allowing access to the property for any other purpose may be dangerous or unsafe, and could expose the community to COVID-19.

II. Occupancy

a. Terms of occupancy are subject to change should future federal, state, and/or county directives so require.

b. Upon occupancy, Licensee agrees to comply with directives of the University’s Chief of Medical Services; the University’s Environmental Health & Safety Manager; the University’s COVID-19 Response Team; and/or the Los Angeles County Public Health Department, any of which may direct testing, isolation, and/or quarantine.

b. Upon initial check-in for occupancy, the Licensee will indicate to the best of their knowledge, they are not currently infected with COVID-19.
d. Upon occupancy, the Licensee agrees to promptly notify the University if, at any time, they are experiencing symptoms associated with COVID-19, in order to better protect themselves and the campus community. Symptoms include but are not limited to a loss of taste or smell, fever, severe headaches, severe fatigue or body/muscle aches, unusual gastrointestinal distress, or signs of respiratory illness such as a dry cough, shortness of breath or difficulty breathing.

e. University Housing reserves the right to de-densify housing units; this process may include, but is not limited to, the relocation of students to alternative housing as necessary to comply with public health directives or in response to public health emergencies. Relocation does not constitute a termination of the License Agreement.

f. The ability of University Housing to remain open to any students or staff is fully contingent on public health mandates due to the fluid nature of the COVID-19 pandemic. Residents may be required to vacate University Housing on a temporary or permanent basis in accordance with directives or guidelines from the University, the CSU, the County of Los Angeles, or the State of California. The University will endeavor to provide reasonable notice; however, the University reserves the right to take immediate action (including placement in an alternative placement), if in its sole discretion, circumstances warrant immediate action.

III. Meals

The Licensee understands and agrees that they must have means of meeting their own food needs using the full kitchen provided in their student apartment and local grocery stores or delivery service as on-campus dining is expected to remain closed for some or all of the academic year. The licensee further acknowledges that they will have to meet any food delivery drivers outside of the main, front gate to University Housing apartments, as long as access to the student housing community remains restricted.

IV. Health and Safety Awareness and Measures to Reduce Risk

All members of the University residential community must act in a manner that demonstrates respect and consideration for the health and safety of all community members. Licensees are prohibited from creating any health or safety hazard. To reduce the spread of COVID-19 (or other illnesses) and to protect the health and safety of the entire community the following will apply:

a. The Licensee understands that although the University has taken and continues to take various measures to protect against exposure, those measures will not eliminate all risk of exposure to COVID-19, and a risk of exposure remains.

b. The Licensee agrees to comply with current and future federal, state, and local government executive orders, directives, and guidelines as well as requirements established by the University, as it pertains to curtailing the spread COVID-19 or other illnesses, which may include return from breaks.

c. The Licensee is required to keep themselves informed of all current public health guidelines and to follow the directives and guidance provided by the University relating to illness while on and off-campus. Guidelines include, but are not limited to, social/physical distancing, guest restrictions, restrictions on gatherings, wearing a face-covering or other personal protective equipment, diagnostic and surveillance testing or screening such as temperature checks, cooperation with contact tracing, disinfection and cleaning protocols, quarantine/isolation requirements, or quarantine requirements imposed following travel. The Licensee shall frequently reference the University’s main COVID-19 response webpage: www.csudh.edu/together/.

d. Awareness of and compliance with heightened health and safety guidelines is mandatory for the Licensee and anyone authorized to be present in the residential community as long as the COVID-19 pandemic persists. This mandate extends to all areas and functions in the residential community, including apartments, laundry rooms, grounds, housing offices, and other common area spaces.

e. All residents should consider their assigned apartment their household upon check-in and they must protect themselves and others in the community by not occupying any secondary domicile or going between households (i.e. no weekend visits to homes of friends or family). This is critical in helping prevent the spread of COVID-19.

f. Mandatory Living Agreement: In the case where the Licensee shares an apartment with another student(s), the Licensee is required to attend a virtual meeting with them along with their Resident Assistant (or other Residential Life Staff member) to complete a Housemate Agreement. Among other areas, the Housemate Agreement will outline expectations for social/physical distancing, cleanliness, and health precautions within shared student apartments.

g. Mandatory Community Meetings: The Licensee shall attend all mandatory virtual community meetings facilitated by Residential Life or other University Housing staff. Mandatory virtual community meetings will
provide the Licensee with updated information pertaining to on-campus housing, including but not limited to health & safety updates, operational announcements, policy updates, and community needs.

h. **Guests and Visitors:** Unless and until the Licensee receives official further notice from the University, all residential students are prohibited from bringing or hosting any guests or other visitors on campus in order to maintain the high level of physical-distancing required during this pandemic. The licensee shall not visit any other students’ on-campus apartments until further notice; this temporary but indefinite Guest Prohibition accords with current State directives; the Guest Prohibition supersedes University Housings’ pre-existing Guest Conduct and Policy or “Guest Policy”. The licensee may not bring parents or friends into their on-campus apartment to help them move in or move out, with the exception of students who need an accommodation due to a disability. (Requests for any disability accommodations in Housing must be made in advance by contacting the Student disability Resource Center.)

i. **Cleaning:** University Housing will continue to implement and modify its cleaning protocols in preventative response to COVID-19 or other public health emergencies. All residents electing to live in University Housing are responsible for safely and diligently clean their living spaces and, where applicable, sharing cleaning responsibilities for common areas of their apartment (kitchen, living room, bathrooms and hallways) to keep the home sanitary and best protect the health of all occupants. Students are responsible for providing their own cleaning supplies, as recommended by public health guidance, to maintain a clean living environment within their assigned space.

j. **Amenities and Common Areas:** University Housing has limited, and may further limit access to, some amenities and common areas for the health and safety of the community, based on guidance from health professionals and in accordance with local and state guidance in response to COVID-19. Until further notice, Basketball and volleyball courts in University Housing are closed. Mail service and package pick up will be limited to a few pick-up hours each week when packages can be distributed through a safety door between the Building A lobby and laundry room. The Laundry rooms in Buildings A and X are expected to remain open to residents 24/7. However, face coverings must be worn and adequate physical distancing must be maintained at all times by any users. These rooms will receive additional regular cleaning to further curtail the spread of COVID-19.

V. **Confirmed Positive or Exposure to COVID-19 Guidelines**

a. The Licensee will promptly notify the Student Health Center or University Housing staff should they develop COVID-19 symptoms, test positive for COVID-19, or have known exposure to someone confirmed or suspected of having contracted COVID-19.

b. The Licensee will be provided with and be advised to follow isolation or quarantine instructions in accordance with the University’s current Residential Student Isolation & Self-Quarantine Protocol; relocation may be required as part of this protocol.

c. The Licensee will not attend in-person classes, visit any other on-campus facilities, or otherwise end a directed isolation or quarantine period until they have met Centers for Disease Control and Prevention (CDC)’s criteria in consultation with University officials to discontinue a required isolation or quarantine period.

d. The Licensee acknowledges the authority of University’s Student Health Center and Environmental Health & Safety personnel who will determine the parameters of any isolation or quarantine period, according to the most recent CDC and LA County Health guidelines.

e. The Licensee acknowledges that if they need to be transported to a healthcare facility, the University may call for appropriate medical transportation and alert the hospital (including emergency response personnel) that the Licensee may have COVID-19.

f. The Licensee will provide a contact name and phone number for medical emergencies and acknowledges that in the event the Licensee becomes ill, the University reserves the right to notify any provided emergency contact. The Licensee agrees to logon to their online MyCSUDH account to ensure their emergency contact information is current and accurate upon occupancy.

g. University Housing may reassign a Licensee to a different room, building on or off-campus as necessary to effectuate quarantine or isolation or to otherwise follow public health guidelines and directives related to COVID-19.

VI. **Balcony & Patio Closures**

As part of ongoing rehabilitation work in University Housing and efforts to improve the structural integrity of our aging apartment buildings, the University recently closed the majority of balconies and patios attached to student apartments. These closures have been issued in an abundance of caution to prevent residents from accessing any...
appendages which require future remedial work. Although extensive construction has been underway in Housing since early 2020, the bulk of this restorative work addressed the exterior stairs and decking leading to the main entrances of units. Balcony and patios rehabilitation is not expected to be addressed during the COVID-19 pandemic and residents are prohibited from using these areas, as posted, for their own safety and the safety of others. The Licensee will know that their unit has a closed patio or balcony if a conspicuously posted “Access is restricted” sign is affixed to the door between the living room and its appendage. Any bedrooms with windows providing direct access to a closed patio or balcony have also been closed and will not be occupied for reasons of fire safety. The Licensee agrees to keep off any restricted balcony or patio.

VII. Right of Entry
To reduce risk of exposure to COVID-19 or other illness or infectious diseases, the Licensee must vacate their bedroom, other areas of their apartment, and/or exit the unit altogether during health and safety inspections or when entry to the unit is required by University Housing staff or any other authorized University employee or vendor for purposes of inspection, cleaning, or maintenance. In the event the Licensee is permitted to stay inside the assigned unit during inspection or maintenance, the Licensee will wear a face covering and maintain an appropriate physical distance from others of six feet or more.

VIII. Failure to Comply
A Licensee who fails to comply with the terms of the Addendum, including but not limited to, violation of social/physical distancing guidance, guest restrictions, quarantine/isolation requirements, and health and safety as outlined in Section III may be administratively removed from University Housing. The University reserves the right to remove a student on the basis of a single substantial violation of the COVID-19 related safety measures noted here within the addendum and in other University official communications. Living on campus is a privilege regardless of need. Residents found to be responsible for violating any policies or directives regarding safe learning and living during the COVID-19 pandemic may be sanctioned and removed from the housing community. Licensee may also be subject to student discipline up to and including dismissal for the University. The health and safety of all CSU Dominguez Hills students and employees is paramount to all University considerations and actions.

IX. Refunds for Cancellation or Revocation; Force Majeure; COVID-19 Outbreak
University shall authorize refunds only as provided in Title 5 of the California Code of Regulations, the University Housing License Agreement, or this Addendum. Neither Licensee nor University shall be liable for any delay or default in the performance of its obligations hereunder if such delay or failure to perform is caused by conditions beyond its reasonable control including, but not limited to, acts of God, government restrictions or orders, wars, insurrections, disaster, acts of terrorism, communicable disease outbreak, epidemic or pandemic, and/or any other cause beyond the reasonable control of the party whose performance is affected. Licensee and University acknowledge that the full impact of COVID-19 is not currently known or reasonably foreseeable. In the event that circumstances related to COVID-19, or to any reoccurrence of the COVID-19 virus, reasonably prevent a party’s performance hereunder, the party whose performance is affected may invoke the Force Majeure clause of this Agreement and be excused from liability for its failure or delay in performing its obligations hereunder, even if the circumstances related to COVID-19 were foreseeable at the time of the parties’ execution of this Agreement. Notwithstanding the foregoing, in no event shall Licensee be excused from paying any fees or amounts owed for the period of time during which Licensee occupied the Premises. In the event that Licensee is unable to occupy the Premises due to circumstances related to COVID-19, the University will provide Licensee with prorated refunds for any housing payments representing the time period during which Licensee was unable to occupy the Premises due to circumstances related to COVID-19.

My signature below affirms that I have read the California State University, Dominguez Hills University Housing License Agreement and this Addendum for Academic Year 2020-2021 and I agree to all terms and conditions provided within these documents.

_________________________________________________  ______________
Student signature       Date