

UNIVERSITY OF OREGON

Strategic Housing Plan

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State Board of Higher Education
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Overview

Strategic Housing Plan goals



- ¥ **To support and enhance our enrollment management strategy** by providing adequate and flexible housing choices for freshmen to graduate students that are competitive with our peers and attractive to our unique mix of students.
- ¥ **To support and enhance our character as a residential university** by encouraging full-time students to live on or close to campus and by integrating academic programming and support services within the residential environment.



Housing Objectives

Some key measurable goals are to house:

- at least 25% of **undergraduates**
- at least 85% of **freshmen**
- at least 15% of **sophomores, juniors, and seniors**
- at least 11% of **graduate students**
- in a mix of unit types with accommodations for related programming and services



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Housing Analysis —Existing Conditions

- 3,501 beds in eight residence halls
- 447 apartment units/houses
- Exceptionally well maintained but a large investment required just to address current standards
- All residence halls (except Living Learning Center) more than forty years old



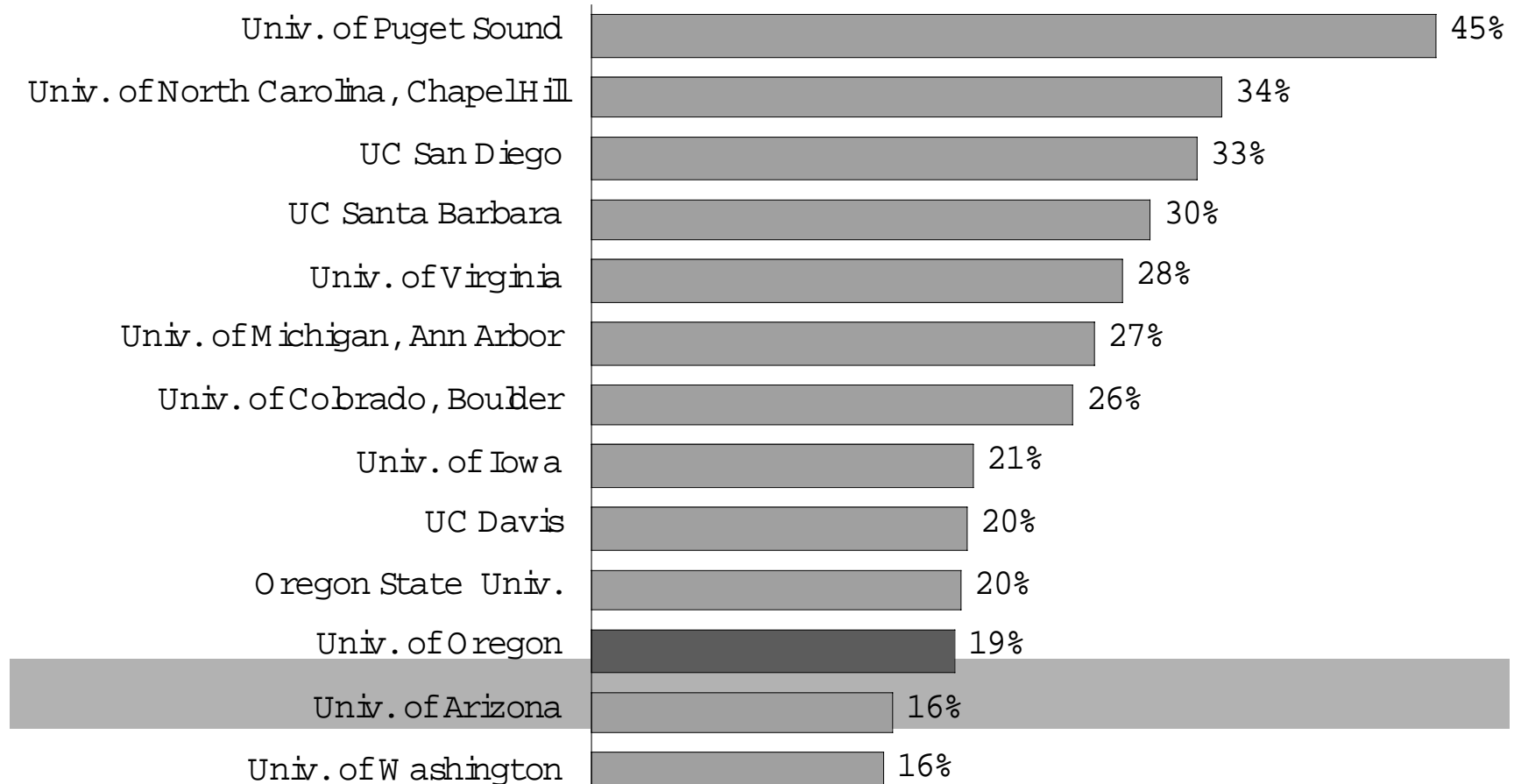
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Housing Analysis —Market Study

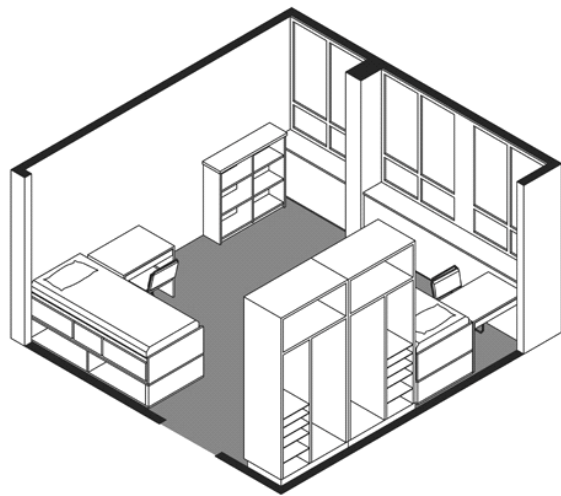
- Conducted in Spring 2007
- 13 focus groups
- 12 peer institutions
 - ¥ Oregon State Univ.
 - ¥ Univ. of Arizona
 - ¥ UC Davis
 - ¥ UC San Diego
 - ¥ UC Santa Barbara
 - ¥ Univ. of Colorado, Boulder
 - ¥ Univ. of Iowa
 - ¥ Univ. of Michigan, Ann Arbor
 - ¥ Univ. of North Carolina, Chapel Hill
 - ¥ Univ. of Puget Sound
 - ¥ Univ. of Virginia
 - ¥ Univ. of Washington
- More than 3,100 respondents to on-line survey



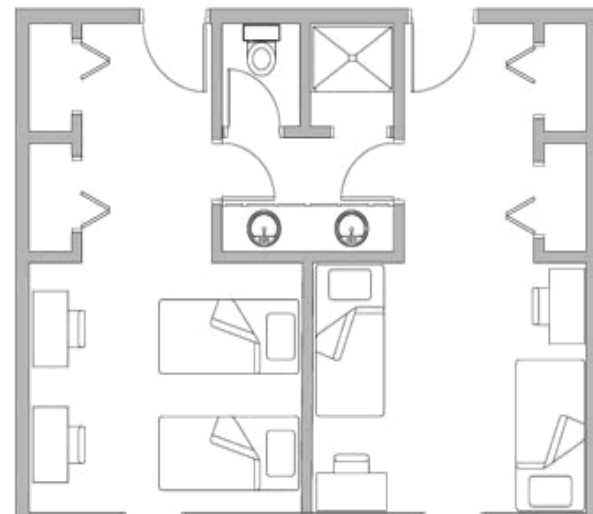
Housing Analysis - Beds as a Percentage of Enrollment



Housing Analysis - Tested Units and Rents



Modern Traditional Double (Like
LLC)
\$12,020 per Academic Year
(includes Standard Meal Plan)

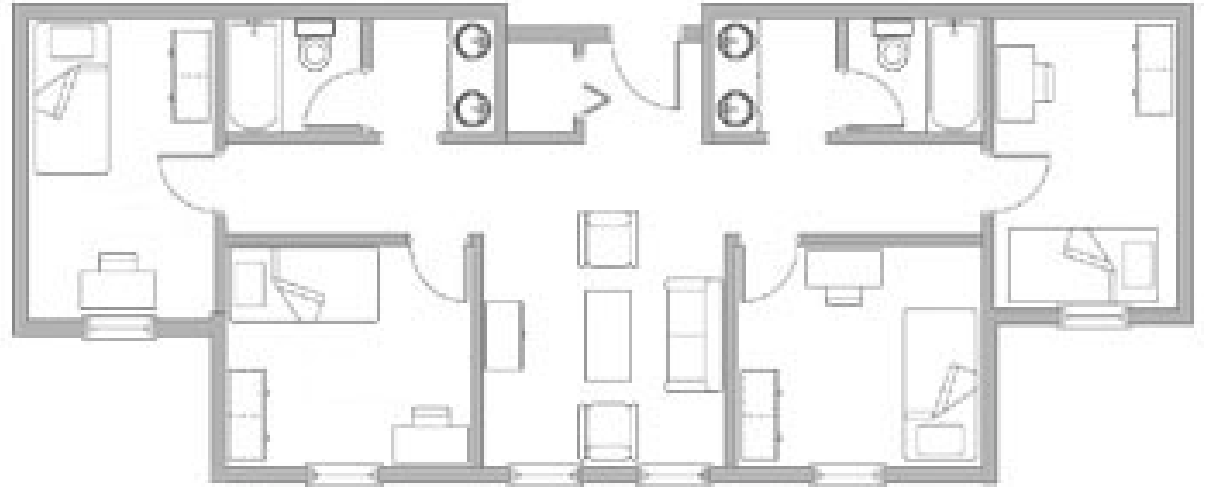


Two-Double-Bedroom Semi-Suite
\$12,790 per Academic Year
(includes Standard Meal Plan)

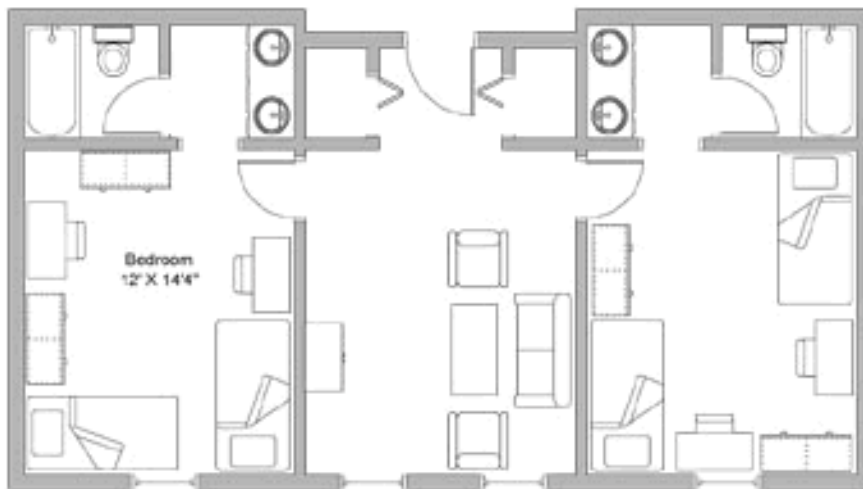


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Housing Analysis - Tested Units and Rents



Four-Single-Bedroom Suite
\$15,780 per Academic Year
(includes Standard Meal Plan)



Two-Double-Bedroom Suite
\$14,340 per Academic Year
(includes Standard Meal Plan)



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Housing Analysis - Preferred Residence Hall Types Among Students Currently Not Residing on Campus

| Unit Type | Rent / AY | Student Preference |
|--|-----------|--------------------|
| Traditional Double, Renovated | \$9,990 | 4% |
| Traditional Single, Renovated | \$11,440 | 10% |
| Modern Traditional Double (Like LLC) | \$12,020 | 11% |
| Two-Double-Bedroom Semi-Suite | \$12,790 | 10% |
| Two-Single-Bedroom Semi-Suite | \$14,530 | 20% |
| Two-Double-Bedroom Suite | \$14,340 | 16% |
| Four-Single-Bedroom Suite | \$15,780 | 28% |
| Total | | 100% |



Student Learning and Space Program Analysis

Current Situation:

- Excellent array of residential learning communities (e.g., Residential Freshman Interest Groups)
- Several outstanding academic activities (e.g., Community Conversations)
- Good integration of academic and social spaces in Living Learning Center

What is Needed:

- Integration of academic and social spaces in other residence halls
- Residentially-located learning centers found at comparable institutions (e.g., Univ. of Michigan and Indiana Univ.)



Implementation Plan — Recommended Option

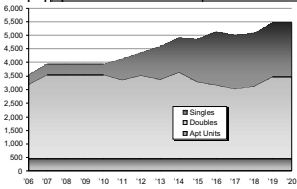
Accelerated Replacement (Ten-Year Timeframe)

- Cycle 1 cost of \$40 to \$60 million
- Funded by new unit rate increases and an annual 3% increase
- Renovate approximately one-third of the existing beds (for example: 1,388 - Barnhart, Walton and apartments);
Replace approximately two-thirds (for example: 2,069 - Bean, Carson, Earl, Hamilton, and Riley)
- Construct approximately 1,900 new beds
- Create student learning spaces (6.5 gsf/resident)



Implementation Plan — Sequence (Illustrative)

| FYE Ending June 30: | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Barnhart Hall | 432 | 432 | 432 | 432 | 432 | 432 | 432 | 432 | |
| Bean Complex | 576 | 576 | 576 | 576 | 576 | | | | |
| Carson Hall | 282 | 282 | 282 | | | | | | |
| Earl Complex | 316 | | | | | | | | |
| Hamilton Complex | 780 | 780 | 780 | 780 | 780 | 780 | 780 | | |
| Living Learning Center | 387 | 387 | 387 | 387 | 387 | 387 | 387 | 387 | 387 |
| Riley Hall | 115 | 115 | 115 | 115 | | | | | |
| Walton Complex | 613 | 613 | 613 | 613 | 613 | 613 | | 552 | 552 |
| East Campus Grad Village | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| Agate Apts | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Moon Lee Apts | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Spencer View Apts | 272 | 272 | 272 | 272 | 272 | 272 | 272 | 272 | 272 |
| East Campus Houses | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 |
| On-Campus Traditional | | | 226 | 226 | 226 | 226 | 226 | 226 | 226 |
| On-Campus Traditional II | | | | | 446 | 446 | 446 | 446 | 446 |
| On-Campus Traditional III | | | | | | 446 | 446 | 446 | 446 |
| On-Campus Semi-Suites | | | | | | | | | 514 |
| On-Campus Suites (P15) | | | | | | | 458 | 458 | 458 |
| Walton Infill | | | | | | | | 83 | 83 |
| Edge Suites | | | 510 | 510 | 510 | 510 | 510 | 510 | 510 |
| Edge Suites II | | | | 510 | 510 | 510 | 510 | 510 | 510 |
| Edge Suites III | | | | | | 510 | 510 | 510 | 510 |
| Academic Overlay 1 | | | | | | | | | |
| Academic Overlay 2 | | | | | | | | | |
| Academic Overlay 3 | | | | | | | | | |
| Academic Overlay 4 | | | | | | | | | |
| Total Revenue Beds | 3,948 | 4,142 | 4,368 | 4,596 | 4,927 | 4,861 | 5,152 | 5,007 | 5,089 |
| Change | 0 | 194 | 226 | 228 | 331 | (66) | 291 | (145) | 82 |



Next Steps

- Share findings with campus constituencies and receive feedback —*Fall 2007*
- Review by UO Financial Management staff —*Fall 2007*
- Recommendation to UO President Frohnmayer —*Winter 2008*
- Address outstanding implementation issues —*Fall 2007/Winter 2008*
- Engage campus planning committee —*Spring 2008*
- Launch Cycle 1 construction —*to be determined*
- Conduct periodic market surveys and adjust programming as appropriate - *Ongoing*

