

## VII. STANDING COMMITTEES

## A. Academic and Student Affairs Committee

University of Washington Bothell Student HousingRECOMMENDATION:

This is an information item. The Regents will be asked to take action to approve the rent rates at the July Regents meeting.

BACKGROUND:

- The University of Washington Bothell began accepting freshmen in 2006.
- The freshman class has grown from 135 in the first year to an expected 340 for autumn 2009.
- Student recruitment has expanded to include the entire state of Washington.
- Freshman and sophomore students expect a more robust student life program.
- We are pursuing a student center, expanded food service and student housing to meet the needs of our growing student population.
- In the long run, we intend to build or acquire student housing.

As a first step, the University of Washington Bothell is planning to master lease a small apartment building near the campus and manage the property for student housing beginning autumn quarter 2009.

A request for proposals (RFP) was sent out to apartment complexes within a 1.5 mile radius from campus in early winter. Twelve proposals were received. A team from the UW Real Estate Office, UW Bothell Administration and Planning, and UW Bothell Student Life reviewed the RFPs, toured facilities, and selected the preferred property. The UW Real Estate Office is developing a Letter of Intent to the property owner proposing a one year lease, with five one year options.

During the past several months, UW Bothell representatives have consulted with the Provost's Office, the Office of Planning and Budgeting (including the Capital and Space Planning Office), the Attorney General's Office, Risk Management, the Treasury Office and representatives from UW Housing and Food Services to ensure that necessary analysis has been completed and all appropriate steps taken prior to implementing this initial housing program. The Chancellor and Vice Chancellor have also discussed this plan with the Mayor and City Manager of Bothell and have ensured that applicable City codes and zoning support the proposal.

The apartment complex will house up to 44 students, plus two undergraduate or graduate community advisors (similar to a resident advisor). All apartments are

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one bedroom, one bathroom and will be fully furnished. The complex is approximately one quarter mile from campus and is within walking distance to shops, restaurants, and bus lines. There will be student life programming specifically designed for the residential community. A financial pro forma has been prepared to ensure that the housing program can operate on a self-sustaining basis including facility costs, student life programming, insurance, community advisory expenses and all other expenses. Based on this pro forma the following rental rates are proposed:

Shared one bedroom: \$625/month

Single one bedroom: \$1100/month (maximum of 5 units will be singles)

Rates are per person and include all utilities (water, electricity, basic cable, and internet) except phone service. Students will sign a twelve month contract, with an option for a nine month contract.