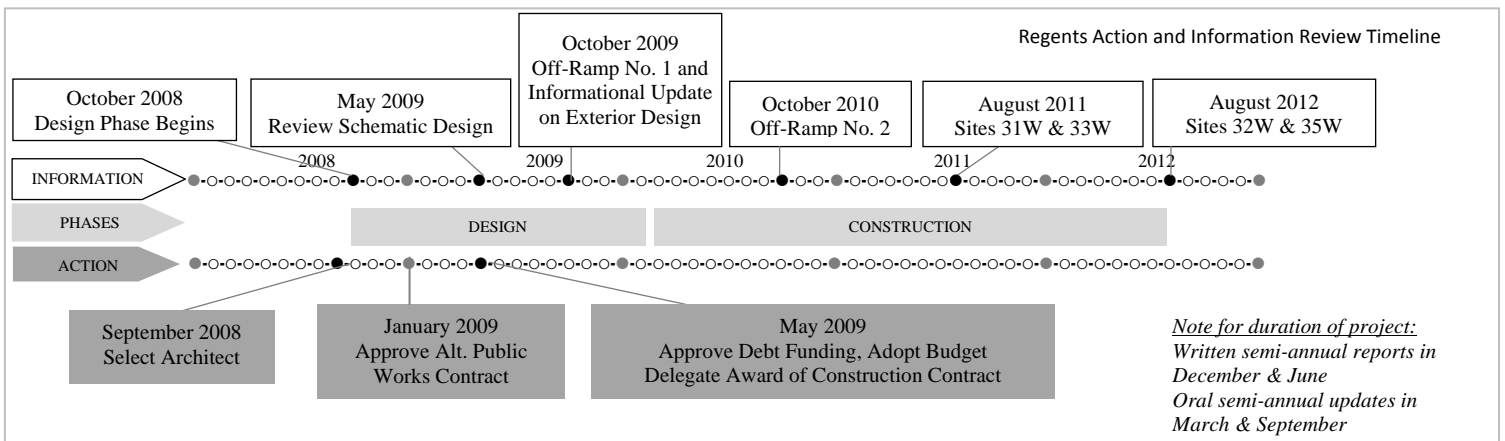


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Housing & Food Services (HFS) Master Plan Phase I Construction – Status Report



INFORMATION

The purpose of this presentation is to provide a status report on the demand for on-campus housing for the Autumn Quarter 2010. The previously submitted credit analysis for the HFS Master Plan Phase I identified this information as critical to the decision to continue with the construction of the remaining two of four on-campus residential facilities. The credit analysis included two off-ramps; this is the second of two.

The second off-ramp identified a threshold occupancy rate of ninety percent or less of capacity (after eliminating overcrowding) in Autumn Quarter 2010 to either reduce in scale or postpone the construction of Elm and Alder Halls. Based upon the occupancy rate for Autumn Quarter 2010 of 114.8 percent of designed capacity, Housing and Food Services is proceeding with the next two residential facilities as planned for in the Student Housing Phase I project.

The first two Student Housing Phase I projects Cedar Apartments and Poplar Hall are under construction and on schedule for occupancy in Autumn Quarter 2011. The next two buildings Elm and Alder Halls are planned for construction start in January 2011 with occupancy anticipated for Autumn Quarter 2012. When combined - the four campus residential facilities will provide 1,650 new beds. These new beds will allow Housing and Food Service to begin to meet some of the student housing demand for additional beds and allow the existing residence halls to be renovated as part of future phases by shifting students into the new residential facilities.

VII. STANDING COMMITTEES

B. Finance, Audit & Facilities Committee

Housing & Food Services (HFS) Master Plan Phase I Construction – Status Report (continued p. 2)

STATUS REPORT: DEMAND FOR ON-CAMPUS HOUSING

For Autumn Quarter 2010, occupancy within on-campus housing exceeds capacity. As of September 23, 2010, 5,776 (single) students were assigned to on-campus residence halls. This includes 659 students in repurposed spaces—including rooms designed for one or two persons but accommodating two or three, respectively, and graduate student housing that has been converted to residence hall inventory. This also includes 93 students assigned to temporary accommodations such as floor lounges and 106 students remain on the waitlist and will move into on-campus housing as space becomes available. Occupancy for Autumn Quarter 2010 is currently 114.8 percent of designed capacity.


Consistent with previous years, 63.9 percent of the confirmed freshmen class is assigned to the residence halls; the percentage of students who contracted to return to campus housing from last Spring Quarter is 38 percent. While true demand cannot be fully known, it should be noted that 1,811 students cancelled their on-campus housing application at some point after the application was submitted to HFS; a portion of these cancellations were due to our inability to guarantee on-campus housing. Demand for on-campus housing for Autumn Quarter 2010 continues the trend of demand exceeding supply and supports the decision to construct additional residence halls on the University of Washington Seattle campus.

Attachment

HFS Master Plan Phase I construction site map

HOUSING & FOOD SERVICES (HFS)
MASTER PLAN PHASE I CONSTRUCTION



	Phase I	Site 31W	Cedar Apartments
		Site 32W	Elm Hall
		Site 33W	Poplar Hall
		Site 35W	Alder Hall