

STANDING COMMITTEES

Academic and Student Affairs Committee

Approve 2020-2021 Student Housing Rental Rates at UW Bothell

RECOMMENDED ACTION

It is the recommendation of the Administration and the Finance and Asset Management Committee that the Board of Regents approve the proposed 2020-2021 student housing rates for the University of Washington Bothell, an increase of 2.81 percent, effective July 1, 2020.

BACKGROUND

The UW Bothell Housing and Residential Life program is proud to support the University's mission of providing access through excellence by providing campus housing and a robust residential curriculum model for our student population that live on campus.

Through the Residential Curriculum Model, our student housing residents are challenged as independent thinkers to reflect on their identities, create healthy living environments, and navigate academic resources to prepare them for success in their communities. The residential students, through transformational experiences, develop skills to help them successfully share living and community spaces and advance their independence.

The UW Bothell Housing and Residential Life Program is currently comprised of Husky Village Apartments (University-owned) with 277 beds and Campus View Apartments (master-leased) with 42 beds. The program offers three bed types - triple, double and single occupancy bedroom options within shared apartment style units.

HOUSING OPERATIONS

UW Bothell Housing and Residential Life recommends a 2.81 percent rate increase to each of the three housing rates for the 2020-2021 academic year. In the previous academic year, the approved rate increase was 4.86 percent in each of the three housing rates.

STRATEGY FOR ANALYZING NECESSITY OF OPERATIONAL CHANGES

UW Bothell Housing and Residential Life approaches the annual budget development process under the following grounded parameters:

STANDING COMMITTEES

Academic and Student Affairs Committee

Approve 2020-2021 Student Housing Rental Rates at UW Bothell (continued p. 2)

1. When initiating the budget development process, we first assume no new revenues from rents.
2. To the extent possible, we do not increase funds for any program or service that cannot be tied to a documented increase in the cost of the materials, labor or other resources needed to deliver that program or service as it exists today.
3. Without justification, we do not add any program or services without eliminating something of equal or greater cost.
4. Continue to pursue strategies that provide an increase in existing student housing inventory offerings without incurring negative impact to the existing resident population.
5. To the extent possible, target off-sets to expense increases in the form of expense savings and/or increased revenue that does not come from rent.

The main levers driving the need for the 2.81 percent proposed increase to all three bed types are increased facility service recharge rates, aging facilities that require more upkeep to maintain annually, and an increase in utilities costs. Additionally, student staff minimum wage increases and professional staff merit increases are driving up operating costs.

To help minimize the rent rate increase, UW Bothell has decided to not renew the Campus View apartment master lease for 2020-21, based on the recommendation of our Housing Budget Advisory Committee comprised of students and staff. The Campus View leased property is aging fast, leading to resident concerns about living in that property. By not renewing the lease, we will save on the 5 percent monthly rent increase annually per the terms of the lease. We also expect to have indirect savings in programming costs associated with that leased building, though we will incur additional costs for providing gender neutral housing at Husky Village Apartments. The 42-bed reduction in bed count from this decision to not renew Campus View will not have a material impact on current residents wishing to return to UWB housing for the 2020-2021 academic year, as Husky Village offers first priority housing to returning students.

In seeking the 2.81 percent increase for the 2020-2021 academic year, we followed the budget review parameters and conducted a thorough review of all expense categories to identify expense savings. Without the proposed rate

STANDING COMMITTEES

Academic and Student Affairs Committee

Approve 2020-2021 Student Housing Rental Rates at UW Bothell (continued p. 3)

increase, the Program would be unable to meet its debt service obligation for Fiscal Year (FY) 2021. This would also set back the program goals related to building a capital reserve fund for long-term maintenance and upkeep of the facilities, as well as staying in compliance with Internal Lending Program requirements. In addition, the annual operating budget would be negatively impacted without the proposed increase, leading to service reductions, and/or postponement of facilities improvements related to safety.

Overview of Housing Rate Proposal

Student Housing Expenses

Student Housing Rate Increase

Escalations:

Facility Maintenance & Utilities	1.78%
Administrative Costs	0.25%
Total Expense Escalations	2.03%

Offsets/Adjustments:

Campus View – Lease Non-Renewal	-0.33%
HV unit adjustments – Gender Neutral	1.11%
Total Offset/Adjustment	0.78%

TOTAL ROOM RATE INCREASE 2.81%

PROPOSED HOUSING RATES

Bedroom Occupancy Type	Housing Occupancy Term	2019-2020 Annual Rate	2020-2021 Proposed Annual Rate	Total Annual Rate Increase
Triple Occupancy	Academic Year (Fall-Spring)	\$8,250	\$8,490	\$240
Double Occupancy	Academic Year(Fall-Spring)	\$9,360	\$9,630	\$270
Single Occupancy	Academic Year(Fall-Spring)	\$12,780	\$13,140	\$360

STANDING COMMITTEES

Academic and Student Affairs Committee

Approve 2020-2021 Student Housing Rental Rates at UW Bothell (continued p. 4)

HOUSING BUDGET ADVISORY COUNCIL-RATES CONSULTATION

The Housing Budget Advisory Council (HBAC) provides a forum for education and discussions with students and student leaders around the annual Housing Budget Development and Rates Review process.

2019-2020 HBAC Student Members:

Nia Prabhu – RHA Vice President

Bryanna Bui – ASUWB Liaison

Keiera Hurley – Community Assistant and Husky Village resident

Lauren Suzuki – Resident Advisor

Jazmin Manrique-Mora – ASUWB Student Leader

UW Bothell Housing and Residential Life staff lead a series of HBAC meetings from November through February where HBAC members participate in discussions and provide feedback during council meetings related to budgetary, policy, procedural, and improvement issues related to the UWB student housing residential community.

The HBAC was responsible for the initial review and endorsement of the annual housing rates in January for the next academic year. The HBAC and Residence Hall Association held UW Bothell Student Housing Rates Information sessions in February.

REVIEW AND APPROVAL PROCESS

- The UWB Housing Program partnered with the Housing Budget Advisory Council to learn about the annual housing budget. These meetings allowed Housing and Residential Staff to meet with HBAC members to have a dialog and discussion around the annual operating budget and housing rate development process. The HBAC was the first to review and endorse approval of the proposed 2020-2021 Housing Rates.
 - November 6, 2019
 - November 13, 2019
 - November 20, 2019
 - December 4, 2019
 - January 14, 2020
 - January 21, 2020
 - January 28, 2020

STANDING COMMITTEES

Academic and Student Affairs Committee

Approve 2020-2021 Student Housing Rental Rates at UW Bothell (continued p. 5)

- On Monday, January 27, 2020, Housing and Residential Life staff attended the Residence Hall Association's (RHA) executive meeting to present the rate proposal and discuss questions and feedback. RHA voted to unanimously endorsed the rate for 2020-2021.
- All student housing residents were emailed a letter detailing the rate proposal on Friday, January 31, 2020, and invited to attend Information Sessions about the Housing Rates Proposal on Wednesday, February 5, and Thursday February 6, 2020.
- The Housing and Residential Life staff shared the annual budget and rates review process with ASUWB Liaison, Bryanna Bui, and on Monday, February 3, 2020, attended their weekly meeting. ASUWB approved the proposed rate unanimously.
- On Thursday, February 6, 2020, the Housing and Residential Life staff consulted with RHA through a Community Conversation with residents regarding the 2020-2021 rates proposal were presented at the RHA Community Conversation and endorsed.
- This proposal has also been discussed and endorsed by the UW Bothell Dean of Student Affairs Tim Wilson, Interim Vice Chancellor Gowri Shankar, Vice Chancellor Sharon Jones, and Chancellor Wolf Yeigh.

Attachment

Presenters' Biographical Information

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Jeff Sann

**Director of Auxiliary Services
Campus and Community Development**

Under the division of Planning & Administration, Jeff Sann is serving in his first year of leadership for campus auxiliary operations which includes Campus Housing and Dining Services. He has been at UW Bothell in Housing & Residential Life since 2013. Originally from Oregon, Jeff has loved being part of the ever-changing UW Bothell campus.

Mr. Sann facilitated the second annual Student Housing Budget Advisory Council (HBAC) this year in partnership with Residential Life and student leadership. Jeff has appreciated the dialogue and support from HBAC members as we worked collectively with the best interest of current and future housing residents in mind.



Keiera Hurley

**University of Washington Bothell
Husky Village Community Assistant
Housing Budget Advisory Council (HBAC) Member
Black Student Union (BSU) Secretary**

Keiera Hurley is a second-year housing resident and sophomore pursuing her undergraduate degree in Biology. She hopes to go to medical school and become a licensed psychiatrist. Keiera is a College Success Foundation Scholar and has been an officer of the Black Student Union on campus since September, 2018.

Keiera has participated in HBAC with the intention to keep students informed about housing operations as well as to keep housing on campus as accessible as possible.



Nia Prabhu

University of Washington Bothell

RHA President

Housing Budget Advisory Council (HBAC)

Member

Nia Prabhu is a first-year housing resident and junior pursuing her undergraduate studies in Biology and planning to go to medical school. Nia is proud to serve as the president of RHA and a member of HBAC this year.

Nia has participated in HBAC and RHA to represent the residents and keep them informed about the housing budget and changes to the rates process. Nia looks forward to build a stronger bridge between RHA and HBAC and represent the residents in housing-related topics.