

# Housing Brief

UC Berkeley

Berkeley Chamber of Commerce Meeting · March 24, 2017



Conceptual depiction of Bancroft Hall, opening Fall 2018. This new student residence is a public-private partnership with American Campus Communities and will house 775 students.

# Update on Student Housing

## Current Housing State

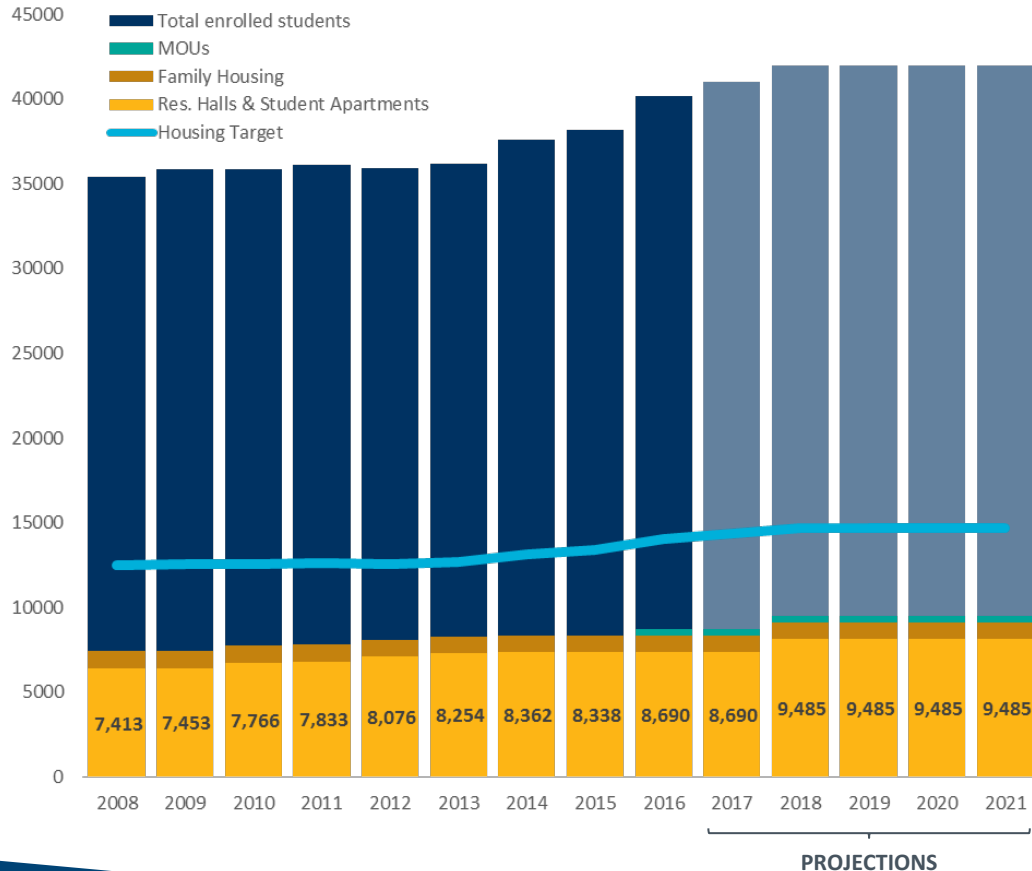
- Undergraduate population has grown by 15% and the graduate population by 7% since 2006
- Within the UC System, Berkeley has the lowest percentage of beds for its student body: 22% for undergraduates (7705 beds) and 9% for graduate students (917 beds)
- Current LRDP allows for an increase of only 2,250 beds
- Constrained site options near campus
- Expensive off-campus market with low vacancy rates

## Housing Goals

- Housing for 50% of total enrollment
- 2005 LRDP targeted a 2-year guarantee to first year undergraduate students and a 1-year guarantee to transfer and graduate students
- Maintain the number of university housing units for students with children
- Provide up to three years of university housing to new untenured ladder faculty



# Housing Inventory & Enrollment



- **2016-17:** 22% of undergraduates and 9% of graduate students housed on campus
- **Fall 2016:** Master leases with Garden Village and New Sequoia (346 students); MOUs with Holy Names and Mills Colleges (25 students)
- **Fall 2018:** Bancroft Hall opens, housing an additional 775 students

*Gap between housing target & available beds*

*Total beds*

# Housing Master Plan Task Force

## Fall 2016

### Task Force Goals

- Enumerate and evaluate potential development sites
- Develop a financial model to guide future housing developments
- Evaluate market conditions and Long Range Development Goals (LRDP)
- Create criteria to guide future housing decisions

### Financial and Resource Considerations

- Alternative uses for sites
- Relocation/replacement costs for existing uses
- Proposed project components should be reviewed independently before consolidating into an overall model
- Clear idea of net revenue
- Determine net present value for each location
- Evaluate financial implications for the campus against cost impacts to the occupants
- Maintenance of current housing
- Dining facilities

For more info see: [Housing Master Plan Task Force draft report](#)

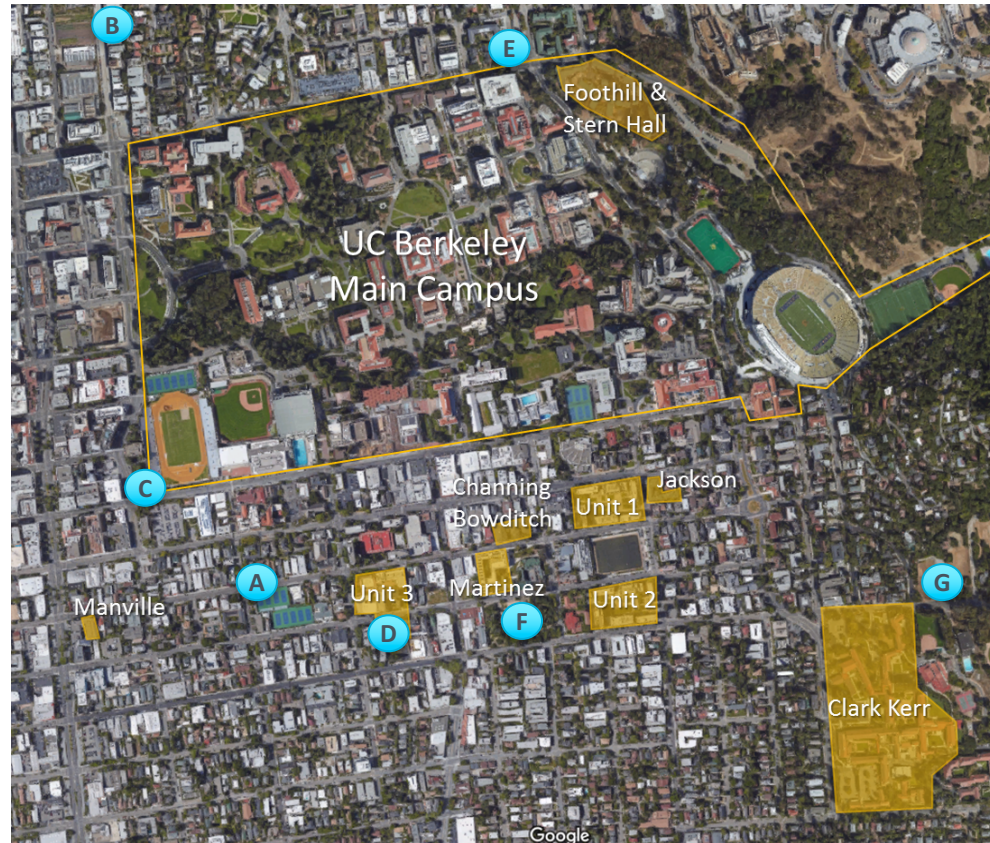
# Potential Housing Developments

Identified in Housing Master Plan Task Force draft report (Jan 2017)

	Location	Type**	Population	Beds
A	Channing-Ellsworth	RH, A	Upper-Division Undergrads & Graduate Students	200-400
B	Oxford Tract	RH, A	All Students	1,000-3,000
C	Bancroft & Oxford	RH, A	Upper-Division Undergrads & Graduate Students	100-120 Units
D	Unit 3 (Densification)	RH	Undergrads	650-900 (new)
E	Hearst Parking Garage	A	All Students, Post-Docs, Faculty	75-100 Units
F	People's Park	RH	Undergrads	200-350
G	Smyth-Fernwald	A	Graduate Students, Faculty, Post-Docs	200-250
*	Albany Village	A	Graduate Students; Students & Post-Doc Families	150-200 Units
*	Richmond Field Station	A	Graduate Students, Faculty, Post-Docs	TBD

\* Outside of the City of Berkeley (not on this map)

\*\* RH = Traditional Residence Hall; A = Apartments



■ Existing Housing

● Potential Developments

## **Next Steps - Spring 2017**

### **Consult with various UC constituents – including...**

- ASUC Senate meeting – March 8 / Graduate Assembly Delegates meeting – April 6
- UC Board of Regents meeting – March 15
- College of Natural Resources Faculty meeting – April 6
- Academic Senate leadership meetings – periodic

### **Outreach to the Berkeley community – including...**

- Chamber of Commerce meeting – March 24
- Mayor Arreguin meetings – periodic
- City Council's Special UC Relations Committee meeting – TBD

**Survey of Students/Postdocs** – Will launch survey the first week of April to better learn the needs and interests that students have regarding their housing choices.

**Financial Analysis** – Will submit proposed locations to a rigorous review in order to determine best use of each site, feasibility of each site, the viability of each financial plan, an overall development timeline; will rank all sites using present-value-based measures.