



**COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS
SUBCOMMITTEE ON GRADUATE STUDENT HOUSING**

Meeting Minutes

Friday, February 14, 2025

University of Florida, Gainesville, FL

Time Convened: 10:02 a.m.

Time Adjourned: 10:59 a.m.

Subcommittee members present:

David L. Brandon (Chair), Rafael Cruzado, Tina Horvath, Colt Little, Sarah D. Lynne, Cydney McGlothlin, Marsha D. Powers, Kevin Senior, Bill Starkey, Nicole Stedman, and Heather White.

Others present:

Members of the University of Florida community, and the public.

1.0 Call to Order and Welcome

Subcommittee Chair David Brandon welcomed everyone in attendance and called the meeting to order at 10:02 a.m.

2.0 Verification of Quorum

Vice President Heather White verified a quorum with all members present.

3.0 Discussion Item

• **Overview of Graduate Student Housing**

Subcommittee Chair Brandon advised the subcommittee was formed by Board Chair Mori Hosseini. The subcommittee charge is to investigate graduate student housing on and around campus and explore reasonable options to report back to the Board.

Vice President Heather White reviewed the subcommittee members including Graduate Student Council President Kevin Senior; Graduate School Dean Nicole Stedman, Board of Trustee chairs of the Facilities and Capital Investments Committee and Finance, Strategic Planning and Performance Metrics Committee; Trustee and Faculty Senate Chair Sarah Lynne; Student Life Vice President Heather White, Construction, Facilities and Real Estate Interim Vice President Colt Little; Chief Financial Officers Office Assistant Vice President and Treasurer Bill Starkey; Housing Senior Director Tina Horvath; Housing Director of Finance Rafael Cruzado; and Planning, Design and Construction Assistant Vice President Cydney McGlothlin.

Housing Senior Director Tina Horvath provided an overview of the existing graduate housing options in 3 communities including Corry Village (216 apartments, opened in 1959, 1 and 2 bedroom units), Diamond Village (200 apartments, opened in 1965, 1 and 2 bedroom units), and Tanglewood Village (208 apartments, opened in 1973, studio, 1 and 2 bedroom townhouses, 1.3 miles from campus).

The current occupancy in these communities, at 94 percent, reflects: 565 apartments rented, 32 prepped for renovation and 16 are used by Housing Conference Services which allows for visiting fellows, faculty, and students a short term by night option, and 11 used by Baby Gator for the UF Early Childhood Collaboratory at Diamond Village. Minor renovations and repairs occur in all units (flooring, cabinetry, etc.) once a unit is vacated. All buildings in Diamond and Tanglewood Villages are scheduled to have roofs replaced.

Graduate students have the flexibility to stay in the lease but must submit a Notice of Intent to Vacate form 60-days prior to the move-out date. There is a current housing waitlist of approximately 985 graduate students. When a unit becomes available, Housing staff makes about 20 calls before the offer for the unit is accepted, None of the graduate housing communities are at 100 percent capacity - The Continuum is at 84 percent. Trustee Marsha Powers asked where the current 985 graduate students are currently living and what they are paying. Ms. Horvath advised she would work with the Graduate School and provide an update at the next meeting.

Rental rates were reviewed for these communities which show the rent charged to graduate students is 40 percent below market rates within one mile of campus.

Village	Apartment Type	Monthly Rental Rate
Corry Village	1 Bedroom Unrenovated	\$589
	1 Bedroom	\$764
	2 Bedroom Unrenovated	\$658
	2 Bedroom	\$836
	2 Bedroom Deluxe	\$906
Diamond Village	1 Bedroom	\$764
	2 Bedroom	\$836
Tanglewood Village	Efficiency Unrenovated (Studio)	\$623
	Efficiency (Studio)	\$641
	1 Bedroom Unrenovated	\$715
	1 Bedroom	\$764
	2 Bedroom Unrenovated	\$785
	2 Bedroom	\$836
	2 Bedroom Townhouse Unrenovated	\$857
	2 Bedroom Townhouse	\$906

In addition to these housing options, the University is also in a public private partnership (P3) with The Continuum owned by Providence. This partnership was put into place during a good market with low interest rates. Providence operates the facility, manages leases and maintains the property that is an official graduate and professional housing partner with UF.

Rental rates for The Continuum were shared.

Apartment Type	Max Occupancy*	Square Footage	Monthly Rental Rate
Studio 1 bathroom	2 residents	416	\$1,175
1 Bedroom 1 bathroom	2 residents	495	\$1,500
1 Bedroom 1 bathroom	2 residents	548	\$1,525
2 Bedroom 2 bathroom	4 residents	730	\$1,820 (\$910 / bedroom)
2 Bedroom 2 bathroom	4 residents	768	\$1,870 (\$935 / bedroom)
4 Bedroom 4 bathroom	4 residents	1,354	\$3,520 (\$880 / bedroom)

UF has staff on-site, programming and promotes this housing option to graduate and professional students. This community capacity is 571 beds and features amenities including furniture, fitness center, business center, and swimming pool. Rent is calculated per resident and common spaces are shared. The current occupancy is approximately 84 percent. It was noted by several committee members that the occupancy rate versus the number on the waitlist was interesting and should be explored.

Subcommittee Chair Brandon asked if a P3 option could be possible at the current Maguire Village location once the land is cleared and what would an expected rental rate structure look like. Interim Vice President Colt Little advised it is possible but with the current market and interest rates high, the monthly rental rates are likely to be higher than what The Continuum currently charges. He advised he will work with UF Associate Vice President of Finance and Treasurer Bill Starkey to produce proforma numbers to share with the subcommittee at the next meeting. Interim VP Little added a P3 does not solve debt capacity for the institution.

Subcommittee Chair Brandon mentioned questions were asked about Maguire Village which closed in summer of 2023 but still stands. Interim VP Little advised the legacy buildings of Maguire Village and UVS were deemed uninhabitable. The cost to bring up to standards, environmental considerations, remediation, and abatement far exceeded the cost to build a new structure. The demo will happen within a couple of months, but it takes time to do a total evacuation of the site due to environmental hazards among other issues. Associate Vice President for Planning Design and Construction Cydney McGlothlin added additionally, they are trying to salvage pieces to use in other places and donating what they can to Gainesville community projects. Trustee Sarah Lynne added it is helpful to have this information to share and wants to be kept up to date. She added her enthusiasm for the discussions and ideas. She wants to ensure feedback from groups along the way is shared.

Benchmarking across the state university system was provided. Of the 12 state institutions, only the University of Florida and Florida International University have dedicated graduate housing. Some of the other institutions do allow for graduate students to stay on campus but they do not have dedicated units. Trustee Marsha Powers asked what percent of the graduate students do live on campus in those institutions. Trustee Sarah Lynne asked what our peers outside of Florida had for graduate housing. Subcommittee Chair Brandon asked for peers to include our top ten competitors and include cost of rent and their graduate stipend information. Graduate School Dean Nicole Stedman advised they do have data and will work with VP White and team to provide an update at the next meeting. Mr. Senior shared his stipend does help him pay for off campus rent. Trustee Lynne asked the committee to consider alternate solutions including making stipends more competitive and given across the board. Subcommittee Chair Brandon asked for direct stipend numbers be included in information.

Dean Stedman emphasized the need to have the student voice central heard and to include students at IFAS' twelve research and education centers (RECS) across Florida. She recommended the committee surveys graduate students to find out what their needs are. All agreed and added various information to include on the survey. Mr. Senior agreed REC is difficult and there may be other issues outside of housing.

Subcommittee Chair Brandon echoed Trustee Lynne's comments and made it clear he wants to uncover all the possible solutions and be totally transparent throughout the process. Trustee Powers agreed and added this is an important issue we need to find a way to solve that is reasonable for everyone.

4.0 New Business

There was no new business to come before the committee.

5.0 Adjourn

The committee discussed their next meeting date and Subcommittee Chair Brandon adjourned the meeting at 10:59 a.m.