

SCFP SUBCOMMITTEE ON TWIN CITIES FACILITIES AND SUPPORT  
SERVICES (STCFSS)  
MINUTES OF MEETING  
SEPTEMBER 18, 2007

[In these minutes: Student Housing Update, Agenda Items for 2007 – 2008]

[These minutes reflect discussion and debate at a meeting of a committee of the University of Minnesota Senate; none of the comments, conclusions or actions reported in these minutes represent the views of, nor are they binding on, the Senate, the Administration or the Board of Regents.]

PRESENT: George Wilcox, chair, Keith Carlson, Anne Falken, Sean Hanner, Michael Berthelsen, Bernadette Corley Troge, David Crane for Steve Fitzgerald, Laurie Scheich, Lorelee Wederstrom, Andrea Backes, Gary A. Davis, Gordon Girtz, Howard Towle

REGRETS: Denny Olsen, Lyndel King, Patrice Morrow

ABSENT: Daniel Malmø

GUEST: Laurie McLaughlin, director, Housing & Residential Life

I). Professor Wilcox called the meeting to order and asked those present to introduce themselves.

II). Copies of the committee's charge (<http://www1.umn.edu/usenate/charges/stcfssch.html>) were distributed to members for review.

III). Professor Wilcox welcomed Laurie McLaughlin, director, Housing and Residential Life to today's meeting. Ms. McLaughlin was invited to provide the committee with a student housing update. Ms. McLaughlin highlighted the following:

- The University has approximately 6,300 beds on campus in 11 facilities. The University owns and manages 10 of these facilities, and has a master lease with the other facility, University Village, which houses roughly 450 students.
- The University is currently over capacity in terms of student housing and has been for about the last 10 years. Because the University is over capacity it is forced to house 200 – 300 students annually in expanded housing. This is done, in part, because the University guarantees housing for all first year students who apply by May 1<sup>st</sup>,
- The University houses approximately 80% of the freshman class. Research indicates that students that live on campus their first year tend to do better in school, e.g. have higher GPAs, graduate at a higher rate, etc.
- Forty four percent of students in University housing are from the metro area, and, interestingly enough, the University houses more Wisconsin students than students from out state Minnesota.

- In 2004, an on-campus student housing study was conducted. The results of this study indicated that the University had adequate housing when it came to housing first year students and students wanting to return to University housing after their first year. This study affirmed, however, that the University was unable to provide housing for transfer students and graduate/professional students.
- The University has reserved 20 – 30 housing spaces for graduate/professional students. Graduate students tend to be more attracted to single room housing rather than apartment facilities with multiple bedrooms.
- Following this study, Vice President of University Services Kathleen O'Brien formed a committee that was charged with looking at housing options for graduate/professional students. Options discussed by the committee included:
  - Building a facility dedicated to housing graduate and professional students.
  - Purchasing an already constructed, off-campus facility to house graduate/professional students.
  - Limiting the number of undergraduate students that could return to traditional residence halls following their first year, and open up some of these spaces to graduate/professional students.
  - Do nothing.
  - Explore a master lease with an existing off-campus property.
- The committee recommended to Vice President O'Brien that the University enter into a master lease with an existing off-campus property. An RFP is currently being drafted, which will be sent out in December. The University will be looking to enter into a lease arrangement for between 50 – 200 beds. It is the University's intent to manage the property, but that the property owner would take care of all the maintenance. There is some concern as to whether the University will be able to find a facility that will be attractive to graduate students. Eligibility to live in the facility would be single and/or married/partnered status with at least one household member being a University student. This facility would not house families with children.
- The University does have family/partnered housing on the St. Paul campus at Como and at Commonwealth Terrace. Combined, these two facilities have about 825 units, which houses approximately 2,500 people, one of whom must be a student.
- The graduate student population tends not to be looking for a lot of amenities in their housing facilities. Instead, they are looking for a safe, affordable facility, and an environment where they are around other graduate students.
- With recent development in the area, approximately 3,500 beds have been added to the housing inventory within a 2 – 3 mile radius of campus. The target population for most of this development, however, was undergraduate students.

Next, Ms. McLaughlin solicited members' comments and questions following her update.

- What is the primary motivation for issuing this RFP? Ms. McLaughlin noted that it is to identify graduate and professional student housing that is close in

- proximity to the campus. Additionally, graduate and professional students voiced their interest in living in a property managed by the University.
- Will the graduate/professional student housing identified through the RFP be subsidized by the University? No, stated Ms. McLaughlin.
  - How many graduate/professional students attend the University? There are approximately 13,000 graduate and professional students at the University every year.
  - Why is the University looking to add only 50 – 200 beds if there are so many graduate and professional students? Ms. McLaughlin stated that there is availability of apartments in the area; there is no shortage of housing. By identifying 50 – 200 beds is one way the University can evaluate the need for graduate and professional student housing.
  - Do other Big 10 institutions offer graduate and professional student housing? Ms. McLaughlin noted that many of the Big 10 institutions are no longer offering dedicated graduate and professional student housing. When these institutions were unable to fill these beds, they opened them up to undergraduate students, and this was unpopular with the graduate/professional students. Graduate and professional students are a complex group to accommodate. Laurie Scheich added that by targeting a smaller partner complex will hopefully allow the University to keep the housing unit graduate and professional student oriented.
  - What types of facilities are the graduate and professional students looking for? Studios, efficiencies, and 1 bedroom primarily noted Ms. McLaughlin. The RFP will indicate that the University will be looking for a combination of studios, efficiencies and 1 bedroom and 2 bedroom units.
  - Did the committee that looked into graduate and professional student housing at the University look at medical residents or just student status? Ms. McLaughlin noted that there were conversations regarding the needs of medical residents, but this was not the focus of the committee.
  - Is the purpose of offering guaranteed housing for first year students a way to create a sense of community for them? Yes, noted Ms. McLaughlin, when the University began offering guaranteed housing to first year students it did so in order to build a sense of community. Again, research indicates that students that live on campus are more successful in school. She added that there is a lot of research taking place now around the second year experience, and, as a result of this research, the University is exploring Living Learning Communities that focus on the second year of the undergraduate experience.
  - There is a need for international student housing. Ms. McLaughlin noted that the deans have also expressed a concern that international and other graduate/professional students might not be coming to the University because there was no easy way to secure housing.
  - Will the RFP target a certain location? Ms. McLaughlin stated the RFP will indicate that the University's preference will be to identify a facility that is within a 3 mile radius of the Twin Cities campus.
  - How many housing units are on the St. Paul campus for married/partnered families with children? Ms. McLaughlin noted that there are 825 units in the two communities.

- Is Comstock Hall an honors program residence hall? The University has about 20 Living Learning Communities, and most of these honors communities are located in Middlebrook Hall noted Ms. McLaughlin. The goal of the Living Learning Communities is to tie together the classroom experience with an undergraduate student's life outside the classroom.
- Are there other markets the University should explore in terms of housing, e.g. retiree housing, families of patients. Ms. McLaughlin noted this topic has come up but has not been discussed to any great extent. Examples of housing options designed for people with a University affiliation were cited such as 1666 Coffman, University Grove, and Pillsbury Court. In closing, Ms. McLaughlin noted that the University has other populations besides graduate and professional students that could benefit from additional housing options such as visiting faculty, medical residents, and fellows, to name a few.
- Does the University offer a service to match up people interested in renting out their houses? Housing and Residential Life has an off-campus housing listing service, noted Ms. McLaughlin that all faculty, students and staff can access.

In closing, Ms. McLaughlin volunteered to update the committee in late spring on the RFP responses.

IV). The committee spent the remainder of the meeting exploring issues it would like to take up this year. The following ideas were generated:

- Invite Peggy Johnson from the Libraries to provide the committee with an Andersen Library update. Also, have Ms. Johnson share information about the issue of the caverns being close to capacity. What options are being looked into to address this problem? Does additional storage space need to be on the campus or could it be at some off-site location? Bernadette Corley Troge will check with Ms. Johnson to identify a meeting date when Ms. Johnson can share this information with the committee.
- Receive an athletic facilities update from Scott Ellison. What athletic facilities are being considered for improvements? This agenda item was spurred by the September 18<sup>th</sup> Minnesota Daily article (<http://www.mndaily.com/articles/2007/09/18/72163406>), Sean Hanner will talk to Mr. Ellison to identify a time he would be available to provide this update to the committee.
- Receive a Food & Beverage RFP update in February from Leslie Bowman and Laurie Scheich.
- Invite Vice President Kathleen O'Brien to the November meeting to provide the committee with a Campus Master Plan update. As part of this presentation, learn what the University values most when a new facility is built. Does, for example, the University value sustainability principles over additional parking spaces? Talk about the principles and values the University bases its decisions on when building new facilities and developing open spaces on campus.
- Receive a light rail and parking update from Bob Baker at the committee's next meeting in October. Laurie Scheich will talk with Mr. Baker to see if he is available.

- Invite Brian Swanson to update the committee on the new Gopher Stadium.
- Receive an AHC projects update in the spring from Lorelee Wederstrom.
- Receive a Northrup Auditorium update in the spring.
- Be given an update on the Facilities Management Transformation Project. As part of this report learn what the BRIDGE group (representatives from each college that meet monthly to learn more about FM issues) is doing to create a better organizational structure around a single point of contact for projects.
- Hear about the Utility Master Plan and what the University is doing in terms of sustainability in February.
- Invite Chief Information Officer Steve Cawley to share information on the NTS facilities assessment that was conducted by OIT.

V). Hearing no further business, Professor Wilcox adjourned the meeting.

Renee Dempsey  
University Senate