

Associated Students, Inc.
California Polytechnic State University
San Luis Obispo

Resolution #19-08

RESOLUTION IN SUPPORT OF THE UNIVERSITY HOUSING 2019-2020
ACADEMIC YEAR COST OF LEASE ADJUSTMENT

- WHEREAS: The ASI Board of Directors serves as the official voice of students at California Polytechnic State University (Cal Poly), San Luis Obispo, and
- WHEREAS: University Housing provides and maintains residential facilities home to many students, and
- WHEREAS: As is the case on many California State University (CSU) campuses, all first year students are required to live on campus. In addition, transfer, continuing, and graduate students also utilize on-campus housing as their primary option for residency, and
- WHEREAS: To accommodate the continuous year-after-year population growth Cal Poly has experienced in the last ten years, University Housing has invested millions in the construction of new facilities, including Cerro Vista Apartments (2003), Poly Canyon Village Apartments (2009), and most recently, the Yak?ityutyu Residential Community (2018). These developments each costed approximately \$47.88 Million, \$268.92 Million, and \$204.20 Million¹ respectively and were financed primarily via CSU System Wide Revenue Bonds. Repayment of these bonds are estimated to contribute heavily to University Housing's system-wide expenses taking up 50% of the 2019-2020 Housing Budget², and
- WHEREAS: University Housing continues to battle its aging infrastructure and related unexpected hardships. Most buildings that house on-campus students are between 30-60 years old; all nearly untouched in the time since their construction.³ While some minor upgrades have been performed, needed major renovations are estimated to cost \$21 million to \$25 million per redbrick residence hall alone. Unexpected crises in infrastructure have also been problematic in recent years, as in the 2017 emergency closure of the Fremont Residence Hall, which displaced 271 students and costs an

1 Residential Hall Construction Costs - University Housing

2 University Housing 2019-2020 Budget Projection - University Housing 2019-2020 Forecast Handout

3 Historical Building - <https://lib.calpoly.edu/news/2018/09/move-in-100-years-of-cal-poly-dorm-living/>

estimated \$2 million in lost revenue per year⁴. Furthermore, the sudden influx of 802 newly admitted first year students in 2017 required the purchase of additional beds in excess of \$1 million⁵, and

WHEREAS: To remain competitive and adapt to the needs of the students they are trying to serve, University Housing has gradually introduced new services, such as the Faculty-in-Residence program⁴ and new Residential Learning Communities (RLCs), into their operations. Examples include the newly instituted Cultural and Identity Communities like Black Scholars and PRIDE Communities, and the Faculty-in-Residence program⁶. These programs contribute heavily to enrich living experiences of students; however, management of these services also place additional costs upon University Housing. Modernization of internal housing management software and utilities, many of which make these programs possible, are costly and factor into up-keep expenses, and

WHEREAS: The only avenue for University Housing to balance the books is through increasing annual lease prices. In the 2017-2018 Academic Year, University Housing proposed a 9% price increase for apartments and 6% price increase in residence halls⁷. This proposal was brought before the Inter-Housing Council (IHC), which represents students living within University Housing, and went on to be approved by the Office of Student Affairs. It was soon implemented after approval by the Office of the President and presented as an update to the ASI Board of Directors, and

WHEREAS: The financial burden still weighs heavily on University Housing, as they have again found it necessary to propose an increase in lease prices of 6% for residence halls and 9% for apartments⁸. This proposal, which was recently authorized by the Office of Student Affairs and the Office of the President, is needed to sustain uninterrupted operations and conduct needed renovations.

4 Fremont Closure - <https://www.sanluisobispo.com/news/local/education/article207324764.html>

5 Influx - <https://www.newtimeslo.com/sanluisobispo/packed-in-housing-at-cal-poly-is-getting-pretty-tight/Content?oid=3409023>

6 Diversity Enrichment Programs - University Housing 2019-2020 Forecast Handout

7 2017 Proposed Lease Increase - University Housing

8 2018 Proposed Lease Increase - University Housing 2019-2020 Forecast Handout

THEREFORE
BE IT

RESOLVED: Given the financial background and the above rationale, the ASI Board of Directors supports the increased lease costs recommended by University Housing and approved by the Office of Student Affairs and the Office of the President, and

FURTHERMORE
BE IT

RESOLVED: As the official voice of the student body, the ASI Board of Directors should form an opinion on future University Housing price increases prior to adoption and implementation, in addition to consultation from university entities coordinating the development of changes within University Housing effecting students, and

FURTHERMORE
BE IT

RESOLVED: This Resolution be sent to Jeffrey D. Armstrong, University President, Keith Humphrey, Vice President for Student Affairs, Jo Campbell, Assistant Vice President for Student Affairs and Executive Director for University Housing, Denise Gibbons, Associate Director of Housing, Director of Administration and Auxiliary Services, and Maxwell Banks, Inter-Housing Council Advocacy Board President.

Certified as the true and correct copy, in witness thereof, I have set my hand and Seal of the San Luis Obispo Cal Poly Associated Students, Inc. this _____ day of _____, 2019.

ADOPTED at the regular meeting of the Board of Directors at San Luis Obispo Cal Poly Associated Students, Inc. this _____ day of _____ 2019.

Attest:

ASI Secretary

Signed:

ASI Chair of the Board

Signed:

ASI President

Authored By:

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