
APPENDIX 3.0

Student Housing Demand Report and Presentation

Student Housing Demand Final Report

STUDENT HOUSING DEMAND ANALYSIS

UNIVERSITY OF CALIFORNIA, SANTA CRUZ

APRIL 2018

FINAL REPORT



BRAILSFORD & DUNLAVEY

INSPIRE. EMPOWER. ADVANCE.

This Page Left Intentionally Blank

PREFACE

In January 2018, CHF-Santa Cruz I, L.L.C. (“CHF”) engaged Brailsford & Dunlavey (“B&D”) to conduct a student housing demand analysis for the Student Housing West Project (“SHW”) at the University of California, Santa Cruz (“UCSC” or “the University”). The Student Housing West project is a planned 3,073-bed project that builds upon previous planning initiatives at UCSC to develop new housing for undergraduate students, graduate students, and students with families. The SHW project is to be delivered by 2022 through a public-private-partnership with Capstone Development Partners (“CDP”). CHF will own the housing assets which will revert back to the University at the end of the development agreement. This project is part of the University of California’s student housing initiative to build 14,000 on-campus beds across the system to support student success and allow for growth within the system.

The objectives of this market analysis were to understand how the changes in enrollment and off-campus market have impacted demand for on-campus housing at UCSC, to quantify total demand for on-campus housing, to confirm demand for the SHW project, and to provide recommendations to the overall program.

B&D’s approach to the demand analysis included both quantitative and qualitative research. B&D examined existing UCSC student housing offerings, student demographic composition and enrollment trends, student housing preferences, and local real estate market conditions. The results of the analyses were instrumental in determining key housing market characteristics that inform the calculation of total housing demand. The methodologies employed in this study included:

- ◆ A **Demographic Analysis** to gain insight on the UCSC student demographic profile and how it supports demand for housing.
- ◆ An **Existing Conditions Analysis** to understand the existing supply of UCSC housing with respect to housing type, unit mix, and historical occupancy.
- ◆ An **Off-Campus Market Analysis** of comparable projects to understand the competitive nature of the local Santa Cruz real estate market.
- ◆ A **Student Survey** to gather data about students’ living situations, satisfaction with housing, and future housing preferences. The survey was distributed to the entire campus population and garnered a 17% response rate which allowed for a low two percent margin of error.
- ◆ A **Demand Analysis** to quantify the total demand for on-campus housing and to confirm that demand exists for the Student Housing West project without negatively impacting existing occupancy.

B&D would like to thank the following individuals who provided information and insight throughout the process:

- ◆ William Givhan, General Counsel and Chief Operating Officer, CHF
- ◆ Chad Izmirian, Senior Vice President and Development Manager, CDP
- ◆ Sue Matthews, Associate Vice Chancellor, Colleges, Housing and Educational Services, UCSC
- ◆ Traci Ferdolage, Associate Vice Chancellor, Physical Planning, Development & Operations, UCSC
- ◆ Adam Shaw, Lead Project Manager, Student Housing West, UCSC
- ◆ Shannon Percy, Project Director, Student Housing West, UCSC

The B&D team that produced the analysis comprised the following individuals:

- ◆ Matthew Bohannon, Regional Vice President
- ◆ Nicholas Gabel, Project Manager
- ◆ Javaneh Jabbariafaei, Project Analyst

This memorandum summarizes B&D's findings regarding various student housing market conditions. The findings contained herein represent the professional opinions of B&D's personnel and are based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary sources which were deemed reliable, but whose accuracy cannot be guaranteed.

TABLE OF CONTENTS

1. Executive Summary
2. Market Analysis
3. Demand Analysis

EXHIBITS

- A. Off-Campus Market Data
- B. Student Survey Data
- C. Student Survey Comments
- D. Key Findings Presentation

This page left intentionally blank.

SECTION 1

This Page Left Intentionally Blank

EXECUTIVE SUMMARY

Established in 1965, The University of California, Santa Cruz is one of ten University of California System campuses. With an enrollment of over 19,000 students, the University is a major research institution offering 63 undergraduate majors and 33 graduate programs. The campus was designed around a residential college model to create smaller academic communities within a larger institution. This model has created a unique environment where each college has its own distinct experience, culture, and architectural style.

The campus has experienced significant enrollment growth in recent years which has increased the demand for on-campus housing. While the campus has the ability to accommodate 47% of the population, the demand far exceeds the current supply of housing. To satisfy demand, the campus has strategically added residential density to the existing halls. This added density has come at the expense of community spaces which have been converted to residential space and the forced tripling of double occupancy rooms. The loss of community space and additional density has resulted in low student satisfaction with the residential experience. The situation off- campus is also challenging for students. The local Santa Cruz market is very expensive due to a limited supply of affordable housing and lack of developable land and many properties do not have student friendly policies.

To help alleviate the housing challenges at UCSC, the University has embarked on the development of additional on-campus housing. The 3,073 bed Student Housing West project builds upon previous planning efforts to develop new housing for undergraduate students, graduate students, and students with families as well as meet the objectives of the University's Long Range Development Plan.

The objectives of this market analysis were to quantify the total demand for on-campus housing within the context of the student housing market, and to confirm that the proposed development program supports the ideal mix of housing unit types and amenities based on student preferences and sensitivities. B&D's analysis found that demand exists to support the 3,073 bed Student Housing West project without negatively impacting the existing housing operations. The demand exhibited for the proposed unit types exceeds the current program providing the University with multiple options to meet demand.

While significant demand exists for additional housing at the proposed rental rates, the total cost of housing is a significant concern to students. As the University proceeds with the development of Student Housing West, it must keep students' price sensitivity at the forefront of the decision-making process. The following section outlines the Project Team's key findings and conclusions.

MARKET ANALYSIS KEY FINDINGS

Each phase of B&D's market analysis resulted in key findings that ultimately shaped B&D's conclusions regarding demand for on-campus housing and the Student Housing West project. The following outlines the important outcomes of each aspect of the market analysis:

DEMOGRAPHIC CONTEXT

B&D examined demographic trends and patterns within UCSC's student population to identify a likely target market for on-campus housing. Analysis reveals that UCSC's enrollment, demographic, and academic profile are stable and support demand for additional housing with minimal risk to the University. The following outlines the key outcomes of the demographic analysis:

- ◆ UCSC's total enrollment has steadily increased by 13% since the fall of 2013 to 19,457. Undergraduate enrollment increased by 12% to 15,577 while graduate enrollment increased by 25% to 1,880.
- ◆ Between 2013 and 2017, the total number of first-time freshmen grew by 23% to 4,048. The total freshmen class is 4,360 which includes a small returning freshmen population. Transfer students increased by 22% to 1,231. Growth in these two sub-populations is essential as they are likely candidates to live in on-campus housing.
- ◆ Approximately 97% of all UCSC students are enrolled full-time, an increase of 12% since 2013.
- ◆ The freshman to sophomore retention rate averaged 90% between 2011 and 2016. UCSC's six-year graduation rate for the 2012 freshmen cohort was 71%, an increase of 2% from the 2006 cohort. The four-year graduation rate for the 2012 transfer student cohort was 82%, a 10% increase from 2006.
- ◆ Stable retention and increasing graduation rates strengthen UCSC's enrollment and support demand for on-campus housing.

Class Year	2013	2014	2015	2016	2017	5-Year Growth
Freshman	3,857	4,444	4,120	4,384	4,360	 13%
Sophomore	3,251	2,938	3,295	3,417	3,623	 11%
Junior	3,986	4,157	4,086	4,359	4,455	 12%
Senior	4,597	4,736	4,729	4,800	5,139	 12%
Graduate	1,508	1,589	1,673	1,821	1,880	 25%
Total:	17,199	17,864	17,903	18,781	19,457	13%

FIGURE 1.1: Total Enrollment by Class Year, 2013-2017

ON CAMPUS HOUSING SUPPLY

An analysis of UCSC's housing portfolio was completed to understand the current supply of housing and demand. The Project Team also analyzed housing occupancy trends and student satisfaction with UCSC's on-campus housing offerings to identify potential opportunities to improve the residential experience with the development of the Student Housing West project. The analyses revealed that current demand for on-campus housing exceeds existing supply. To accommodate the abundant demand

for housing, the University has added additional residential density to the existing residence halls by converting double occupancy rooms into triples and converting many lounge and community spaces into residential units. The densification of the existing residence halls has precipitated a decline in overall housing satisfaction for on-campus residents. The following outlines the key findings from the on-campus supply analysis:

- ◆ UCSC currently has a capacity of 9,338 beds, with the ability to accommodate 48% of all enrolled students. Current occupancy in housing is 9,049 or 47% of the student body.
- ◆ UCSC's housing facilities were designed with a capacity of 7,060 beds but have added 2,278 beds of residential density to accommodate enrollment growth and housing demand.
- ◆ The five-year average housing occupancy is 97% of available beds (9,338). With the densification of existing residence halls, UCSC has operated at 127% of design capacity to accommodate demand.
- ◆ While UCSC does not have a live-on requirement, it does offer a housing guarantee to new freshmen and transfer students for two years and one year respectively.
- ◆ The development of the 3,073 bed Student Housing West project will allow the University to de-densify existing residence halls and replace the aging existing Family Student Housing. An estimated 773 beds will be de-densified from existing halls along with the 197 family housing units resulting in a net of approximately 2,100 new beds as part of the project.
- ◆ Survey results indicated that overall on-campus housing satisfaction decreased from 82% in 2014 to 64% in 2018. The decline is likely due to the increased density within the existing residence halls.

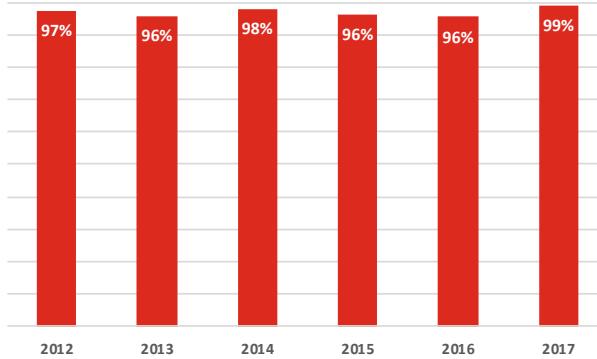


FIGURE 1.2: UCSC Housing Occupancy of Available Beds 2012-2017

OFF-CAMPUS MARKET ANALYSIS

B&D conducted an off-campus housing market analysis to understand the nature of the local housing market and how competitive it is with the Student Housing West project. The data set included information from REIS in Q1 of 2018 and focused on properties that are comparable in size and scale of SHW. B&D combined off-campus market data with the results of the student survey in order to comprehend students' living situations and primary housing decision drivers. Analysis revealed that the Santa Cruz market is very challenging for students due to a limited supply of housing, high rental rates,

leasing policies that are unfriendly to students, and town-gown issues. The key findings of this analysis include:

- ◆ The Santa Cruz market is student adverse because there are no purpose-built student housing properties and local landlords offer very few student-friendly housing policies.
- ◆ Average per person monthly rental rates (not including utilities) for all unit sizes is \$1,946. Analysis by unit size reveals that a studio, one-, and two-bedroom apartment unit in the comparable properties was \$1,839, \$2,467, and \$3,207, respectively. Limited to no inventory of comparable three- or four-bedroom units is present in the Santa Cruz market.
- ◆ The average vacancy rate at the surveyed properties is 3.1%, illustrating how few properties are available within the market.
- ◆ Approximately 54% of survey respondents indicated that they share a bedroom with one or more other person to lessen their financial burden.
- ◆ The average self-report monthly rent in the survey is \$853 plus an additional \$87 per month for utilities. This is significantly below the rental rates found in the off-campus market analysis and is likely due to the large number of students sharing a bedroom with one or more people and renting in single family homes in the Santa Cruz area.
- ◆ Off-campus housing satisfaction has also significantly decreased since the 2014 survey from 88% to 60%. The steepest decline in satisfaction among the tested factors was housing rates which declined by from 63% to 33%. The overall decline in satisfaction is also evident in the other factors tested indicating that students do not see the value in their off-campus housing situation.
- ◆ Overall, students' housing decisions are driven by the price, the desire for privacy, and independence.



FIGURE 1.3: Range of Average Per Unit Monthly Rental Rates by Unit Size

DEMAND ANALYSIS

Utilizing the results of the survey and market analysis to inform its demand model, B&D quantified unmet demand for new student housing at UCSC. Key findings include:

- ◆ Demand exists for 13,102 students to live on campus across the undergraduate, graduate, and student with family populations:

- 11,626 undergraduate beds,
- 1,166 graduate beds, and
- 310 family units.
- ◆ Current campus housing inventory includes 9,339 beds.
- ◆ With de-densification of 773 beds within the existing residence halls and replacement of 197 Family Student Housing units, the revised supply totals 8,369.
- ◆ The Student Housing West project includes 2,713 undergraduate beds, 220 graduate beds, and 140 family units. Combined with the revised existing supply, UCSC will provide housing for 11,442 students on campus.
- ◆ Unmet demand totals 1,660 with demand remaining across all student groups after SHW inventory is added to the existing revised supply.

Demand	Single Students		Family Student Housing ¹	Total
	Undergraduate	Graduate		
Current Supply (Beds)	9,062	80	197	9,339
Supply Modifications ²	(773)	0	(197)	(970)
Revised Current Supply	8,289	80	0	8,369
Student Housing West	2,713	220	140	3,073
Current Supply + New Beds	11,002	300	140	11,442
Total Demand	11,626	1,166	310	13,102
Remaining Unmet Demand	624	866	170	1,660

Notes:

1. Family housing is in units.
2. Planned de-densification and replacement of Family Student Housing.

FIGURE 1.4: Demand and Supply Reconciliation

CONCLUSIONS

Based on the outcomes of the student housing market analysis, demand exists to support the Student Housing West project and the existing UCSC housing portfolio. Demand for all proposed unit types and occupancies exceeds the current development program, providing a variety of options for the University to explore. De-densifying existing residence halls provides an opportunity to mitigate absorption risk with Student Housing West while improving the overall residential experience for students. While significant demand exists for new housing, keeping housing costs affordable to students is essential to long-term success of the project.

This page left intentionally blank.

SECTION 2

This Page Left Intentionally Blank

MARKET ANALYSIS

Brailsford & Dunlavey conducted a student housing market analysis to determine how market conditions impact demand for on-campus housing. B&D examined multiple factors impacting student housing demand, including student demographic trends, UCSC's on-campus housing portfolio, characteristics of the Santa Cruz off-campus housing market, and housing-related sensitivities and preferences among UCSC students. These factors, combined with statistically-significant housing demand data derived from the student survey, allowed the Project Team to quantify on-campus student housing demand for the Student Housing West Project.

This section describes the key findings of the primary components of the market analysis:

- ◆ Demographic Analysis
- ◆ On-Campus Housing Supply Analysis
- ◆ Off-Campus Housing Market Analysis
- ◆ Student Survey Analysis

DEMOGRAPHIC ANALYSIS

For UCSC to effectively plan for additional on-campus housing, the University must identify enrollment and demographic trends that will impact demand, both now and in the foreseeable future. An analysis of enrollment and demographic trends allowed the Project Team to identify a likely target market for the Student Housing West Project. Using 3rd Week Fall Quarter data provided by UC Santa Cruz, B&D was able to analyze the following key demographic characteristics.

- ◆ Admissions
- ◆ Retention and graduation rates
- ◆ Total enrollment
- ◆ Enrollment by status
- ◆ Enrollment by gender

ADMISSIONS RATES

B&D examined trends in freshmen admissions in order to understand their impact on student enrollment. Between 2013 and 2017, the number of applications to UCSC increased by 37%. During the same time period, the number of freshmen admits increased by 36% for an admissions rate of 51% in 2017. The campus enrolled 4,048 students in 2017 for a yield of 15%. Between 2013 and 2017 the total number of freshmen enrollees increased by 23% while the overall yield decreased by 10%.

UNIVERSITY OF CALIFORNIA, SANTA CRUZ STUDENT HOUSING DEMAND ANALYSIS

Freshmen	2013	2014	2015	2016	2017	5-Year Growth
Applications	38,636	40,727	45,532	49,180	52,969	37%
Admits	19,829	22,695	22,897	28,451	26,983	36%
Admissions Rate:	51%	56%	50%	58%	51%	-0.7%
Enrolled	3,301	4,035	3,620	4,221	4,048	23%
Yield	17%	18%	16%	15%	15%	-10%

FIGURE 2.1: Total Freshmen Admissions, 2013-2017

ENROLLMENT

Total Enrollment at UCSC has steadily increased since the fall of 2013. Total enrollment for the 2017 academic year was 19,457 students, an increase of 13% in the last five years. Undergraduate enrollment increased by 12% to 15,577 while graduate enrollment increased by 25% to 1,880. The overall enrollment growth supports additional demand for on-campus housing.

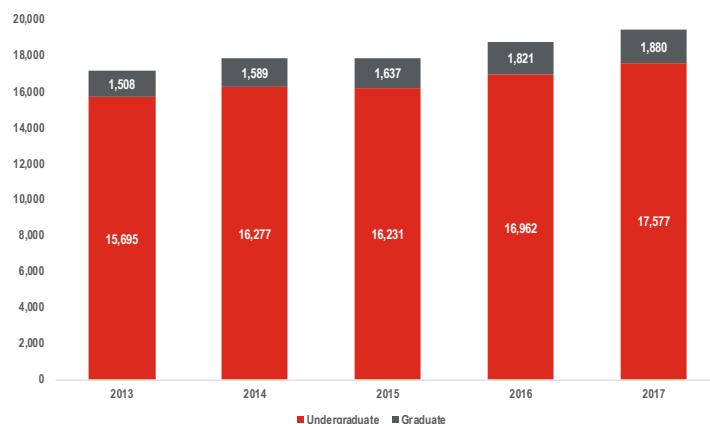


FIGURE 2.2: Total Enrollment, 2013-2017

Analysis of undergraduate enrollment by class level reveals that the distribution of students is generally evenly spread among the class levels ranging between 19% and 26%. Graduate enrollment accounts for 10% of all UCSC students. Undergraduate enrollment growth by class year is consistent among all class levels which indicates stability in UCSC's enrollment management process.

Class Year	2013	2014	2015	2016	2017	5-Year Growth
Freshman	3,857	4,444	4,120	4,384	4,360	13%
Sophomore	3,251	2,938	3,295	3,417	3,623	11%
Junior	3,986	4,157	4,086	4,359	4,455	12%
Senior	4,597	4,736	4,729	4,800	5,139	12%
Graduate	1,508	1,589	1,673	1,821	1,880	25%
Total:	17,199	17,864	17,903	18,781	19,457	13%

FIGURE 2.3: Total Enrollment by Class Year, 2013-2017

Analysis of new incoming students reveals significant growth of both first-time freshmen and transfer students. Between 2013 and 2017, the total number of first-time freshmen grew by 23% to 4,048.

Transfer students increased by 22% to 1,231. Growth in these two sub-populations is important to note as they are likely candidates to live in on-campus housing.

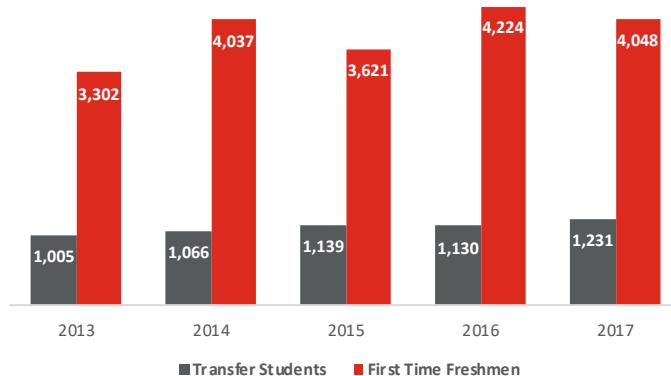


FIGURE 2.4: Total New Student Enrollment, 2013-2017

RETENTION AND GRADUATION RATES

Retention and graduation rates were also analyzed to understand their impact on enrollment. Analysis revealed that the freshman to sophomore retention rate averaged 90% between 2011 and 2016. In terms of graduation rates, UCSC's six-year graduation rate for the 2012 freshmen cohort was 71%, an increase of 2% from the 2006 cohort. The four-year graduation rate for the 2012 transfer student cohort was 82%, a 10% increase from 2006. Stable retention and increasing graduation rates strengthen UCSC's enrollment and support demand for on-campus housing.

Retention	2010	2011	2012	2013	2014	2015	2016	5 Year Growth
Freshmen to Sophomore	91%	91%	89%	89%	88%	90%	90%	0%
<hr/>								
Grad Rate: Freshmen	2006	2007	2008	2009	2010	2011	2012	5 Year Growth
Four Year	2%	2%	3%	4%	2%	2%	1%	-48%
Five Year	51%	50%	55%	55%	52%	53%	49%	-4%
Six Year	70%	69%	74%	75%	74%	74%	71%	2%
<hr/>								
Grad Rate: Transfer	2006	2007	2008	2009	2010	2011	2012	5 Year Growth
Four Year	75%	76%	77%	76%	78%	80%	82%	10%

FIGURE 2.5: Retention and Graduation Rates

ENROLLMENT BY STATUS

UCSC enrollment status was examined and students were found to be predominately enrolled full-time. In fall 2017, approximately 97% of all UCSC students are enrolled full-time, an increase of 12% since 2013. Interestingly, while a very small proportion of total enrollment, the number of part-time students has increased by 76% to 565 during that same time period. Understanding full-time student enrollment is important because they are the most likely to live in on-campus housing.

Enrollment Status	2013	2014	2015	2016	2017	5-Year Growth
Part time	321	512	477	534	565	76%
Full time	16,882	17,354	17,391	18,249	18,892	12%
Total:	17,203	17,866	17,868	18,783	19,457	13%

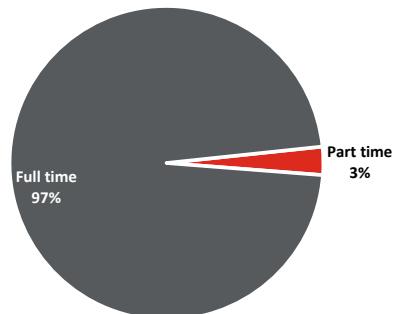


FIGURE 2.6 (Left): Total Enrollment by Status, 2013-2017

FIGURE 2.7 (Right): Percentage of Total Enrollment by Status, 2017

ENROLLMENT BY GENDER

The distribution of students by gender is nearly evenly split between males and females. Approximately 50% of students are male, 49% are female, and one percent of enrollment is unknown. Between 2013 and 2017, the total number of females increased by 6% and males by 20%.

Gender	2013	2014	2015	2016	2017	5-Year Growth
Female	9,043	9,301	9,224	9,395	9,614	6%
Male	8,098	8,492	8,527	9,209	9,686	20%
Unknown	62	73	117	179	157	153%
Total:	17,203	17,866	17,868	18,783	19,457	13%

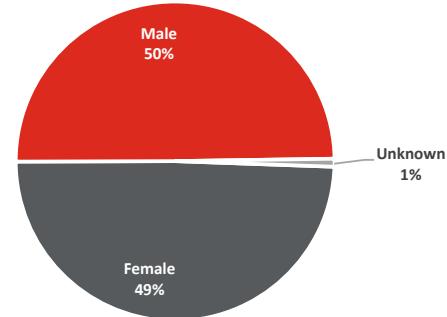


FIGURE 2.8 (Left): Total Enrollment by Gender, 2013-2017

FIGURE 2.9 (Right): Percentage of Total Enrollment by Gender, 2017

ON-CAMPUS STUDENT HOUSING SUPPLY

UCSC currently has 17 unique residential communities on campus or within Santa Cruz. With an operating capacity of 9,338 beds, UCSC has the ability to accommodate 48% of all enrolled students. UCSC housing facilities were designed with a capacity of 7,060 beds but due to growing enrollment and increased demand for on-campus housing, the University has added additional density of 2,431 beds. This increase in capacity is a result of tripling of students in rooms that were designed for two students and the conversion of lounge spaces to residential spaces. Approximately 59% of the residential capacity is in traditional residence halls while 41% is in apartments.

The development of the 3,073 bed Student Housing West project will allow the University to de-densify existing residence halls. An estimated 773 beds will be removed from USCS inventory through de-densification and replacement of Student Family Housing from existing halls resulting in a net of approximately 2,100 new beds as part of the Project.

College Facility	Capacity (Beds)	Additional Density (Beds)	Other Adjustments	Operating Capacity (Beds)
Cowell College	639	241	(6)	874
Stevenson College	597	305	(3)	899
Crown College	635	290	(91)	834
Merrill college	686	114	(2)	798
Porter College	705	134	(3)	836
Kresge college	385	135	(20)	500
Oakes College	565	216	(1)	780
Rachel Carson College	626	255	(12)	869
College Nine	698	340	(10)	1,028
College Ten	417	205	0	622
Transfer Community	408	131	0	539
The Village	153	0	0	153
Rewood Village	115	36	0	151
University Town Center	108	29	0	137
Graduate Student Housing	82	0	(2)	80
Camper Park	42	0	0	42
Family Student Housing	199	0	(3)	196
Subtotal	7,060	2,431	(153)	9,338

FIGURE 2.10: UCSC Housing Inventory

HOUSING OCCUPANCY

In fall 2017, UCSC's available on-campus beds were 99% occupied, with approximately 9,300 beds filled. This is slightly higher than the average fall occupancy rate over the last five years, which has been 97%. Due to the densification of residence halls, UCSC has operated at 127% of design capacity to accommodate demand.

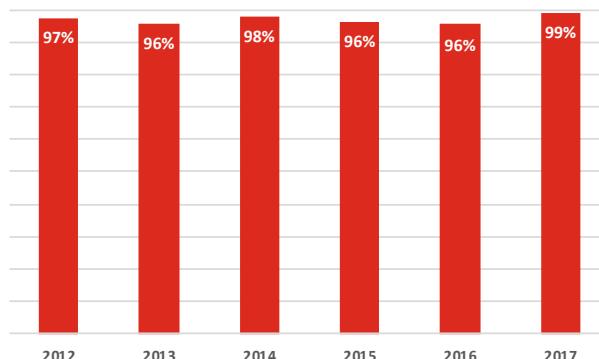


FIGURE 2.11: UCSC Housing Occupancy of Available Beds 2012-2017

HOUSING RATES

UCSC's on-campus housing rental rate structure offers a variety of rates and options to students. Rental rates differ based on occupancy type and type of residence hall. In fall 2017, rental rates ranged from \$1,512 per month for a triple-occupancy residence hall to \$2,099 per month for a single occupancy apartment including a seven-day per week meal plan¹. Family Housing units are priced at \$1,658 per month on a 12-month lease. On average, single occupancy units are priced at an 11% premium over doubles and triples are priced at 17% less than doubles.

Term	Residence Halls				Apartments		Family Housing
	Single	Double	Triple	Quad	Single	Double	
Monthly	\$2,021	\$1,820	\$1,512	\$1,522	\$2,099	\$1,902	\$1,658
Quarterly	\$6,063	\$5,460	\$4,536	\$4,566	\$6,297	\$5,706	-
Academic Year	\$18,189	\$16,380	\$13,608	\$13,698	\$18,891	\$17,118	-

Notes

All rates assume a 7-day meal plan with the exception of Family Housing

Family housing is only available on a 12-month lease.

FIGURE 2.12: UCSC 2017-2018 Rental Rates

HOUSING POLICIES

UCSC does not have a live-on requirement in place for any students. On-campus housing is available only to students enrolled in a degree-granting program, and priority is given to full-time students. The University does offer a housing guarantee to undergraduate students who indicate a preference for on-campus housing when they accept their offer to the institution. The guarantee for incoming freshmen is for two years and one year for transfer students. The policy guarantees a space on campus but does not specify what type of unit or what building will be available.

OFF-CAMPUS MARKET ANALYSIS

B&D examined the off-campus housing market in Santa Cruz to understand how competitive the proposed Student Housing West project is with the private rental market. To complete this analysis, B&D utilized student survey data, comparable property market data (REIS data set of comparable properties Q1 2018), and information from the City of Santa Cruz.

B&D's analysis found that the Santa Cruz housing market is very challenging for students due to the limited supply of affordable rental housing, low vacancy rates, and difficult town-gown relationship. As such the market is considered student averse because there are few student-friendly housing policies. Student friendly policies such as academic year and individual leases, fully furnished units, and roommate matching, are key elements of a market that caters to students.

¹ Starting in academic year 2018-2019, apartment style units are not required to have a meal plan.

RANGE OF OFF-CAMPUS HOUSING MARKETS		
STUDENT AVERSE	STUDENT FRIENDLY	STUDENT FOCUSED
<ul style="list-style-type: none"> ▪ Discourages students ▪ High owner occupancy rate ▪ Low vacancy rate ▪ 12-month leases ▪ Few student amenities ▪ General market focused 	<ul style="list-style-type: none"> ▪ Welcomes students ▪ Many student residents ▪ Some student amenities ▪ Some flexible leases ▪ Parental lease guarantee ▪ Some furnished units 	<ul style="list-style-type: none"> ▪ Built for students ▪ Only student residents ▪ Student-friendly amenities ▪ Flexible, individual leases ▪ Roommate matching ▪ Fully furnished ▪ Community spaces ▪ Walk to campus

FIGURE 2.13: Student Housing Market Types

HOUSING MARKET OVERVIEW

Santa Cruz is a coastal community of nearly 63,000 people. Its location is geographically isolated between the Pacific Ocean and the Santa Cruz mountains. This presents many challenges for community as there are strict environmental regulations and a limited supply of land available for new development. Further complicating the issue is Santa Cruz's proximity to Silicon Valley. Santa Cruz's small-town coastal atmosphere and reasonable commute to Santa Clara County make the community very desirable for Silicon Valley employees. This has placed upward pressure on rental rates limiting the available supply of affordable housing for students. According to data from the US Census, Santa Cruz has 23,499 total housing units. Of those, 67% are single family homes and 33% are multi-unit properties. Only 44% of all units are owner occupied.

COMPARABLE PROPERTY RENTAL RATE ANALYSIS

To understand the local market, B&D utilized rental rate and occupancy data from seven comparable properties². The comparable properties are all multifamily rental properties located within the City of Santa Cruz. In total, there were 904 rental units within the seven properties with an average property size of 129 units. The average vacancy rate at the surveyed properties is 3.1% illustrating how few properties are available within the market.

² Data provided by REIS, Q1 2018.

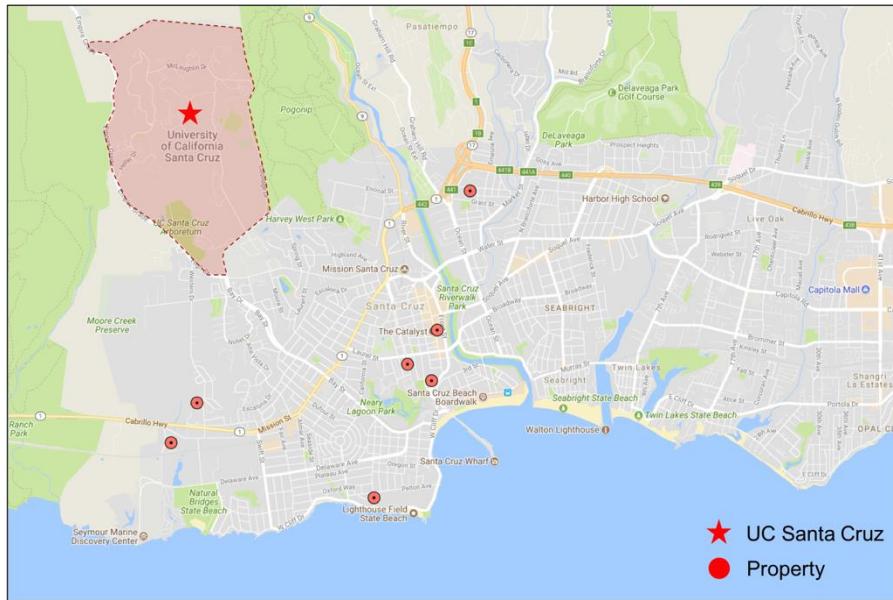


FIGURE 2.14: Location of Surveyed Rental Properties

The average per bedroom monthly rental rates (not including utilities) for all unit sizes is \$1,946. Analysis by unit size reveals that the average per unit rate for a studio, one-, and two-bedroom apartment unit in the comparable properties was \$1,839, \$2,467, and \$3,207, respectively. Only one property in the survey offered three-bedroom units which rented for \$4,079 per unit (\$1,360 per bedroom) per month.



FIGURE 2.15: Range of Average Per Unit Monthly Rental Rates by Unit Size

According to survey data, approximately 54% of students indicated that they share a bedroom with one or more students to lessen their financial burden. The average rental rates per person for a private single bedroom and shared room can be significantly less.

RENTAL RATE COMPARISON

To better understand how competitive the Student Housing West Project's proposed rental rates are with the off-campus market, a comparison was made among similar unit types. The Student Housing West on-campus rental rates are based on per bedroom monthly rental rates inclusive of utilities, except where double occupancy is noted. Family housing is based on unit costs rather than per bedroom costs. A monthly utility rate of \$87 per person was added to the average off-campus rental rates, resulting in an "apples to apples" comparison.

Rental Rate Comparison ³	Undergraduate ¹				Graduate ¹		Family Housing ²
	A. 4BR/1BA (Single)	B. 2BR/2BA (Double) ⁴	C. 1BR/1BA (Triple)	D. 2BR/2BA (Triple)	A. Studio (Apartment)	B. 2BR/1BA (Suite)	2BR/1BA Family Unit
Average Off-Campus Rental Rate ⁵	\$1,690	\$889	-	-	\$1,926	-	\$3,381
On-Campus Rental Rates ⁶	\$1,621	\$1,424	\$1,143	\$1,084	\$1,249	\$986	\$1,658
Variance	(\$69)	\$536	-	-	(\$677)	-	(\$1,723)
% Variance	-4%	60%	-	-	-35%	-	-51%

Notes:

1. Rates are per person per month. Comparison is only shown for unit types that exist both on and off-campus.
2. Rates are per unit per month.
3. Source: REIS Q1 2018 data of comparable properties to the SHW Project.
4. Assumes a double occupancy bedroom off-campus in bedrooms that may not be designed for two people in a bedroom.
5. All off-campus rents include \$87 per month in utilities per bed. The \$87 figure is the self-reported monthly cost of amenities derived from the student survey.
6. The on-campus product does not readily compare to off-campus housing stock which is shared at levels well above design capacity. All units within SHW are designed for the appropriate occupancy (for example, a double occupancy bedroom is designed for two students to share) which is different compared to off-campus properties.
7. All rates are based on 2018 dollars and assume 3% annual escalation.

FIGURE 2.16: Comparison of Average Off-Campus Rental Rates and Student Housing West

The Student Housing West private apartment bedroom, studio, and family housing units are priced very competitively costing 4%, 35%, and 51% less than the off-campus average, respectively. Overall, the average rental rates for the Student Housing West Two-Bedroom / Two-Bathroom double occupancy apartments were 60% higher than a comparable unit in the off-campus market (including utilities); however, SHW units are designed to accommodate double occupancy within bedroom compared to most units in the off-campus market.

AMENITY ANALYSIS

B&D analyzed the amenities that are provided at the seven comparable properties. Overall, the amenity packages offered were fairly limited for multi-family properties within a market with a significant student presence. Typical amenities found within the comparable properties and within the market include fitness centers, outdoor patios with grills, limited off-street parking, picnic area, and in-unit washer/dryer.

FUTURE HOUSING DEVELOPMENT

According to data provided by the City of Santa Cruz, there are approximately 420 units of new housing that are proposed or under construction. The new projects are located all throughout Santa Cruz and include a mix of multi-unit apartments and townhomes. A review of the proposed unit mixes and potential price points reveals that the new units are not directly intended for UCSC students. Many projects are considered affordable which precludes students from eligibility due to restrictions with project financing.

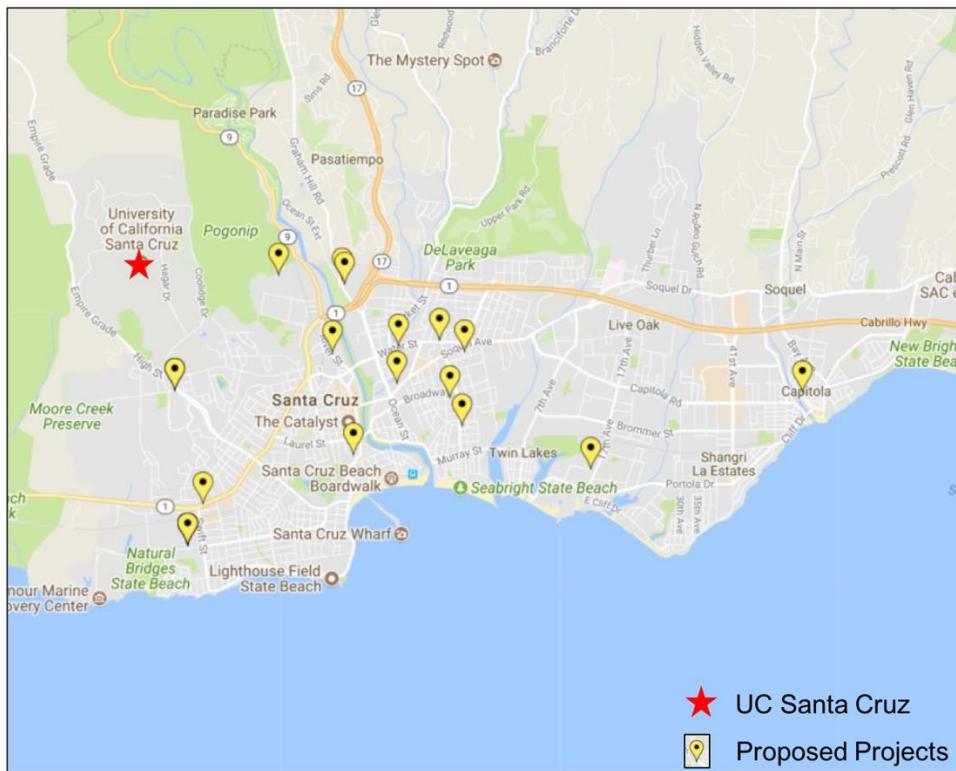


FIGURE 2.17: Location of Future Housing Development in Santa Cruz

SURVEY ANALYSIS

B&D developed a web-based survey to assess UCSC students' housing situations, satisfaction with their housing experience, and future housing preferences and priorities with respect to the Student Housing West Project. B&D sent the survey invitation to all UCSC students and received responses from 17% of the student population, or about 3,352 people. The high response rate ensured a 95% confidence level in the survey results with a 2% margin of error. To analyze the survey results, B&D sorted responses by various student demographic characteristics and living situations to determine patterns of satisfaction and preference. In addition, B&D compared the survey results to those of the 2014 Student Housing Demand Analysis to understand changes over time.

IMPORTANCE OF ON-CAMPUS HOUSING

In order to determine the importance of on-campus housing to UCSC students, the survey asked students to report on the extent to which the availability of on-campus housing at UCSC's housing impacted their decision to attend the university. There was a large discrepancy in response between undergraduate and graduate students: 89% of undergraduate students reported that on-campus housing played an "important" or "very important" role in their decision, compared to only 55% from graduate students.

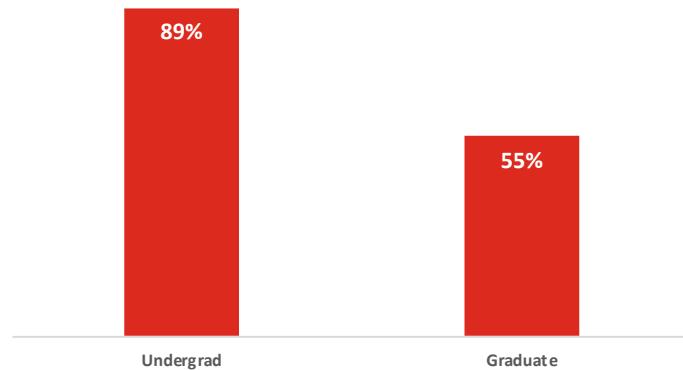


FIGURE 2.18: Importance of Housing in Students' Decision to Attend UCSC

HOUSING SATISFACTION

Understanding housing satisfaction is essential to determining future housing preferences. Survey analysis reveals that overall satisfaction with housing has declined since the 2014 survey. Overall satisfaction from on-campus residents is 64%, down from 82%. The decline in satisfaction with on-campus housing is likely due to the addition of residential density which has placed a significant number of students in triple occupancy rooms and converted lounge space for residential uses. This is evident when looking at the decline in levels of satisfaction for a variety of housing factors including the physical condition of the unit, size of the unit, amenities, and housing rates.

Off-campus housing satisfaction is also down from 2014 for all factors, with the sharpest drop being in housing rates. The steep decline in satisfaction with off-campus housing rates suggests that students do not see the value in their housing situation as evidence by the decline in all other factors.

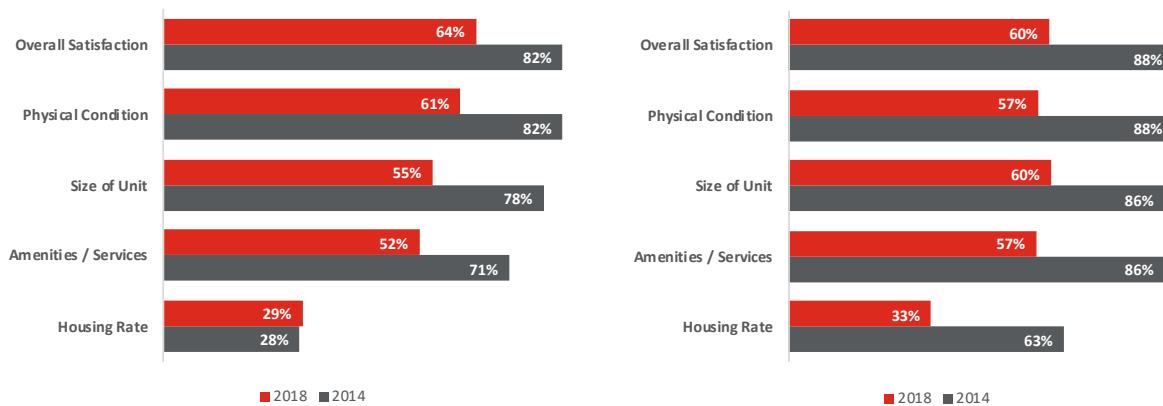


FIGURE 2.19 (Left): On-campus Housing Satisfaction, 2014 vs. 2018

FIGURE 2.20 (Right): Off-Campus Housing Satisfaction, 2014 vs. 2018

HOUSING DECISION DRIVERS

To understand what is important to students with respect to their housing situation, B&D asked survey respondents to identify what factors influenced their housing decision. Overall, the total cost of rent and utilities and proximity to classes are the most important drivers when it comes to choosing where to live. Further analysis by where students live revealed that on-campus residents are driven by proximity, cost, and the housing guarantee. Off-campus residents are driven by cost, availability of a kitchen, and the ability to choose their own roommates.

Top 10 Housing Decision Drivers		ALL	On-Campus	Off-Campus
1	Total cost of rent and utilities	65%	53%	89%
2	Proximity to classes	53%	65%	31%
3	Ability to choose my own roommate(s)	30%	26%	40%
4	Housing guarantee for on-campus residents	30%	45%	3%
5	Availability of a kitchen	28%	21%	41%
6	Availability of high-speed Internet	28%	32%	19%
7	Availability of a private (single) bedroom	22%	15%	34%
8	Proximity to, or availability of, convenient parking or public transportation	21%	14%	34%
9	Access to campus dining	21%	32%	1%
10	Availability of convenient laundry facilities	19%	18%	20%

> 10% of the average
< 10% of the average

FIGURE 2.21: Housing Decision Drivers

Survey respondents were then asked where they plan to live next year. Approximately 73% of rising sophomores and nearly a third of rising juniors and seniors stated they would live on campus. Forty-five percent (45%) of rising juniors and 49% of rising seniors indicated that they would live off campus. Only 14% of graduates plan to live on campus while 61% plan to live off campus.

MARKET ANALYSIS

Location	ALL	Rising SO	Rising JR	Rising SR	Graduate
On campus	37%	73%	29%	29%	14%
Off campus	33%	11%	45%	49%	61%
University Town Center	1%	1%	1%	1%	0%
Undecided on where to live	15%	14%	23%	18%	14%
Not applicable; I will not be attending UCSC next year.	14%	1%	1%	3%	11%

FIGURE 2.22: Where Students Plan to Live Next Year (2018-2019)

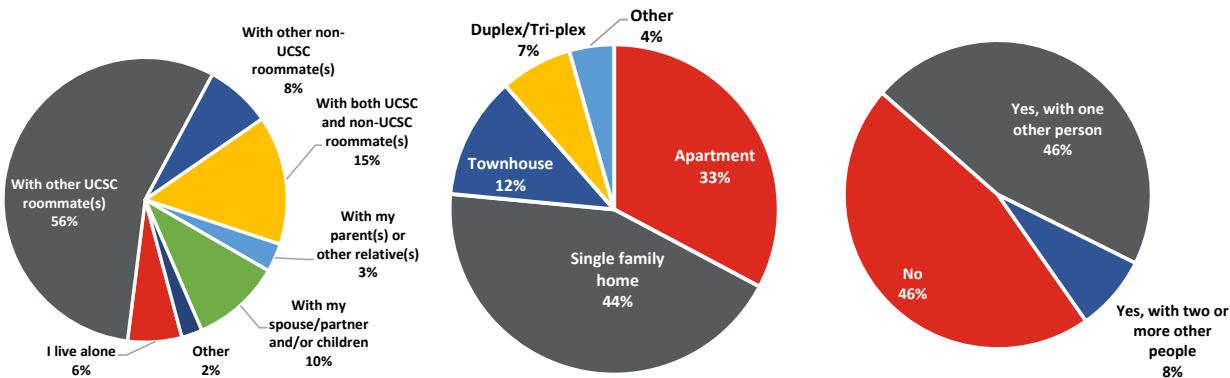
Students who indicated that they are planning to live off campus next year were asked to state the top reasons why they chose to do so. Approximately 73% of respondents stated their top reason was because it is more cost effective. Other top reasons include UCSC's inability to guarantee them housing on campus, and access to a kitchen.

Top 10 Reasons to Live Off Campus Next Year		Percent
1	More cost effective	73%
2	UCSC is unable to guarantee housing for me on campus next year	40%
3	Access to my own kitchen	33%
4	Fewer rules and regulations	32%
5	More living space	30%
6	More privacy	29%
7	No meal plan requirement	22%
8	Ability to live with or near friends	19%
9	Better living unit amenities	18%
10	Ability to live with friends from different colleges	15%

FIGURE 2.23: Top 10 Reasons for Moving Off Campus Next Year

OFF-CAMPUS HOUSING

Students who live in the off-campus market were asked a series of questions about their living situation to understand what they are facing off campus. Survey data revealed that 84% of students are living alone or with other roommates. Approximately 44% of off-campus renters are living in a single-family home while a third are living in an apartment. On average, there are three bedrooms per unit and 54% of students are sharing a bedroom with one or more other people. The most common lease is a 12-month (56%) and the average security deposit is \$774 per month indicating a low financial barrier to entry for students.



Survey analysis revealed that students living in the off-campus market are paying a weighted average of \$853 per month exclusive of utilities. Analysis by unit size reveals that the price per student decreases the more bedrooms there are in the unit. These figures are significantly below the rates found in the off-campus market analysis due to the large number of students sharing a bedroom with one or more people.



FIGURE 2.27: Weighted Average Per Bedroom Rental Rates by Unit Size Exclusive of Utilities

Students self-reported that they pay an average of \$87 per month in utilities in the off-campus market. The most common utilities that they are paying for are Internet, electricity, and water. The \$87 figure is much lower than what B&D typically sees due to many students who are sharing a bedroom.

Utilities Paid	Percent
Internet	86%
Electric	83%
Water	63%
Heat	57%
Trash	47%
Sewer	34%
Cable/satellite television	24%
Not applicable; I do not pay for any utilities	9%

FIGURE 2.28: Most Common Utilities Paid for in the Off-Campus Market

TRANSPORTATION

To understand how transportation to campus impacts students' living situation, B&D asked a series of questions about how students get to campus. Approximately 53% of respondents ride public transit to campus while 27% drive alone. The average one-way commute time is 30-minutes. Respondents indicated that the average time is only 24 minutes without traffic or full busses.

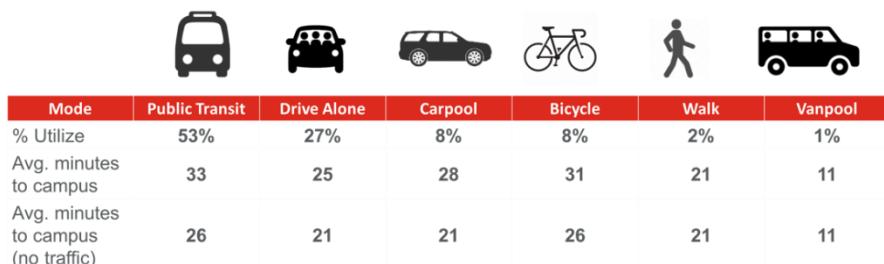


FIGURE 2.29: Mode of Travel to Campus and Average One-Way Commute Times

DINING

Students were asked questions about dining to understand how important it is to them and to gauge overall interest in a meal plan. When asked if respondents believe that a meal plan should be mandatory, 95% stated that it should not. This illustrates that students desire flexibility and independence when it comes to their dining options. Students were then asked to indicate how interested they would be in a meal plan that is targeted towards apartment residents. Analysis by student type reveals that on-campus residents would be the most interested followed by undergraduate students.

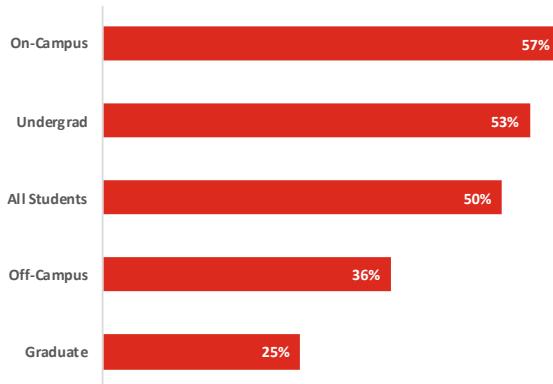


FIGURE 2.30: Interest in a Meal Plan for Apartment Residents by Student Type

FUTURE HOUSING CONSIDERATIONS

To understand what is important to students, the survey asked respondents to rank factors that UCSC should consider as it works to improve student housing. The highest ranked factors were to keep housing costs affordable, create more on-campus housing opportunities for current students, and provide modern and attractive living environments for students.

Rank	Factor	Weighted Average
1	Keep housing costs affordable	79%
2	Create more on-campus housing opportunities for currently enrolled students	69%
3	Provide modern and attractive living environments to students	59%
4	Expand existing residential dining programs	53%
5	Create more theme areas around academic programs / interests	46%
6	Create living areas specifically tied to college affiliation	45%

FIGURE 2.31: Most Important Factors to Consider as UCSC Improves On-Campus Housing

This page left intentionally blank.

DEMAND ANALYSIS

Using information gleaned from B&D's demographic analysis, on-campus supply analysis, and student survey, B&D was able to identify a likely target market consisting of students who would likely be interested in living on campus. B&D then developed a demand model to project demand by using student demographic data, enrollment figures, and the electronic survey responses. The following outlines B&D's findings with regard to demand for on-campus housing at UCSC and the Student Housing West Project.

DEMAND-BASED PROGRAM

B&D utilizes its proprietary demand-based programming model ("DBP") to determine unmet demand for on-campus housing. The DBP derives demand from the results of the student survey, which asks students to select their preferred unit type from a variety of housing options. The survey provides a floor plan and brief description of each unit type with estimated rental rates to ensure that students are aware of the full implications of their choice. Students are also allowed to select the option of "none; I would prefer to live off-campus." In addition, B&D divides the survey population into two distinct subgroups: high and low propensity to live in on-campus housing. Those in the high-propensity group are considered to be the "target market."

The DBP determines demand through the following process:

- ◆ Survey responses are filtered by the target market to determine a capture rate for the tested units.
- ◆ The capture rates are applied to enrollment figures provided by the college and demographically-representative weight factors are adjusted to ensure a balance between survey respondents and the entire target market population.

TARGET MARKET

The on-campus capture rate at UCSC is a function of the University's student population, on-campus housing policies and offerings, and the character of the off-campus housing market. B&D's analysis in these areas assisted in determining a primary target market. The following is a summary of key factors that formed the basis.

- ◆ UCSC currently has 19,457 enrolled students, an increase of 13% since 2013. Undergraduate enrollment is up 12% and graduate enrollment has increased 25% during that time frame.
- ◆ UCSC has the ability to house approximately 9,338 students or 48% of total enrollment on campus. Current occupancy in housing is 9,049 or 47% of the student body.
- ◆ To meet demand, the campus has increased the residential density of campus by 2,278 beds to accommodate additional students. The additional density is achieved through forced tripling of rooms and converting lounge spaces to residential units.
- ◆ Since 2012, the University has maintained an average 97% occupancy of available beds (9,338). However, with the added residential density, UCSC operated at 127% of design capacity within the existing residence halls.

- The University does not require students to live on campus. However, it does guarantee housing to new freshmen for two years and transfer students for one year if they indicate a preference for university housing when accepting their offer of admission.

Based on these factors, the Project Team has defined the likely target markets for the Student Housing West project:

Undergraduate Students

- Enrolled full-time
- Age 18-24
- Single without children
- Live on campus
- If off campus, currently rent and not living with family, partner, or dependents
- Paying \$700 per month or more in rent

Graduate Students

- Enrolled full-time
- Single or married without children
- Live on campus
- If off campus, currently rent and not living with family, partners, or dependents
- Paying \$700 per month or more in rent

Students with Families

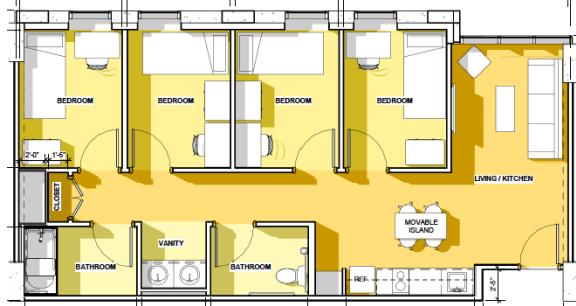
- Enrolled full-time
- Single or married with children
- Live on campus
- If off campus, currently rent and pay more than \$700 per month is rent

PROPOSED UNIT TYPES AND ESTIMATE RENTAL RATES

The survey presented students with a variety of unit type options to gauge their interest in on-campus housing. The following unit types and rental rates were tested in the survey.

Undergraduate Student Unit Types

Unit A: Four-Bedroom / One Bathroom (Single Occupancy)



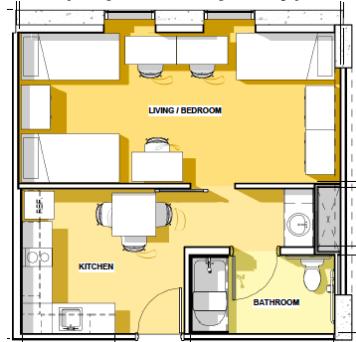
Estimated Rent: \$1,621/ month / person

Unit B: Two-Bedroom / Two-Bathroom (Double Occupancy)



Estimated Rent: \$1,424/ month / person

**Unit C: Triple Occupancy Studio
(Triple Occupancy)**



Estimated Rent: \$1,143/ month / person

**Unit D: Undergraduate Converted Triple
(Triple Occupancy)**



Estimated Rent: \$1,084/ month / person

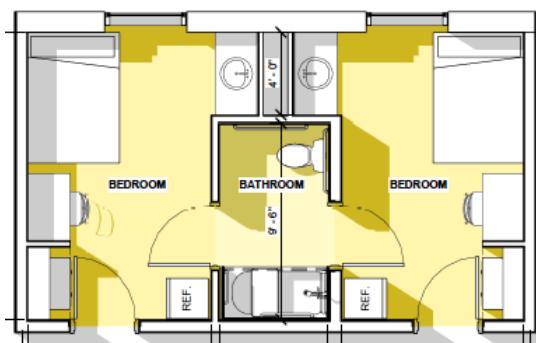
Graduate Student Unit Types

Unit A: Studio Apartment



Estimated Rent: \$1,143/ month / unit

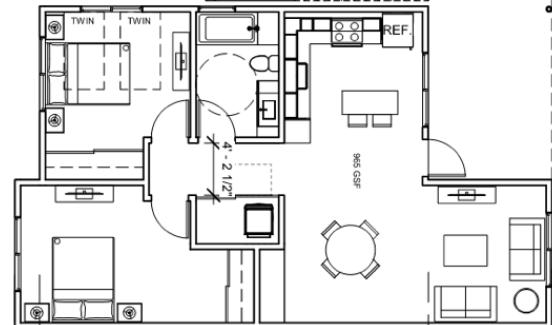
**Unit B: Two-Bedroom / One-Bathroom Suite
(With Shared Communal Kitchen)**



Estimated Rent: \$1,084/ month / person

Student Family Housing Unit Type

Unit A: Two-Bedroom / One-Bathroom Apartment



Estimated Rent: \$1,658/ month / unit

TOTAL DEMAND

Using survey data and fall 2017 enrollment figures, B&D's demand model projected demand for 13,102 beds with 12,792 single student beds and 310 family units. A significant increase in capturing the junior, senior, and graduate populations is possible given the interest and demand for unit types in Student Housing West.

Class Year	Enrollment	Occupancy	Current Capture Rate	Projected Capture Rate	Single Student Demand (Beds)	Family Student Housing Demand (Units) ¹
Freshman	4,360	4,100	94%	►	4,121	
Sophomore	3,623	2,374	66%	►	2,656	
Junior	4,455	1,571	35%	►	2,504	175
Senior / Other	5,139	927	18%	►	2,344	
Graduate / Other	1,880	77	4%	►	1,166	135
Total	19,457	9,049	47%		12,792	310
Total Demand:						13,102

¹: Family Student Housing occupants are graduate and undergraduate students.

FIGURE 3.1: Total On-Campus Housing Demand

Analysis by student type reveals that unmet demand for single undergraduate students exists for 624 beds, 866 beds of unmet demand for single graduate students, and 170 units of unmet demand for married and student families. The unmet demand totals include the existing housing supply at UCSC, de-densification of 773 beds within residence halls, replacement of the 197 existing family units, and the proposal Student Housing West program of 3,073 beds.

Demand	Single Students		Family Student Housing ¹	Total
	Undergraduate	Graduate		
Current Supply (Beds)	9,062	80	197	9,339
Supply Modifications ²	(773)	0	(197)	(970)
Revised Current Supply	8,289	80	0	8,369
Student Housing West	2,713	220	140	3,073
Current Supply + New Beds	11,002	300	140	11,442
Total Demand	11,626	1,166	310	13,102
Remaining Unmet Demand	624	866	170	1,660

Notes:

1. Family housing is in units.
2. Planned de-densification and replacement of Family Student Housing.

FIGURE 3.2: Demand and Supply Reconciliation

Analysis of demand by unit type preference reveals that there is sufficient demand for all unit types that are proposed in the Student Housing West Project. Analysis by undergraduate single occupancy private units reveals demand for 3,353 beds and 6,733 beds in double or triple occupancy shared units. The demand for private and shared units is sufficient to support the proposed program at Student Housing West.

DEMAND ANALYSIS

	Undergraduate Beds				Graduate Beds		Family Housing
	4BR / 1BA Apt.	2BR / 2BA Apt.	Studio Triple	2BR / 2BA Apt. (Triple Conversion) ³	Studio Apartment	2BR Suite (W/ Comm. Kitch.)	2BR Apt.
	Single	Double	Triple	Triple	Single	Single	Family Unit
Total Demand ^{1,2}	2,268	1,466	930	1,766	523	590	310
Student Housing West Program	1,529	620	564	0	92	128	140
Unmet Demand ²	739	846	366	1,766	431	462	170

Notes:

1. Total bed demand in this chart is only for unit types tested for Student Housing West. Undergraduate students were given the option of "Other on-campus housing". Those respondents are not accounted for in this chart.
2. Bed demand excludes freshmen population
3. Conversion of designed double occupancy 2BR/2BA bedrooms into triple occupancy. SHW Program is 0 as bed spaces are accounted for as designed doubles under 2BR/2BA.
4. Unmet demand does not account for existing on-campus housing supply

FIGURE 3.3: Total Demand by Tested Unit Types

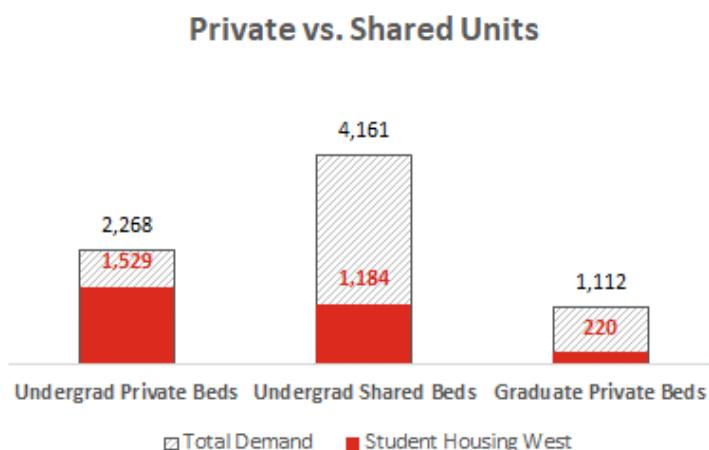


FIGURE 3.4: Total Demand by Private and Shared Unit Types

HOUSING AMENITY PREFERENCES

To understand what should be included in social spaces of Student Housing West, B&D asked a series of questions in the housing survey about housing amenity preferences. Students were asked to rank eight features from highest to lowest for the HUB community space in the Student Housing West Project. The top ranked features were foodservice, and study spaces. This indicates that students are primarily interested in standard residence hall amenities rather than more extravagant social spaces.

Rank	Features / Amenities in the HUB	Weighted Average
1	Foodservice	71%
2	Quiet study space	67%
3	Group study rooms	57%
4	Fitness: Cardio	57%
5	Social lounge	56%
6	Multipurpose space for community events	51%
7	Active gaming / recreation	48%
8	Fitness: Group Exercise	46%

FIGURE 3.5: Top Ranked Features / Amenities in the Hub Community Space

Graduate students who indicated interest in living in the shared two-bedroom suite with the communal kitchen and common area were also asked about what types of features they would like to see in that unit. Survey analysis reveals that the most popular unit amenities are a microwave, small refrigerator and a desk. The most popular amenities in the communal kitchen and living area are a fully equipped kitchen, individual food storage, and a communal dining table. Graduate students indicated that they would only want to share the communal kitchen with a maximum of nine other people.

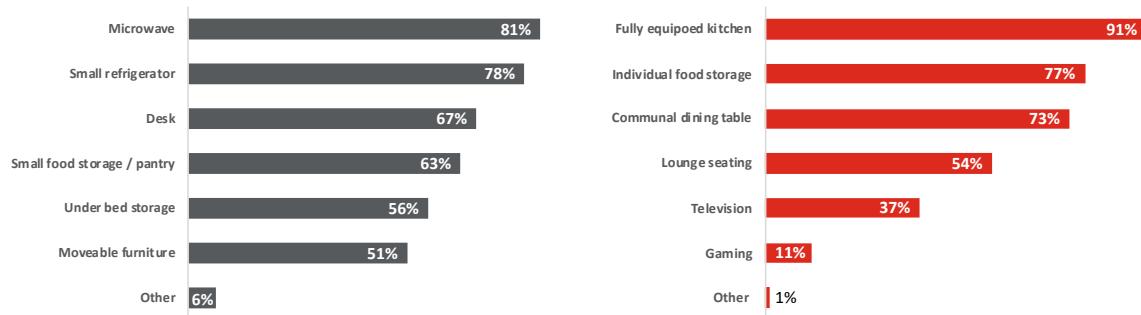


FIGURE 3.6 (Left): Most Desired Unit Amenities in the Shared Two-Bedroom Suite

FIGURE 3.7 (Right): Most Desired Features / Amenities in the Communal Kitchen and Common Area

SECTION 3

This Page Left Intentionally Blank

EXHIBIT A

This Page Left Intentionally Blank

Santa Cruz

Competitive Rent Survey

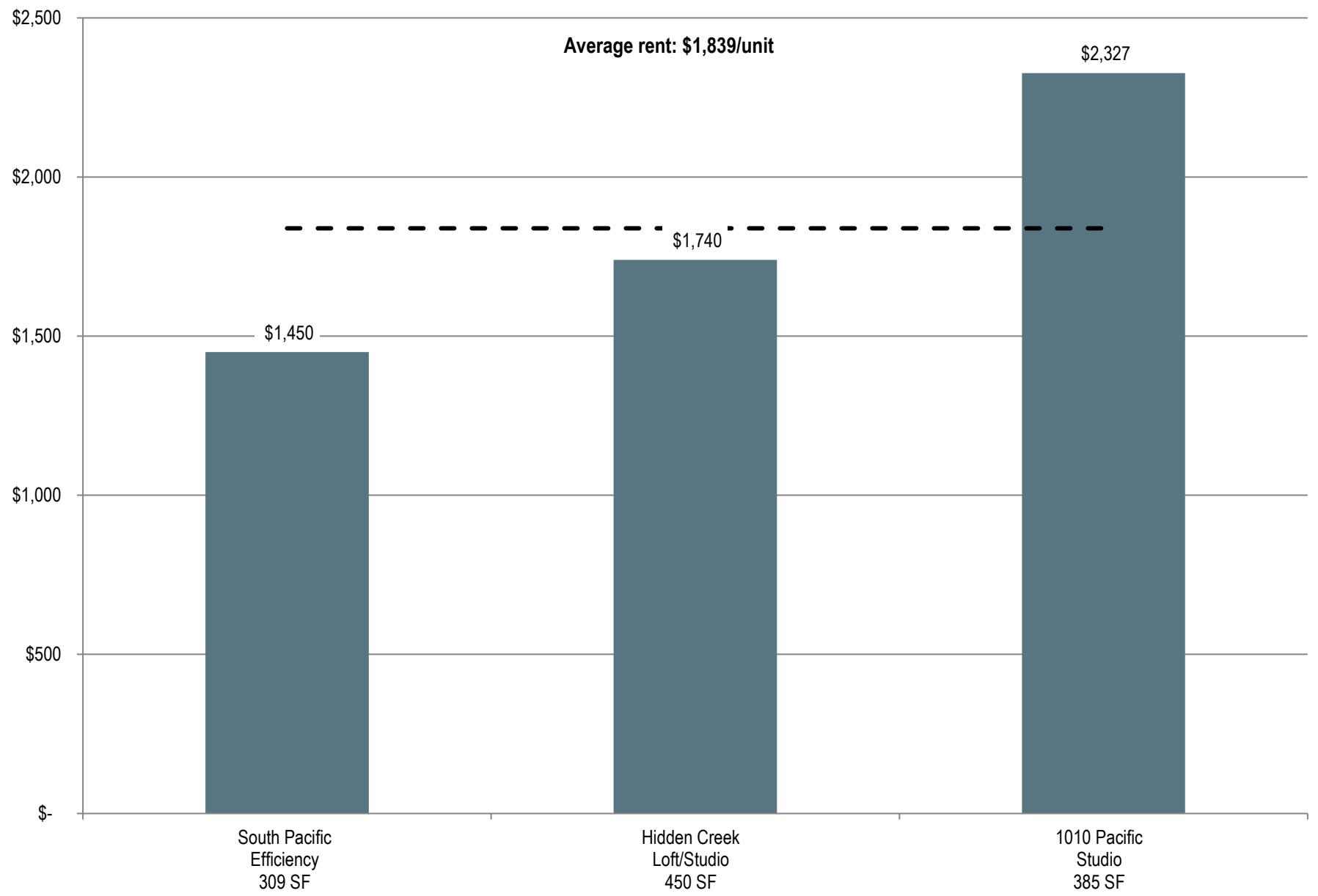
January 19, 2018

Rental Comparables		Unit Type	Number of Units	Avg. Sq. Ft.	Unit Rent			Unit Rent psf				
					Low	Hi	Avg	Low	Hi	Avg		
South Pacific 401 Pacific Avenue Santa Cruz, CA 95060 (831) 466-9467		Units	Efficiency	71	309	\$1,450	\$1,450	\$1,450	\$4.69	\$4.69	\$4.69	
Owner Barry Swenson Builder		71	Total	71	309	\$1,450	\$1,450	\$1,450	\$4.69	\$4.69	\$4.69	
Manager Santa Cruz Seaside Company		Built	2003	Concessions: None.								
Occupancy 99%		Leased	99%	Note: month-to-month units in SRO Building - 350 SF or below with limited kitchenette and bathroom in units. Units are being remodeled to include 4-burner stove with bake oven and full-size refrigerator; no microwave.								
1010 Pacific 1010 Pacific Avenue Santa Cruz, CA 95060 (831) 471-9900		Units	Studio	2	385	\$1,898	\$2,755	\$2,327	\$4.93	\$7.16	\$6.04	
Owner Pacific Union Land Company		113	1x1	72	611	\$2,233	\$3,483	\$2,858	\$3.65	\$5.70	\$4.68	
Manager Woodmont Real Estate Services		Built	2004	2x2	37	911	\$3,337	\$4,398	\$3,868	\$3.66	\$4.83	\$4.25
Occupancy 96%		3x2	2	Total	113	1,160	\$4,071	\$4,086	\$4,079	\$3.51	\$3.52	\$3.52
Leased 97%		Concessions:								\$5.29		\$4.48
Oceanview 222 Columbia Street Santa Cruz, CA 95060 (831) 458-5042		Units	1x1	81	680	\$2,695	\$2,970	\$2,833	\$3.96	\$4.37	\$4.17	
Owner Acclaim RE Investment		104	2x2	23	860	\$3,400	\$3,800	\$3,600	\$3.95	\$4.42	\$4.19	
Manager Acclaim Companies		Built	1965/1970	Total	104	720	\$2,851	\$3,154	\$3,002	\$3.96	\$4.38	\$4.17
Occupancy 93%		Concessions: None.										
Hidden Creek 200 Button Street Santa Cruz, CA 95060 (831) 425-7000		Units	Loft/Studio	24	450	\$1,690	\$1,790	\$1,740	\$3.76	\$3.98	\$3.87	
Owner First Pacific Group		146	1x1	76	525	\$1,850	\$1,900	\$1,875	\$3.52	\$3.62	\$3.57	
Manager First Pacific Group		Built	1971	2x1	46	686	\$2,400	\$2,400	\$2,400	\$3.50	\$3.50	\$3.50
Occupancy 97%		1971	Total	146	563	\$1,997	\$2,039	\$2,018	\$3.54	\$3.62	\$3.58	
Leased 99%		Concessions: None.										
Pacific Shores 1240 Shaffer Road Santa Cruz, CA 95060 (831) 427-1290		Units	1x1	110	809	\$2,800	\$2,800	\$2,800	\$3.46	\$3.46	\$3.46	
Owner Pacific Union Land Company		206	2x2	96	1,024	\$3,376	\$3,983	\$3,680	\$3.30	\$3.89	\$3.59	
Manager Woodmont Real Estate Services		Built	2004	Total	206	909	\$3,068	\$3,351	\$3,210	\$3.37	\$3.69	\$3.53
Occupancy 99%		Concessions: None.										
Leased 100%												
Chestnut Street 143 Chestnut Street Santa Cruz, CA 95060 (831) 469-3620		Units	1x1	30	650	\$2,100	\$2,250	\$2,175	\$3.23	\$3.46	\$3.35	
Owner Essex Property Trust		96	2x1	18	900	\$2,800	\$2,800	\$2,800	\$3.11	\$3.11	\$3.11	
Manager Essex Property Trust		Built	2002	2x2	2	950	\$2,825	\$3,000	\$2,913	\$2.97	\$3.16	\$3.07
Occupancy 99%		2002	2x2 TH	46	1,040	\$3,443	\$3,443	\$3,443	\$3.31	\$3.31	\$3.31	
Leased 100%		Total	96	890	\$2,890	\$2,940	\$2,915	\$3.25	\$3.30	\$3.28		
Concessions: None.												

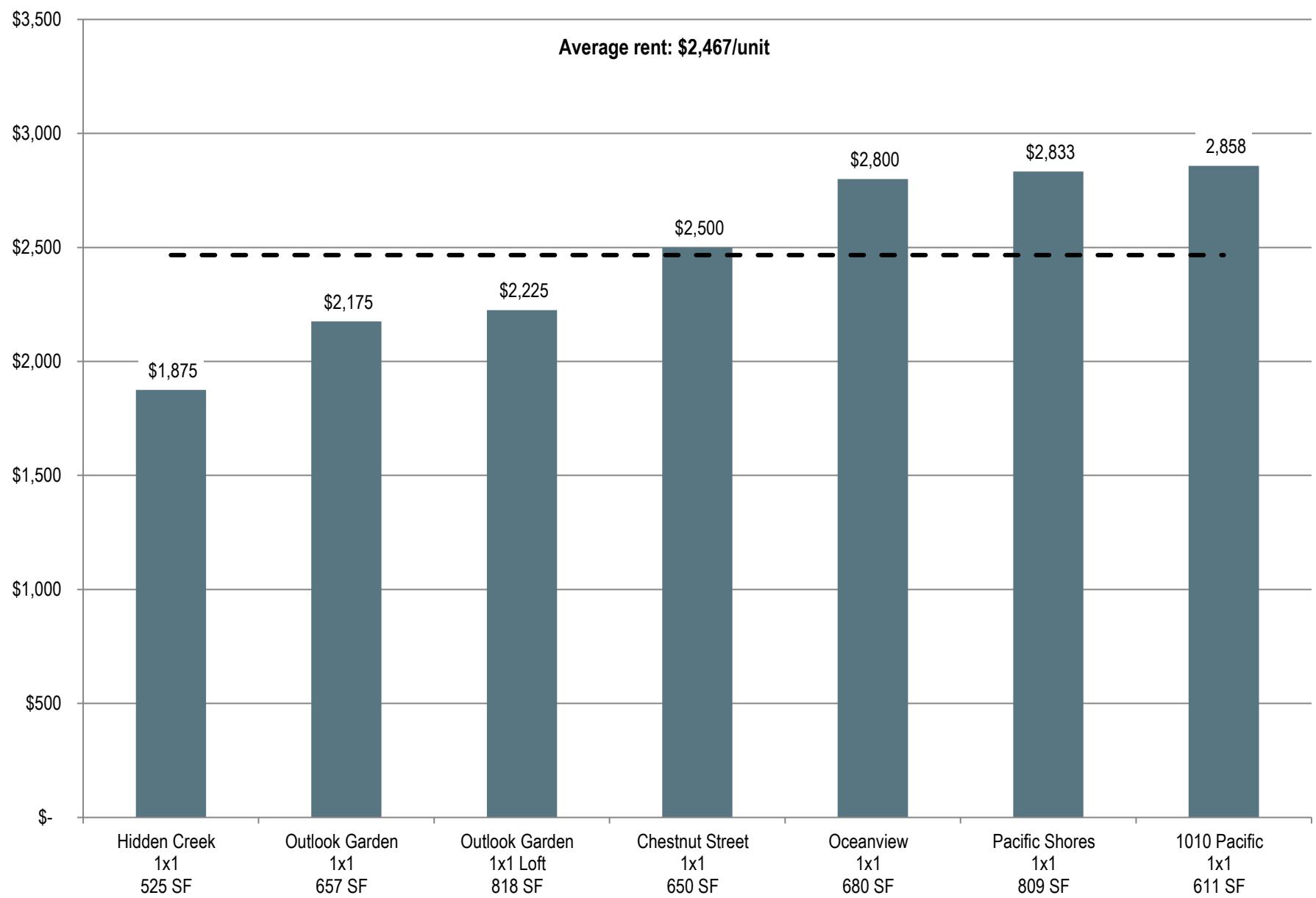
Rental Comparables		Unit Type	Number of Units	Avg. Sq. Ft.	Low	Hi	Unit Rent Avg	Unit Rent psf			
								Low	Hi	Avg	
Outlook Garden 363 Western Drive Santa Cruz, CA 95060 (831) 426-6855		Units 168 Built 1978	1x1 1x1 Loft 2x1 Total	88 60 20 168	657 818 830 735	\$2,200 \$2,400 \$2,950 \$2,361	\$2,250 \$2,600 \$2,950 \$2,458	\$2,225 \$2,500 \$2,950 \$2,410	\$3.35 \$2.93 \$3.55 \$3.21	\$3.42 \$3.18 \$3.55 \$3.34	\$3.39 \$3.06 \$3.55 \$3.28
Owner James A. Scholz Manager Owner Managed		Occupancy 95% Leased N/A		Concessions: None.							
				Units	Avg s.f.	Low	High	Avg. Unit Rent	psf Low	psf High	Avg psf
	96.7%	Total	904	726	\$2,537	\$2,811	\$2,674	\$3.50	\$3.87	\$3.68	

Source: Survey of property managers, leasing agents and certain principals conducted by Jones Lang LaSalle.

Studio Apartment Rents



One Bedroom Apartment Rents



Two Bedroom Apartment Rents

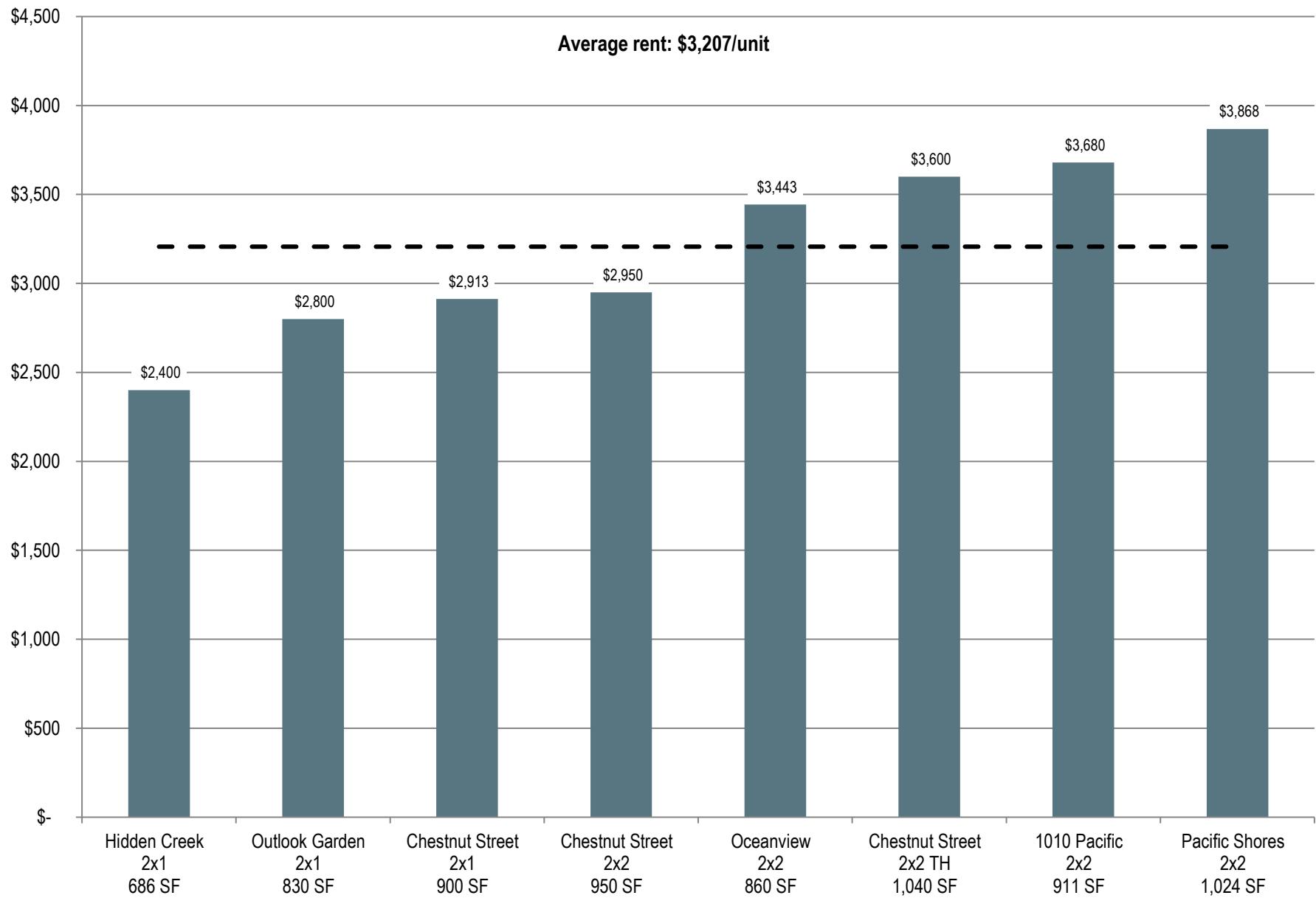


EXHIBIT **B**

This Page Left Intentionally Blank

SURVEY RESULTS

Q1. What is your class standing?

Count	Percent	
1031	30.79%	First year
688	20.54%	Second year
632	18.87%	Third year
514	15.35%	Fourth year
80	2.39%	Fifth year and beyond
385	11.50%	Graduate/Professional
19	0.57%	Other (please specify)
3349		Respondents

Q2. What is your family status?

Count	Percent	
3019	90.25%	Single without child(ren)/dependent(s)
40	1.20%	Single with child(ren)/dependent(s)
135	4.04%	Married/partnered without child(ren)/dependent(s)
151	4.51%	Married/partnered with child(ren)/dependent(s)
3345		Respondents

Q3. Do you currently live in UCSC housing?

Count	Percent	
2197	65.54%	Yes
1155	34.46%	No
3352		Respondents

Q4. If currently living in UCSC student housing, in what location do you reside?

Count	Percent	
166	7.74%	Cowell College
179	8.35%	Stevenson College
212	9.89%	Crown College
192	8.96%	Merrill College
246	11.47%	Porter College
98	4.57%	Transfer Community at Porter College
127	5.92%	Kresge College
155	7.23%	Oakes College
196	9.14%	Rachel Carson College
197	9.19%	College Nine
197	9.19%	College Ten
35	1.63%	The Village
24	1.12%	Redwood Grove Apartments
27	1.26%	Graduate Student Housing
62	2.89%	Family Student Housing
10	0.47%	Camper Park
21	0.98%	University Town Center
2144		Respondents

Q5. How important was the availability of on-campus housing in your decision to attend UCSC?

Count	Percent	
1786	54.48%	Very important
1008	30.75%	Important
398	12.14%	Unimportant
86	2.62%	Very unimportant
3278		Respondents

Q6. Which years have you lived on campus in UCSC's student housing? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS

Count	Respondent %	Response %	
370	11.29%	7.42%	None
2499	76.26%	50.10%	Frosh year
1195	36.47%	23.96%	Sophomore year
607	18.52%	12.17%	Junior year
226	6.90%	4.53%	Senior year (including fifth year and beyond)
91	2.78%	1.82%	Graduate/professional year(s)
3277			Respondents
4988			Responses

Q7. If on campus housing was available to you throughout your time as a student, at current housing rates, which year(s) would you choose to live on campus? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS.

Count	Respondent %	Response %	
337	10.34%	4.80%	None
1928	59.14%	27.48%	Frosh year
1720	52.76%	24.51%	Sophomore year
1386	42.52%	19.75%	Junior year
1165	35.74%	16.60%	Senior year (including fifth year and beyond)
481	14.75%	6.85%	Graduate/professional year(s)
3260			Respondents
7017			Responses

Q8. Please rate how satisfied you are with each of the following factors with respect to your housing situation: SELECT ONE RESPONSE FOR EACH FACTOR - How satisfied are you with your current residence?

Count	Percent	
808	25.91%	Very satisfied
1369	43.91%	Satisfied
722	23.16%	Somewhat satisfied
219	7.02%	Unsatisfied
3118		Respondents

SURVEY RESULTS

Q9. Please rate how satisfied you are with each of the following factors with respect to your housing situation: SELECT ONE RESPONSE FOR EACH FACTOR - How satisfied are you with the physical condition of your current residence?

Count Percent

727	23.58%	Very satisfied
1309	42.46%	Satisfied
742	24.07%	Somewhat satisfied
305	9.89%	Unsatisfied
3083		Respondents

Q10. Please rate how satisfied you are with each of the following factors with respect to your housing situation: SELECT ONE RESPONSE FOR EACH FACTOR - How satisfied are you with the size of your current residence?

Count Percent

833	27.66%	Very satisfied
989	32.84%	Satisfied
701	23.27%	Somewhat satisfied
489	16.24%	Unsatisfied
3012		Respondents

Q11. Please rate how satisfied you are with each of the following factors with respect to your housing situation: SELECT ONE RESPONSE FOR EACH FACTOR - How satisfied are you with the amenities and services offered at your current residence?

Count Percent

550	18.02%	Very satisfied
1215	39.80%	Satisfied
891	29.18%	Somewhat satisfied
397	13.00%	Unsatisfied
3053		Respondents

Q12. Please rate how satisfied you are with each of the following factors with respect to your housing situation: SELECT ONE RESPONSE FOR EACH FACTOR - How satisfied are you with the housing rate you are paying for your current residence?

Count Percent

233	7.56%	Very satisfied
561	18.20%	Satisfied
972	31.53%	Somewhat satisfied
1317	42.72%	Unsatisfied
3083		Respondents

Q13. What were the FIVE MOST important factors in your decision on where to live this year? SELECT UP TO FIVE RESPONSES

Count Respondent % Response %

2049	65.30%	13.75%	Total cost of rent and utilities
955	30.43%	6.41%	Ability to choose my own roommate(s)
1673	53.31%	11.23%	Proximity to classes
464	14.79%	3.11%	Proximity to other students

Q13. What were the FIVE MOST important factors in your decision on where to live this year? SELECT UP TO FIVE RESPONSES

Count	Respondent %	Response %	
665	21.19%	4.46%	Proximity to, or availability of, convenient parking or public transportation
387	12.33%	2.60%	Proximity to my work
158	5.04%	1.06%	Proximity to shopping, entertainment, or restaurants
865	27.57%	5.81%	Availability of high-speed Internet
323	10.29%	2.17%	Reliability of maintenance and custodial services
247	7.87%	1.66%	Flexible lease/rental terms
204	6.50%	1.37%	Availability of a good building manager or landlord
356	11.34%	2.39%	Less restrictive rules and supervision
952	30.34%	6.39%	Housing guarantee for on-campus residents
345	10.99%	2.32%	Ability to stay during breaks
554	17.65%	3.72%	Availability of a quiet place to study
534	17.02%	3.58%	Access to UCSC resources (computer labs, student services, administrative offices, etc.)
253	8.06%	1.70%	Opportunity to be involved in UCSC residential communities (living/learning programs, theme communities, etc.)
381	12.14%	2.56%	Safety and security features
681	21.70%	4.57%	Availability of a private (single) bedroom
333	10.61%	2.23%	Availability of a private bathroom
396	12.62%	2.66%	Availability of additional living space outside my bedroom but within my unit
886	28.23%	5.95%	Availability of a kitchen
581	18.51%	3.90%	Availability of convenient laundry facilities
658	20.97%	4.42%	Access to campus dining
3138	Respondents		
14900	Responses		

Q14. Where do you plan to live next year while attending UCSC?

Count	Percent	
1158	36.82%	On campus
1037	32.97%	Off campus
19	0.60%	University Town Center
481	15.29%	Undecided on where to live
450	14.31%	Not applicable; I will not be attending UCSC next year.
3145	Respondents	

Q15. If considering living OFF CAMPUS next year, why would you prefer to do so? SELECT UP TO FIVE RESPONSES

Count	Respondent %	Response %	
29	2.90%	0.68%	I may not be attending UCSC next year
21	2.10%	0.49%	I am ineligible to live in UCSC's student housing for conduct-related reasons
401	40.14%	9.36%	UCSC is unable to guarantee housing for me on campus next year
137	13.71%	3.20%	To live in a quieter environment
146	14.61%	3.41%	Ability to live with friends from different colleges
21	2.10%	0.49%	To satisfy my parent's/family's wishes
321	32.13%	7.49%	Fewer rules and regulations
99	9.91%	2.31%	More convenient location
142	14.21%	3.32%	More convenient parking or public transportation

SURVEY RESULTS

Q15. If considering living OFF CAMPUS next year, why would you prefer to do so? SELECT UP TO FIVE RESPONSES

Count	Respondent %	Response %	
732	73.27%	17.09%	More cost effective
125	12.51%	2.92%	My preferred on-campus living accommodation may not be available
72	7.21%	1.68%	Better Internet access
182	18.22%	4.25%	Better living unit amenities
13	1.30%	0.30%	Better security/safety
187	18.72%	4.37%	Ability to live with or near friends
101	10.11%	2.36%	Ability to live with or near family or partner
293	29.33%	6.84%	More privacy
301	30.13%	7.03%	More living space
219	21.92%	5.11%	No meal plan requirement
328	32.83%	7.66%	Access to my own kitchen
72	7.21%	1.68%	More convenient laundry facilities
66	6.61%	1.54%	Better physical condition of the building
17	1.70%	0.40%	Better building management and staffing
14	1.40%	0.33%	Better maintenance and housekeeping services
8	0.80%	0.19%	Better accessibility for persons with disabilities
53	5.31%	1.24%	To live away from other students
139	13.91%	3.25%	To have a pet
44	4.40%	1.03%	Other (please specify)
999	Respondents		
4283	Responses		

**Q16. Please rank the following factors in order of importance as UCSC considers improvements to on-campus housing:
- Provide modern and attractive living environments to students**

Count	Percent	
249	8.41%	1
410	13.85%	2
907	30.63%	3
748	25.26%	4
349	11.79%	5
298	10.06%	6
2961	Respondents	

**Q17. Please rank the following factors in order of importance as UCSC considers improvements to on-campus housing:
- Create living areas specifically tied to college affiliation**

Count	Percent	
242	8.22%	1
302	10.26%	2
302	10.26%	3
448	15.22%	4
752	25.54%	5
898	30.50%	6
2944	Respondents	

Q18. Please rank the following factors in order of importance as UCSC considers improvements to on-campus housing:
- Create more theme areas around academic programs/interests

Count	Percent	
184	6.26%	1
270	9.19%	2
387	13.17%	3
545	18.54%	4
862	29.33%	5
691	23.51%	6
2939	Respondents	

Q19. Please rank the following factors in order of importance as UCSC considers improvements to on-campus housing:
- Create more on-campus housing opportunities for currently enrolled students

Count	Percent	
470	15.86%	1
1143	38.56%	2
454	15.32%	3
343	11.57%	4
376	12.69%	5
178	6.01%	6
2964	Respondents	

Q20. Please rank the following factors in order of importance as UCSC considers improvements to on-campus housing:
- Keep housing costs affordable

Count	Percent	
1699	56.96%	1
519	17.40%	2
85	2.85%	3
78	2.61%	4
168	5.63%	5
434	14.55%	6
2983	Respondents	

Q21. Please rank the following factors in order of importance as UCSC considers improvements to on-campus housing:
- Expand existing residential dining programs

Count	Percent	
135	4.58%	1
324	11.00%	2
826	28.04%	3
784	26.61%	4
437	14.83%	5
440	14.94%	6
2946	Respondents	

SURVEY RESULTS

Q22. Once you no longer had an on-campus housing guarantee and space was not available at UCSC, how easy was it for you to find off-campus housing?**Count Percent**

34	3.36%	Very easy
133	13.14%	Easy
459	45.36%	Difficult
386	38.14%	Very difficult
1012		Respondents

Q23. With whom do you currently live?**Count Percent**

63	6.16%	I live alone
571	55.87%	With other UCSC roommate(s)
77	7.53%	With other non-UCSC roommate(s)
150	14.68%	With both UCSC and non-UCSC roommate(s)
33	3.23%	With my parent(s) or other relative(s)
104	10.18%	With my spouse/partner and/or children
24	2.35%	Other (please specify)
1022		Respondents

Q24. Do you currently rent or own?**Count Percent**

978	96.07%	Rent
24	2.36%	Own
16	1.57%	Other (please specify)
1018		Respondents

Q25. What type of unit do you live in off campus?**Count Percent**

333	32.74%	Apartment/condo
445	43.76%	Single family home
122	12.00%	Townhouse
72	7.08%	Duplex/Tri-plex/Four-plex
45	4.42%	Other (please specify)
1017		Respondents

Q26. How many bedrooms are in your current housing unit?**Count Percent**

59	5.79%	Studio / Efficiency
102	10.01%	1 bedroom
269	26.40%	2 bedrooms
311	30.52%	3 bedrooms
152	14.92%	4 bedrooms
126	12.37%	5 or more bedrooms

Q26. How many bedrooms are in your current housing unit?

Count Percent

1019	Respondents
------	-------------

Q27. Do you share a bedroom?

Count Percent

471	46.18%	No
468	45.88%	Yes, with one other person
81	7.94%	Yes, with two or more other people
1020	Respondents	

Q28. What is your *personal* share of monthly rent/housing costs *excluding utilities*?

Count Percent

10	1.03%	Less than \$400
28	2.87%	\$400 - \$499
87	8.93%	\$500 - \$599
140	14.37%	\$600 - \$699
188	19.30%	\$700 - \$799
185	18.99%	\$800 - \$899
108	11.09%	\$900 - \$999
82	8.42%	\$1,000 - \$1,099
51	5.24%	\$1,100 - \$1,199
29	2.98%	\$1,200 - \$1,299
14	1.44%	\$1,300 - \$1,399
10	1.03%	\$1,400 - \$1,499
35	3.59%	\$1,500 or more
1	0.10%	I don't know
6	0.62%	I don't pay rent
974	Respondents	

Q29. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY

Count Respondent % Response %

91	9.38%	2.33%	Not applicable; I do not pay for any utilities
234	24.12%	5.99%	Cable/satellite television
551	56.80%	14.11%	Heat
834	85.98%	21.36%	Internet
804	82.89%	20.59%	Electric
610	62.89%	15.62%	Water
326	33.61%	8.35%	Sewer
455	46.91%	11.65%	Trash
970	Respondents		
3905	Responses		

SURVEY RESULTS

Q30. How much is your individual monthly cost for all the utilities selected in the previous question?**Count Percent**

18	2.07%	Less than \$25
168	19.29%	\$25 - \$49
424	48.68%	\$50 - \$99
178	20.44%	\$100 - \$149
42	4.82%	\$150 - \$199
31	3.56%	\$200 or more
10	1.15%	Don't know
871		Respondents

Q31. How long is your current lease?**Count Percent**

71	7.33%	Not applicable; I have no lease
28	2.89%	More than 12 months
544	56.14%	12 months
137	14.14%	Academic year (approximately 9 months)
5	0.52%	Academic term (e.g., semester)
177	18.27%	Monthly
7	0.72%	Other (please specify)
969		Respondents

Q32. What was your personal share of the security deposit required for your current lease?**Count Percent**

58	5.98%	No deposit required
5	0.52%	Less than \$100
13	1.34%	\$100 - \$199
28	2.89%	\$200 - \$299
23	2.37%	\$300 - \$399
21	2.16%	\$400 - \$499
84	8.66%	\$500 - \$599
88	9.07%	\$600 - \$699
88	9.07%	\$700 - \$799
101	10.41%	\$800 - \$899
43	4.43%	\$900 - \$999
379	39.07%	\$1,000 or more
39	4.02%	Don't know
970		Respondents

Q33. What is your primary mode of transportation between UCSC and your primary residence during the school year?**Count Percent**

266	27.45%	Car, drive alone
76	7.84%	Carpool (with at least one other person)
2	0.21%	UCSC Vanpool
516	53.25%	Public transportation/bus
82	8.46%	Bicycle
10	1.03%	Motorcycle
15	1.55%	Walk

Q33. What is your primary mode of transportation between UCSC and your primary residence during the school year?

Count Percent

2	0.21%	Other
969 Respondents		

Q34. Without traffic or already full busses, what is your typical one-way time in minutes from your residence to UCSC?

Count Percent

15	1.55%	Less than 5 minutes
300	30.93%	5 - 15 minutes
302	31.13%	16 - 25 minutes
197	20.31%	26 - 35 minutes
73	7.53%	36 - 45 minutes
36	3.71%	46 - 55 minutes
24	2.47%	56 minutes - 1 hour 5 minutes
8	0.82%	1 hour 6 minutes - 1 hour 15 minutes
9	0.93%	1 hour 16 minutes - 1 hour 30 minutes
6	0.62%	1 hour 31 minutes or more
970	Respondents	

Q35. What is your typical one-way time in minutes from your residence to UCSC?

Count Percent

10	1.03%	Less than 5 minutes
146	15.07%	5 - 15 minutes
275	28.38%	16 - 25 minutes
265	27.35%	26 - 35 minutes
131	13.52%	36 - 45 minutes
64	6.60%	46 - 55 minutes
40	4.13%	56 minutes - 1 hour 5 minutes
12	1.24%	1 hour 6 minutes - 1 hour 15 minutes
16	1.65%	1 hour 16 minutes - 1 hour 30 minutes
10	1.03%	1 hour 31 minutes or more
969	Respondents	

Q36. If all of the unit types described above were available on UCSC's campus at the rents outlined above, what would have been your living preference for this academic year (2017-2018)?

Count Percent

576	23.84%	Unit A: Four-Bedroom / One-Bath Single for approximately \$1,621/month/person
391	16.18%	Unit B: Two-Bedroom / Two-Bath Double for approximately \$1,424/month/person
268	11.09%	Unit C: Triple Occupancy Suite for approximately \$1,143/month/person
511	21.15%	Unit D: Undergraduate Triple (Converted double) for approximately \$1,084/month/person
508	21.03%	I would prefer to live off campus
162	6.71%	I would prefer to live in other housing currently available on campus
2416	Respondents	

SURVEY RESULTS

Q37. If all of the unit types described above were available on UCSC's campus at the rents outlined above, what would have been your living preference for this academic year (2017-2018)?

Count	Percent	
85	27.69%	Unit A: Studio Apartment for approximately \$1,249/month/unit
84	27.36%	Unit B: Two-Bedroom / One-Bath Suite with communal shared kitchen and living room for approximately \$986/month/person
9	2.93%	I would prefer a 4-bedroom single occupancy room in Graduate Housing at \$1,136/month/person
129	42.02%	I would prefer to live off campus
307		Respondents

Q38. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Foodservice / Retail (market place kitchen, retail grab and go food, groceries, and sundaries)

Count	Percent	
954	36.38%	1
367	14.00%	2
299	11.40%	3
203	7.74%	4
187	7.13%	5
183	6.98%	6
140	5.34%	7
289	11.02%	8
2622		Respondents

Q39. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Fitness: cardio and fitness equipment

Count	Percent	
269	10.32%	1
453	17.38%	2
321	12.32%	3
284	10.90%	4
260	9.98%	5
328	12.59%	6
398	15.27%	7
293	11.24%	8
2606		Respondents

Q40. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Fitness: group fitness (yoga / Pilates / barre / motion studios)

Count	Percent	
145	5.60%	1
229	8.84%	2
317	12.23%	3
231	8.92%	4
301	11.62%	5
327	12.62%	6
522	20.15%	7
519	20.03%	8

Q40. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Fitness: group fitness (yoga / Pilates / barre / motion studios)

Count	Percent
2591	Respondents

Q41. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Multi-purpose open space for community events

Count	Percent
116	4.48%
229	8.85%
307	11.86%
434	16.77%
389	15.03%
451	17.43%
361	13.95%
301	11.63%
2588	Respondents

Q42. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Quiet study space

Count	Percent
530	20.10%
452	17.14%
369	13.99%
370	14.03%
335	12.70%
221	8.38%
203	7.70%
157	5.95%
2637	Respondents

Q43. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Group study rooms

Count	Percent
139	5.33%
365	14.01%
426	16.35%
421	16.16%
422	16.19%
432	16.58%
247	9.48%
154	5.91%
2606	Respondents

SURVEY RESULTS

Q44. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Social lounge

Count Percent

252	9.61%	1
311	11.86%	2
348	13.27%	3
388	14.80%	4
374	14.26%	5
351	13.39%	6
398	15.18%	7
200	7.63%	8
2622	Respondents	

Q45. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Active gaming / recreation (pool table, ping pong, foosball, etc.)

Count Percent

219	8.40%	1
231	8.86%	2
249	9.55%	3
299	11.46%	4
344	13.19%	5
323	12.38%	6
342	13.11%	7
601	23.04%	8
2608	Respondents	

Q46. Please rank the following features / amenities in order of importance that you would like to see in the community space at the HUB: - Other

Count Percent

38	22.49%	1
13	7.69%	2
10	5.92%	3
8	4.73%	4
15	8.88%	5
8	4.73%	6
10	5.92%	7
67	39.64%	8
169	Respondents	

Q47. Please specify "other" above, if applicable:

Count Percent

164	100.00%	
164	Respondents	

Q48. What types of features/amenities would you like to see in the shared communal unit? (Select all that apply)

Count	Respondent %	Response %	
63	77.78%	19.38%	Small refrigerator
66	81.48%	20.31%	Microwave
51	62.96%	15.69%	Small food storage / pantry
45	55.56%	13.85%	Under bed storage
54	66.67%	16.62%	Desk
41	50.62%	12.62%	Moveable furniture
5	6.17%	1.54%	Other (please specify)
81	Respondents		
325	Responses		

Q49. What types of features/amenities would you like to see in the communal kitchen / common area? (Select all that apply)

Count	Respondent %	Response %	
74	91.36%	26.52%	Fully stocked kitchen (stove, oven, microwave, refrigerator, sink, garbage disposal, etc.)
62	76.54%	22.22%	Individual food storage (dry and refrigerated)
59	72.84%	21.15%	Communal dining table
44	54.32%	15.77%	Lounge seating
30	37.04%	10.75%	Television with streaming capabilities
9	11.11%	3.23%	Gaming
1	1.23%	0.36%	Other (please specify)
81	Respondents		
279	Responses		

Q50. What is the number of people you would be willing to share a communal kitchen / common area with at the price point described above?

Count	Percent	
49	61.25%	8 other students
6	7.50%	16 other students
0	0.00%	24 other students
0	0.00%	32 other students
25	31.25%	Other (please specify)
80	Respondents	

Q51. If the unit type described above were available on UCSC's campus at the rent outlined above, would you have chosen to live there for this academic year (2017-2018)?

Count	Percent	
204	69.39%	Yes
90	30.61%	I would prefer to live off campus
294	Respondents	

SURVEY RESULTS

Q52. Do you believe an on-campus meal plan should be mandatory requirement for all apartment residents, or optional?**Count Percent**

158	5.49%	Yes, a meal plan should be required
2718	94.51%	No, a meal plan should be optional
2876		Respondents

Q53. How interested would you be for a meal plan targeted towards apartment residents?**Count Percent**

690	23.85%	Very interested
706	24.40%	Interested
837	28.93%	Somewhat interested
660	22.81%	Uninterested
2893		Respondents

Q54. What is your current enrollment status?**Count Percent**

2816	97.85%	Full time
62	2.15%	Part time
2878		Respondents

Q55. What is your age?**Count Percent**

1	0.03%	17 or under
1763	60.96%	18 - 20
758	26.21%	21 - 24
259	8.96%	25 - 30
111	3.84%	31 or over
2892		Respondents

Q56. What is your gender?**Count Percent**

1088	37.71%	Male
1688	58.51%	Female
50	1.73%	Other/Unknown
59	2.05%	Prefer not to answer
2885		Respondents

Q57. What is your race/ethnic background?**Count Percent**

17	0.59%	Nonresident alien
641	22.24%	Hispanic or Latino

Q57. What is your race/ethnic background?

Count	Percent	
62	2.15%	African American or Black
1020	35.39%	White
10	0.35%	American Indian or Alaska Native
720	24.98%	Asian
15	0.52%	Native Hawaiian or Pacific Islander
313	10.86%	Two or more races
13	0.45%	Race/ethnicity unknown
71	2.46%	Other (please specify)
2882		Respondents

Q58. What is your current residency status?

Count	Percent	
2656	91.87%	In state (California permanent resident)
106	3.67%	Out of state (U.S. citizen or permanent resident outside of California)
129	4.46%	International student
2891		Respondents

Q59. Please let us know if you have any other comments regarding UCSC's Housing program:

Count	Percent	
906	100.00%	
906		Respondents

EXHIBIT C

This Page Left Intentionally Blank

- \$1048 for a triple is still too high. Especially since it doesn't include food. A triple off campus, with no quiet hours and little oversite averages about \$600 or so. \$1048 is roughly what a single goes for off campus, and seeing those prices actively discourages many from even considering the on campus option, thereby not alleviating any of the housing concerns off campus.
- \$1259/Month is literally a joke. Seriously. You pay just above \$2000 a month and want us to pay back 5/8 of that to the University every month, with little to no financial support in the summer? How tone-deaf to the needs of graduate students are you? Also, YOU HIRED AN OUTSIDE FIRM TO DESIGN A SURVEY FOR UCSC STUDENTS!!!!???????? You realize that you have trained graduate students who would design a similar survey to meet your needs for way cheaper, right? What a ridiculous waste of money.
- "In order of importance" questions were answered as 1 the most important and 6/8 the least important. (Please clarify this in the question).
- *sigh*
- :)
- 53 questions for you guys to figure out what we want? I'm pretty sure we've been screaming it in your face for years.
- 55 day meals should roll over to the next quarter if students do not use them all. THEY PAID FOR IT SO THEY ARE ENTITLED TO THEM, WHENEVER!!!!
- A 3-person bedroom shouldn't be more than one thousand dollars....
- A complaint I have heard regarding the UCSC housing situation is that it fragments the student base making sociability among the students more difficult.
- a computer lab would be useful to print out assignments especially when it's late at night and the library is closed
- A few years back, there would be a designated study lounge on each floor. The student overpopulation got rid of these accessibilities and only kept one study lounge on the first floor. With an estimation of a building of 4 floors, 100 students per floor, and one study lounge available, this leads to a limited resource that should be accessible for everyone but there's clearly no room for that.
- A huge problem for most students is trying to find affordable housing, because no one has very much money here - it would be nice if there were options for people who don't get their tuition paid for yet don't have a lot of money. Since students are paying for so much, it's also very important that students get what they paid for: good infrastructure, enough space to live, no infestations, etc
- A library for some areas, and a quiet floor option for students under 21.
- A lot of the problems come from bus availability. I lived on eastside for 2 years before this year and the 12 route was cancelled. Eastside is much cheaper but there is no accessibility from eastside to campus. Can take an hour and a half one way!!!
- Accept less students to UCSC
- add more dining halls. they are beginning to fill up along with increasing freshman.
- adding air conditioning and dishwashers would be ideal for future housing especially for families. also dishwashers are much more environmentally friendly; something to think about!
- Adding more programs and benefits would be great.
- Affordability is by far the biggest issue, be it on campus or off

- Affordability is honestly the most important thing for me. Landlords off campus take advantage of students so it would be nice to have the option to live on campus and not feel cheated. Though many people don't live on campus due to how much UCSC asks for the rooms. The housing examples you included in this survey are too expensive. I don't think many people could afford to pay as much as you are asking for the single or even worse the doubles and triples are super expensive. It would honestly make more sense to move off-campus because the max you will pay for a single is like \$1200. If you guys want to make it easier for the students, then please make housing more affordable. And work provide parking for upper division undergraduate students. It sucks not being able to buy a permit as a senior. We should be able to get dibs on parking the higher in the grade you we are. Thank you
- Affordability is key
- affordability please
- AFFORDABILITY!!!!
- Affordable and more apartment style living is preferred.
- affordable housing is a problem in the greater santa cruz area. as an independent full time student who works 30+ hours a week, i still have great difficulty in finding affordable housing and would like to see the university offer more options to low income students like myself.
- Affordable housing is central
- Affordable housing should be essential when designing the new UCSC Housing program. It seems extremely unjust for UCSC to charge rent that would exceed 50% of the income that ucsc pays graduate students as TAs.
- Affordableness over everything but don't make it look like some basic ass building
- All proposed housing plans were outrageously expensive, and I would not opt for any of them. It is easier to find affordable off campus housing
- All the options I've seen are way too expensive compared to what is available off campus (with a little luck).
- All transfer students should decide on where to live on campus with any college affiliation.
- Allow housing on winter break
- Allow pets in graduate student housing.
- Although I live off campus, I have heard plenty of complaints about the current dorm situations in Crown. Low shower taps, broken washing machines, and nonfunctioning heaters are just a few. Since new housing is going to be built, please make sure everything works properly and is made for average-sized people.
- Anything that helps ease this critical housing crisis is a positive. This is much needed.
- Apartment style living is much preferred to dorm style living after freshmen year. Having a living room to hang out with friends and a kitchen to cook in is essential. The presence of computer labs and quiet and group/clean/non-dusty study spaces is also essential. Necessities like laundry rooms etc. would be ideal as well. A restaurant or store like Banana Joe's would be great too.
- As a fifth year student currently living in the dorms, who was a resident in the Oakes dorms as a freshmen beginning in the fall of 2013-2014, much has changed since then in terms of dorm life. Please bring back the lounges. Lounges not only provide a study space, or a social space for the means of leisure. The Lounges are a fundamental aid for

students to get out of their rooms and to connect with the NAs, rather than just running into them for a quick greeting in the hallway or in the bathroom. The connections I made with my fellow students and NAs in the lounge during my first year definitely helped shape a lot of the relationships I have now, as well as the person who I am today.

Lounges are critical. Ultimately, lounges allow different floors to come together and they help to build a foundation for a familial environment, symbolizing solidarity which I think is somewhat absent from the dorms at the moment. It is absolutely unsettling and I hope the lounges are soon to return so that the experience of freshmen-living can return to what it could and should be.

- As a graduate student, I would be very interested in living on campus. My life and work would become much simpler. I also appreciate the opportunity to not need a car.
- As a third year RA, the lounge situation across campus and Stevenson in particular (people living in lounge spaces) is unacceptable, and it really hinders the ability of residents to feel comfortable and included in the community outside of organized events.
- As a transfer student, housing should be guaranteed for our senior year. Also a meal plan should not be required for apartment residents. A laundry room should be available in all buildings. A kitchen should also be available to dorm residents. Us dorm residents also don't like to wash our dirty dishes in the sink of our own bathroom. Group study rooms should be a mandatory staple in all residence halls. Porter study lounge should also be upgraded, us students don't appreciate the bad smell, old furniture, and bad lighting in there.
- As an RA at Rachel Carson College I work very closely with the students and have over time seen the progressive struggles of living on campus. The study spaces have been stripped away and people have been crammed into smaller spaces which makes it unbearable to live. I've had to deal with all-to-many situations of students who feel trapped here and can't find opportunities for them to be alone. The study rooms we used to have my freshman year are now gone and have been converted into bedrooms. When they used to be study rooms, they were hubs for conversation and for people to meet each other and work on homework together in a silent room. Now that that space is gone, there are only external study spaces on campus, which students do not want to go to in the late hours of the night. It feels unsafe to walk out around midnight to go study, so students would much rather have a space in their home to study. I think another thing that needs to be considered is how many students live on campus and how difficult it is in general to traverse around the campus. Buses are crowded as it is, so how will that be handled? Just some things to consider.
- as an RA, residents complain most about laundry machines and the general fact that the building is overall falling apart.
- As far as I'm concerned, UCSC Housing is a complete and total scam that gouges students by taking advantage of cheap student loan credit. The burden of paying to construct more housing sits firmly on our shoulders while overpaid administrators congratulate themselves for "improving the campus experience" without a trace of irony. There is absolutely no way to justify charging nearly \$1,200 to share a bedroom with three other people. Shame on you.
- Be good to the trees!

- Because I failed in applying a house last year, I think that it is important to tell the student can they successfully enroll or not. Finding house outside campus require a period of time.
- Being furnished is definitely key, because it was hard to move into FSH with absolutely nothing and being a college student.
- Better meal plan options. Maybe a 100 swipe plan?
- Better room options
- Better shower stalls and a more detailed roommate survey for better choosing roommates. Also possibly lowering the lofts beds so people who have low ceilings can be more comfortable.
- Better upkeep would be nice, as well as working elevators and other facilities.
- Better wifi system
- Both the quality of food and the quality of living have dropped drastically in UCSC housing.
- Bring prices down. It's rediculous
- Bring the lounges back.
- build more houses, stop enrolling so many people
- Build more housing and lower or freeze rent.
- Buildingâ€™s walls are incredibly thin, so it is very hard to sleep at night with the neighbors we have. Also building is old, sometimes showers plug and floors creak, etc.
- Camper park housing that spans over multiple years would be nice
- Can y'all build it all before I graduate
- Can you sublet student housing in the summer if you need to go to the big city to make money, or if you get research funding to go abroad? I am not even sure.
- Charging students massively overpriced individual rates while they share an apartment should basically be illegal and is absolutely ridiculous.
- Cheap is the most important thing
- Cheaper like around ~\$1200 for the unit B housing plan
- Cheaper living costs
- Cheaper rent
- College Ten needs more lounges because they were taken up by quad rooms this year
- Community kitchens like the ones at UCSD would be extremely helpful, especially for people in the dorms.
- Compared to off campus housing, UCSC housing is much more expensive and can be much more crowded. However, if more housing were made available on campus, I believe it would greatly benefit the entire community.
- Convert the lounges back to lounges. They are a great way for students to interact with each other and get to know each other in a more intimate environment.
- Cost and availability of housing is a major concern for students. It seems as though there is a certain high barrier of entry for certain living arrangements.
- Cost and capacity to accommodate the influx of students should be prioritized, and quality of the living space should be next. University housing should not be so expensive that students prefer to live in garages off campus. My answers tend to positively reflect my experience with on-campus housing, but I receive a lot of financial aid to cover its cost and I was granted a 4-year housing guarantee so I'm privileged in regards to

housing in Santa Cruz. The housing program needs to take into account that there is a housing crisis in the city of Santa Cruz and that the University has a responsibility both to its students and to the wider Santa Cruz community to provide adequate housing and infrastructure to those it brings to the area because students cannot learn when they are not housed, and what is the purpose of the university otherwise? Please give future generations of UC students adequate housing so that they can thrive here.

- Costs are the number 1 priority!!!
- Crown desperately needs to be remodeled.
- Crown housing is cramped. I am most unhappy about how small my housing is considering that three people live here. I think serious changes need to be made for this to be comfortable.
- Crown housing should get updated. The living condition is so much worse than that of other colleges, and yet I still have to pay the same rates, which I find to be quite unfair.
- Crown needs lounges - spaces where people can hang out other than their rooms, where their roommates may be sleeping.
- CSO's should not be a thug on campus, they serve no purpose, and only harass students
- Current housing is too expensive. More doubles should be offered.
- Currently in the Porter B building there are no lounges because they have all been converted to dorm rooms. It would be very nice to have lounges on our dorm floors.
- Dining Hall + food very important
- Dismayed, again, to see the plans you're working with. This is probably the 3rd time I've taken a similar survey. Graduate students want apartments like at UCI. Two separate bedrooms with a kitchen and living room area within the unit, at an affordable price. Maybe even a balcony. Who the hell wants a sink in their bedroom? No one. That's disgusting. Treat us like adults, please.
- Do not admit any more students unless you build them housing, the city of Santa Cruz CAN NOT ACCOMMODATE THEM
- Do precise maintenance on the room
- Don't build singles! No one can afford now and things will only get worse with tuition increases!
- Don't bulldoze the food co-op. Stop converting lounges. Have a range of options available, not just expensive singles or crammed triples. Tell admissions to stop letting in more people than we can house. The housing situation needs to be affordable and sustainable before we start trying to bring in thousands of more people.
- Don't cut down the forest for new housing and try to keep the campus feeling like it coexists with the forests with trees and redwoods
- Don't devastate the landscape! The forests and meadows make UCSC great and is the MAIN REASON I (and a lot of other people) came here. Stop accepting more and more students if you have to. The spread out environment amongst the Redwoods is crucial to the school!
- Don't force kids to pay for and consume meals at these cafeterias. The cafeterias aren't being properly handled food safety wise and most food is carb and sugar sauce heavy. The consistency of both the food served and the schedule for food are poor. People are getting sick but business goes on as usual because we are forced to pay the cafeterias to serve us.

- Don't put trash cans right next to rooms, it wakes students up way too early when trash trucks come
- Don't raise the prices, we already have to pay more than enough for our entire college careers.
- Don't really like the idea of students being stuffed into dorms and apartments next year like we're sardines. Actually, firmly dislike it.
- Don't admit more people!!! There are too many people cramped into one room!!!
- Don't knock down Kresge. Keep the meadows green!
- Don't make us pay really high prices and then stick us in a shoebox. The bathrooms are disgusting with mold covering the curtains. Fix your shit.
- don't overcrowd resident halls/build more housing
- dont build more housing, just have enroll less students
- Dont just destroy nature, expand upon it.
- Double rooms being turned into triple rooms are too small and should be kept at double rooms. Before accepting new students we should make Porter less packed.
- Electric stoves are difficult to use and a hassle
- Elevator should be fixed in Porter B.
- Enrolling more students without the resources to house and provide resources for the ones you already have would be devastating to the university, all of its students, and the city of Santa Cruz. You should have rent options below \$1000 a month for students, more freedom in meal plan type of cost, and more study spaces. We give UCSC the majority of our money and times as young adults and entrust you with providing for us in return and assisting students in their journey to becoming productive and successful members of society. Everyone I know in my college has a low opinion of on campus housing and believe that university officials are greedy and don't care about the lives of students. Please prove us wrong. This new housing development is your chance to do so.
- Even these prices are pretty shockingly inaccessible. With the housing crisis as it is, students are often forced to live on campus despite the high cost of living on campus, so the university should actively consider the restricted options for students when setting prices far higher than what would be available in town, were more housing available.
- Even though it is convenient to live on campus, for those of us who do not receive any aid but still don't make enough money to pay \$1,500+ per month for living situations, it is not justifiable to pay for the on-campus living expenses. However, the off-campus housing situation for students is ridiculous since landlords take advantage of the competitive housing market for student renters by making them pay more than they should for unkempt living situations and/or pit students against each other for decent-at-best living situations. It's good that the university is finally planning to offer more student housing, but for the prices you are going to put them at, the housing crisis is still going to be an issue because students are still going to move off campus even if it means saving a couple hundred dollars per month for subpar living situations.
- Family Student Houses need renovation.
- Family student housing is exceptionally limited. When I applied before beginning my PhD, my partner and I assembled essentially a scrapbook of shared expenses and experiences to prove that we were in a committed relationship, and our application was rejected because we could not prove that we were together seriously. We are still

together 4 years into my program and now pay 2.1k to live off campus and have not reapplied to the UCSC family student housing service because we'd rather suck up the extra cash than be insulted again. Housing both on and off campus is in an unbearable situation. The first place we lived had unfinished concrete floors that would generate severe dust. I hope that UCSC can build some affordable housing soon.

- Family student housing is very big. Can you guys build something cheaper than the current rent? We don't need these much space.
- Family student housing should allow pets, maybe with an additional deposit or monthly fee. I have had a cat for 14 years; he is not an option when considering housing.
- Feels weird to know that y'all will be admitting more students than you can house. I don't know many details about all of this, but it's my main concern: students not being able to live in a comfortable space.
- Filing more students into a small room is unsanitary and is almost claustrophobic. provide for your current students before you provide for others.
- Find yourselves more credible contractors.
- First and second year students need access to a kitchen area, at the very least a microwave, without having to ask an RA for permission.
- Fit as many people as comfortably possible so that price per person is lower
- Fix it. It shouldn't be this hard.
- Food services should be opened later and on weekends for students
- for grad students who get funding through TAs--and probably this is the case mostly with humanities or social sciences grads versus science grads but rent in SC and on campus consumes more than half of our fellowship amount per month. After food, education, car, loan costs we are living on scraps each month and there is no way we can save cash for emergency expenses. It's actually frightening. Can any attention be put to the dynamic of low-paid TAs and the extremely expensive housing situation--SC is one of the most expensive cities but grad TA pay does not reflect the cost of living here. These solutions seem aimed at undergrads whose parents can front these expensive rates and it will be useful to some extent to lessen the pressure on the SC housing market and maybe get landlords to ease up on rising rents but I don't see a direct connection to better quality of life for many grad students, at least, who are living off of very low wages in a bubble rental market.
- For me, affordable housing is key. I do not care about any special amenities anything, just the basics, such as: simple housing (a hotplate, fridge, bathroom, bedroom, heating, wifi), communal laundry, communal storage for bikes inside a building (etc), and a communal space outside. Thank you for conducting this survey, it is so nice to have my opinion, as a graduate student, polled regarding the housing situation.
- For questions that asked us to rank things in order of importance, there wasn't a scale indicating what the numbers meant so for mine, #1 was most important, and numbers below were least important. I would have loved a meal plan dedicated to apartments when I was living in an on campus apartment. Also, I lived in a single that was converted into a double when I was living at the College 8 apartments 2 years ago. I felt extremely cramped and it was difficult to maneuver the room when I injured my knee. If we didn't have such a huge common space (living room), I would have felt claustrophobic and I believe it would have been damaging to my mental health to live in such a small space. Even though the blueprints you showed us were of apartment spaces that would also

have a common space, I implore you to keep this in mind while designing new housing for students.

- For student with child, please make sure there is enough child care program, currently our early education service is far out of space. Which will be a tough time for a student with children
- For the meal plans, an option between the 5 and 7 day meal plan should be in place. A meal plan that doesn't specify a day of the week in which you can use your swipes, but you can only use the swipes 5 out of the 7 days of the week. However, they can be any 5 days and don't have to be confined to just week days.
- For the warm nights, the dorms are in serious need of air-conditioning. Dorms are too insulated which causes the rooms to be very warm at night. Air-conditioning is the number one thing that I hear most students complaining about around my college community.
- Forcing three beds in a space built for two people is inhumane. These conditions are not worth the overpriced rent and extremely high tuition.
- Free Wifi should be provided to all on-campus housing. My apartment space had to buy a router because the wifi would not reach our bedrooms or living rooms.
- From what I hear from my peers, the top concern seems to be availability, followed by price, followed by having a place to park on campus.
- FSH is an extremely important and wonderful institution and community, I would hate to see it changed by including non-family residents as I believe this would alter the overall feel and security of the community.
- Give students housing advisers, especially first years before they explore their options for their second year at UCSC.
- Go back to wired internet connection, I hear the wifi is really bad. Most of my friends who live on campus are going to move out solely because of this reason.
- Good luck!
- Graduate student housing is way too expensive, more than half of a TA salary.
- Graduate students are paid about 18-19k a year. If I were to pay 40% of my salary as a grad student, I could not afford more than about \$600/month. None of the proposed housing comes close to this.
- Graduate students need affordable housing. Please create more graduate student affordable housing.
- Hated the bunkbeds, showers and how there were no locks on anything
- Have a bus to go there too though.
- Have a great day/night!
- Have more room and make it affordable.
- Hi, as a student who has lived on campus in the porter community, I do not support the new housing project that is planned to be built in the porter meadow area and the nature that makes up the outskirts of campus. I would love for there to be new housing at this school and all students deserve a place to live on campus, if they want one (I personally would like to live on campus again), however the new housing should be placed somewhere else. Students were not consulted in the development of this project (except for apartment style) and our opinions are the most important since we are the ones living in these communities. There should be a survey done with options for where this housing will be, as I know many students come to this university to have access to

natural outdoor spaces. This project is inconsiderate of students and the wildlife and nature that will be destroyed if this projects continues its trajectory. The world in general is destroying nature rapidly and this school is continuing that process. An alternate way to end the housing crisis is to accept less students so that UCSC can give its entire student body the option (that most students would prefer) to live on campus. I personally do not like living in the city of Santa Cruz as the rent is very high and I feel unsafe in downtown Santa Cruz. This campus feels very safe to me but Santa Cruz itself is an unsafe environment that has led me to consider transferring universities. Please respect students by giving us more space and limiting the number of new students accepted.

Thank you!

- Highly suggest having common rooms that students can use to get away from roommates.
- honestly, the housing system is quite messed up right now. you all are asking us to pay thousands of dollars for less than basic living standards. this is an atrocious way to treat students just trying to get an education. cut the salaries of admin and the UCOP people and use it to make sure your students aren't homeless, hungry, and emotionally unstable and tired. I mean COME ON you guys. we're suffering!
- Hope to live on campus asap!
- Hope y'all remember to stay hydrated. Have a nice day :)
- Hopefully the cost can come down more, but great services!
- House people with similar or somewhat -similar political views.
- Housing affordability is difficult and was the ONLY reason for my student loans
- Housing ahould definitely create more housing for students. The living rooms for dorm floors should be opened up as its the key to socialize with your floor. Also cost should be more affordable
- Housing at UCSC is wonderful but has to improve on its size to accommodate all of its students.
- Housing for enrolled students should be the priority.
- Housing guarantees could be re-offered to students who gave it up but would like to come back
- Housing here is over-crowded and uncomfortable. Packing students into small rooms and previously designated common spaces to make more money is wrong. Do better.
- Housing here sucks
- Housing in Santa Cruz is unsustainable. I pay \$3200 in rent for a 700 square ft 2 bedroom apartment. Housing on campus is terrible and unhealthy. Friends in family student housing often get sick from issues with mold and the like.
- Housing is extremely expensive, and this creates a tremendous barrier for students. These options, as with all on-campus options are very expensive for a very small amount of space. Lounge and social space in residential buildings is critical for community bonding. If meal plans are made optional for apartment residents, food security is a very serious concern. That said, the 55-meal plan is extremely overpriced per meal, relative to all other options (other meal plans, Slug Club, etc.).
- housing is fucked
- Housing is getting tight, especially with the predicted amount of students that will be enrolled in the coming years! Hopefully housing will accommodate before even freshmen don't even have guaranteed housing...

- Housing is great, affordable relative to the area and only improvements I have would be to please improve space/number of people per room.
- Housing is important, but destroying wildlife to accommodate more students is evil.
- Housing is NOT AFFORDABLE right now. This should be the UC's number one priority to change. So many people I know have to choose between paying rent and eating. We already pay so much to go to this school, housing needs to be more accessible.
- HOUSING IS SO EXXXXXXPAANSIVVVVEEEEEEEEEE!!!!!!!!!!!!!!
- Housing is terrible! I did not receive anything i was promised when paying for housing. This place is not a college. It does not have study rooms, reliable wifi, the dining halls close too early and the rooms/bathrooms have mold. I am very dissapointed coming to UCSC.
- Housing is too expensive.
- Housing is very expensive; off campus is already expensive as it is. Inclines more students to want to move off campus after first year here.
- Housing must be significantly more affordable if students are expected to stay on campus.
- Housing need to be more AFFORDABLE!! Nearly over \$1000/month is NOT an affordable option for a majority of students. The example rooms and rates are outrageous. These rooms should be used to expand the current student population's options and lower costs for students. It's obvious the UC intends to bring in even more students in the following years and keep the cost of living extremely high. This hurts the community and makes students' lives more stressful while they're here and also years later paying off debts due in part to high cost of living. You all should be embarrassed.
- Housing needs to be more affordable and maintained better. Kresge is falling apart.
- Housing off campus is just as expensive as on campus housing and on top of tuition fees, it's really hard on the students and families to afford attending UCSC
- Housing on campus is extremely expensive. It is a shame that UCSC charges that much for housing. Family Student Housing apartments are falling apart and the only thing you do is to increase rent price every year.
- Housing on campus is still very expensive and anything over \$1000 is prohibitive to a lot of students.
- Housing on campus is way too expensive. It is cheaper to live off campus. Both options (on and off-campus housing) are failing to address the fact that housing is unaffordable for students.
- Housing plan should still be refined. The rent is extremely high and the living spaces especially for the converted double to triple looks cramped. Where are students supposed to keep their clothes or work at a desk?
- Housing rates are absolutely astronomical compared to off-campus!
- Housing should be affordable and sustainable, not made to be an amenity that drives prices through the roof. While some students are fortunate enough to have families who can afford lavish housing prices many do not and the burden of expensive housing on top of a ridiculously overpriced education is an injustice. The university should prioritize basic student needs rather than giving unnecessary bonuses to those in positions of power. As an aside, non-resident alien is a) an offensive term and b) not a race or ethnicity. Citizenship and race/ethnicity are not mutually exclusive.

- Housing should be cheaper than \$1,000 per person. \$750-800 is the maximum I would be able to pay while being a full time student and working half-time.
- Housing should be guaranteed for all students. Cafeteria food is awful and should not be mandatory.
- Housing should be guaranteed for all underclassmen students (frosh and sophomores) - my main concern for next year's housing is that I won't find any on-campus. I'm glad the school is working on it, but am upset that past students have had to deal with this crisis.
- HOUSING SHOULD BE SO MUCH MORE AFFORDABLE AND HIGHER QUALITY E.G. BETTER PLUMBING, FURNITURE THAT ISN'T FALLING APART. EVERY STUDENT SHOULD HAVE THE RIGHT TO HAVE A SAFE AND AFFORDABLE PLACE TO LIVE.
- Housing shouldn't be over the top expensive for students. It's insane to me that in a town as expensive as Santa Cruz, my friends still try to find more affordable housing off campus, because they fear not being able to afford on campus housing.
- Housing wouldn't be too much of a problem if class size was smaller
- How about considering off campus housing vouchers?
- How affordable will it be? Who will be in control of the housing? What damages will be done to the land?
- I almost don't care about how the rooms are set up. The major annoyance to me and many others is the bathroom situation. I feel terrible for the maintenance workers who have to clean after 20 year olds who cannot wipe their own ass. I would love if there were small personal bathrooms shared between 2 rooms or so. These public pool showers are inconvenient, cold, wet, clammy and uncomfortable
- I am a practicing Muslim and I would really appreciate a designated space for myself and my fellow MSA students to pray in a safe and private area.
- i am broke
- I am concerned about the displacement or plan for the current families living in family student housing as well as for the future plan for the childcare center when construction begins.
- I am currently living in a Crown triple dorm that was once only meant for two people. I understand that the university needs to house more students but I don't know why I am paying the price for a room that is not even meant to have three people.
- I am currently living in Grad Student Housing. I would prefer a dish washer, washer, and dryer inside the apartment. And the living room area is way bigger than we actually need, while the bedroom area is way too small!!
- I am glad to see that the University is aiming to tackle the housing crisis in Santa Cruz. I think that for UCSC to truly be a "city on a hill" there needs to be not only more student housing but also food, activities and different amenities available for students of all levels not just freshman dorms.
- I am unwilling to pay an extra 500 a month for a desk inside my room, but it makes no sense to have triples with no desk space for people to study at. I would prefer affordable housing over a single, but should the other more cramped housing be built, there has to be 24/7 access to common rooms, social community rooms, and study spaces, otherwise people will go stir crazy. And those triples with desks underneath them are dangerous and claustrophobic.

- I am very concerned that the redwoods, native animals on campus and natural areas are being destroyed in order to build more buildings here like the hazardous waste holding facility. I chose this campus for its natural beauty, that is the number one reason I am here.
- I appreciate you seeking our input.
- I believe all rooms should include a desk!
- I believe it is important to address the rising cost of housing and how unaffordable it is. New housing projects should focus on creating affordable and decent housing. The high price of housing leaves students with little money to buy groceries and many students are homeless due to the fact they either can't afford housing or they can't find a place to live. The mandatory meal plan in the apartments doesn't work effectively it would be easier to have flexible meal plans like flexis that can be used anywhere or where you don't have to buy a set amount of \$8. Many students have to buy more than they want in order to not lose money but the system is just bad.
- I believe that campuses should explore subsidized housing for Graduate students, where the cost is reflected to no more than 30% of TA Salary.
- I believe that the biggest issue currently is accepting more students than we have space for. It's unfair to expect students to perform their best academically when there's overcrowding in every dorm room, apartment building, library, and dining hall.
- I believe that the main goal for housing is to ensure that continuing students who do live on campus currently should be able to live on campus again next year. As a transfer student I was relieved that I had housing guarantee but now that my senior year is approaching I am nervous about not having guaranteed housing. Especially with the housing crisis that Santa Cruz is under, students would be reassured if housing was accounted for at least 2-3 years. Ideally all 4 years.
- I believe the current housing program is good for students however the campus is in great need of a housing expansion to accommodate the increasing amount of new students coming onto campus every year. Converting more rooms and lounges into triples and quadruples may not be an effective strategy as more students will be placed in more cluttered environments that may not bode well for their academic studies. Also, meal plans should not be mandatory for students living on campus because there are those who cannot afford the additional expenses and may prefer flexibility for their food budget allowances.
- I believe the housing program is a band aid for effect of issues needing to be addressed at the source.
- I believe UCSC housing should focus on accommodating all current students, years 1-4 if they want to live on campus before accepting more students than their are beds
- I believe UCSC should guarantee three years of on-campus housing for all students.
- I believe the rent for an individual has to be less than \$1000. I currently live in a 3 bedroom single family home with 3 other roommates. The people who live in the singles pay \$1175 without utilities and that is a very price. I would like the city to simply remove regulations so investors would be more inclined to create more houses off campus which will naturally drive down the cost. I'm pretty sure that option is not feasible at this time considering the city's culture.
- I came to UCSC thinking i would have 3 years of promised on campus housing, but only had two. Inconsistency made going to school here harder.

- I can barely afford to pay rent now, and next year my sister will also be starting college and money will be too tight to spend outside of the campus, not putting in anything to the Santa Cruz community.
- I can not afford to pay \$986/month for rent. And you want to tack on a meal plan? Will laundry be free or will those be paid for as well? What about parking? Am I going to also have to pay \$120/month for parking?
- I can't believe I pay this much for this little.
- I currently do not have a guaranteed housing for my senior year. I would like to attain an on campus housing if possible.
- I currently live in an apartment at Rachel Carson college. It's very nice but my room (a triple) seems like it used to be a double. It's too small for a triple and closet is an issue. It's an even bigger issue because mine and my roommates desks are in the living room. And when we want to study and my housemates wanna play music/watch tv/ mingle in the living room, it causes a problem. There should be desks in the room, not in the common area where it causes problems.
- I currently live in an apartment in Porter B and it has been the best experience. I know for some not as lucky, housing is a serious problem as we aren't guaranteed housing for long and the housing market makes it difficult to find off-campus housing.
- I currently reside in the international living center and I was very unsatisfied with being given a small double room in an apartment which was not my first choice. I felt that is was most appropriate to have a single room to ensure a smooth transition from community college. It is understandable to fit as many students as possible but clearly the over crowding at this school has become an issue that is not only seen in the living accommodations, but also within the classrooms. In terms of the features of the apartments I have been in, the kitchens have been designed well. But I think other things such as bathroom shelves or even shower organization should be considered. There is no place to put your clothes or other personal items in the shower spaces. Also at the international living center, we had a power outage this quarter. It seemed as if all of the buildings on campus had emergency generators except ours which was left in the dark throughout the night. This left many students without power and unable to make it to class the next day without an alarm. This is an unfortunate oversight or mistake that I think should be remedied.
- I disagree with the reconstruction of Kresge.
- I do like the resident layout and such, but getting groceries can become a pain since there are so few options and the only ones that are available are at college-level prices and thus are not affordable. The only way to get groceries is travel into town and take them back via bus.
- I do not approve of Student Housing West. UCSC should focus on accommodating current students first, not increasing enrollment.
- I do wish there was someway for Juniors and Seniors to have some sort of safety regarding whether or not they'd would get housing on campus
- I don't care about large-scale renovations of the apartments/dorms, but I would like to see updated appliances. The stoves are very poor quality, and the sinks clog very easily.
- I don't even think most students think the plan for increasing student enrollment is a good idea. Or the plan to build more apartments on campus, most people are upset

about the destruction of more of our beautiful campus lands. And I was quite upset about the mandatory meal plans when living on campus.

- I don't live at college nine. I live at the ILC. Also, I think there should be a special meal plan for RAs like a 3 swipes a day (Or like 235 swipes) option rather than having being the 7 day.
- I don't think that the new housing plans should be majority single rooms if the school is trying to accommodate for more students who are going to be admitted and need to live on campus.
- I don't want ANY meal requirements for apartments it was a waste of money/loans. Also all of the on-campus housing options are double, triple, or quadruple of what off campus is so where is the logic in this?? I am angry. This university should be working more with the city to build affordable housing.
- I don't like the meal plans
- I elected to never move in to the dorms because I could not afford to do so. Housing on campus is ridiculously cramped and horribly overpriced. The expansion of on campus housing is against the wishes of the greater student body and it is more than somewhat frustrating to watch out concerns be marched over at every turn.
- I feel like the conditions of the UCSC housing should be better. I have been in the UCSC housing program for two years now and I gotten top bunk twice which I do not prefer. What is bad about it is heat rises and it can get really stuffy which can affect the health of students. I noticed that there was never good air conditioning on UCSC housing for me so far. Top bunk also shouldn't be so close to the ceiling that it'd bump my head so often when I try to sit up.
- I feel like the pricing is way too high no one can afford to pay over 1,000 a month as a student while also paying tuition. This is ridiculous.
- I feel like we pay the same amount as students from other UC's but we get less in return. So many students in other colleges have better food, residencies, amenities, etc and we have nothing in comparison.
- I feel that living accommodations are made for a certain privileged group of demographics, those students who come from a background that is higher than working-class. This campus should be able to accommodate those who come from working-class backgrounds and lower...which is why a majority of students tend to go live off campus in houses with 8+housemates, living in poor conditions, and dealing with scandalous and unfair landlords. Housing should be drastically changed to be more flexible in accommodating all students...because ALL students help this institution keep running and functioning and beating.
- I feel that the decision to create with 4 or 5 students, while raising tuition was a deeply misinformed one. The increase in class sizes doesn't help the fact that the search for housing off-campus is hard enough as it is. One cannot simply apply to check out a house and get the housing they need anymore. Now, people have to rely on connections i.e. friends, clubs, fraternities, etc. in order to secure housing for themselves. While this does force us to interact with each other as students, there will always be some of us that will be left behind in the mess that I believe the Administration has created. If we are going to see a raise in tuition, we want to see an improvement in the Quality of Life on campus, especially with the presence of even more students than before.

- I feel that the housing is too expensive and that there needs to be more meal plan options.
- I felt like dorm-wide problems, (i.e. air conditioning) aren't necessarily dealt with the quickest response.
- I go to other UNIVERSITY OF CALIFORNIA schools and honestly get jealous of their cool things. Like large dining halls with much more variety, on campus bowling, video games, and multiple pool tables, LOUNGES THAT DIDNT GET TURNED INTO DORM ROOMS, and more eateries and cool cafes. Stop admitting students and take care of the ones you already have. How's that? Sorry if thus was mean I just don't understand why you have to admit students to the point that students already going to school here are negatively affected. A lot of people tell me they would have made more friends if lounges were still a thing INSIDE dorm buildings. Oh my god, and your gym. So many students use that gym. Expand it PLEASE. Otherwise we think about how it's overcrowded and decide not to work out. I know this costs a lot of money though, so I guess the situation is understandable
- I have a dog. That is the only thing keeping me from living on campus.
- I have been told by various sources that there will only be guaranteed housing for one year and from others you can get 4 years guaranteed housing for 4 years, clarification on this issue would be great.
- I have had an extremely hard time finding housing in Santa Cruz because I have two dogs, which I have had since long before I moved to Santa Cruz. I currently live in substandard housing that doesn't meet housing codes, but I worry if I try to get my landlord to fix anything they will choose not to renew my month-to-month lease. I want to leave but I can't find anywhere else to live that will allow me to keep my dogs without increasing my monthly rent by at least \$1000. I am constantly worried that my landlord will decide not to renew my lease and I will be unable to find anywhere else to live. Rent here is nearly impossible to afford, especially on a grad student stipend. Please, please provide affordable pet-friendly housing.
- I have no further comments
- I hope they make the bathroom with windows or a ventilation system. Also, please get more modern heaters because the ones in Stevenson Apt are loud and doesn't work sometimes. Also, make sure that there is space in the kitchen where the garbage cans have their own section. I'm not sure who designed Stevenson's Apts but we are forced to put the garbage in the living room.
- I hope students could live with mix gender in one room if possible.
- I hope there will be enough parking for graduate students and families because as it is I couldn't get a parking pass because they sold out.
- I hope to have on campus housing more widely available for upper class undergraduates.
- I hope to see the new housing options!
- I just believe that there should be more housing locations available because I see that all of the freshmen are taking over the dorms and it's obvious that not all of them will be able to receive the on campus housing that they would like.
- I just would like to have the option of having on campus housing. Right now, even guaranteed students feel like they have to compete to have any housing. But if I do get on campus housing, I also don't want to feel like I am crammed in too!

- I know there isn't much of option left, but I am completely against privatization. Our rates are already too high for not the greatest options.
- I last lived on campus for fall 2011 and winter, spring and fall of 2012. I'm moving into FSH at the beginning of March. So I have very little recent experience with on campus housing.
- I left because its too expensive
- I like living off campus way more
- I live in a hotel. Improve this now, no joke. Unacceptable at a public ivy for this level of housing inaccessiblity. This is entirely your fault. Read this at a meeting please for God's sake help us.
- I live in Merrill and the "Large Triples" are really small compared to other colleges. I think that If you're going to have students pay more, it should be the same across campus by square foot area.
- I live off campus because I cannot afford to pay for on campus housing. I live in a one bedroom apartment and still pay less than I did in a small dorm triple on campus my forst year. You need to re-evaluate your prices in the interests of the students.
- I live with my girlfriend of 10 years and our dog, so finding housing in Santa Cruz was VERY VERY tough. Not only did Family Student Housing have a waitlist, we also heard it had very poor Internet which would not work for her job which is frequently remote, and would not work for me as I am a Computer Science major.
- I love it on campus
- I love on-campus housing !
- I love UCSCs housing program despite the fact that I wasn't given the college of my choice. Given Oakes was a blessing in disguise. But in regards to UCSC Housing Program, the only problem I have is the cost. PLEASE try and lower the cost of housing, it'll be much appreciated by many, many students. Thank you!
- I love where I currently live (off campus). Iâ€™d only consider moving on campus if I had a one-person apartment with my own kitchen, an affordable rent, and a place to keep my car safely parked.
- I really believe that the university is going against everything it said it stood for when it was first opened. Making education so expensive is a problem in itself, but ruining the land that was kept clear on purpose, and overfilling the campus with too many more students will be detrimental. It already is. There is not enough space in classes, the more students, the less space there is to accommodate students who are trying to graduate in a timely manner. FUCKED UP
- I really enjoy it, housing off campus is difficult to find
- I really feel that the University should not be letting in students if they do not have on campus space for them. Especially since off-campus housing is so expensive, it it essential for the university to provide living spaces for students. Also, the living spaces that should be provided should not have 6 people living in one room, and it should not convert previous amenitiesâ€” such as loungesâ€” to allow for additional housing space. These types of arraignments make living on campus very unappealing and stressful for students. I know this is a complex and tough decision you must make, but please do your best to think about the comfort and well-being of the students.

- I really hope this program focuses on affordability and availability. I'd prefer more triple and double options than single rooms, and a much more flexible meal plan as the one currently in place is expensive.
- I really like how this is progressing and am excited to see where this goes. One of the great things about Family Student Housing is the sense of community that is developed. For example, my son was very sick and had hives last night and so we sent out a help text to some friends in the community and in no time we someone brought us some infant benadryl. We have also done the same for others. A community like this is rare and so I hope the next location is conducive to that same type of community.
- I really would have loved to live in an apartment, and I wish there were more available spaces in them.
- I strongly believe that there should be more attention and time put into placing students in housing areas and having space available to move if needed. I am having this issue because of a roommate I can not tolerate and makes me very uncomfortable but I can't move because there are no available spaces for me to do so. My entire apartment house mates do like like this person either and it seems very unfair that one or even all of us want to move out and would have to instead of her being removed and placed elsewhere. I must now struggle to feel comfortable in my own living space.
- I think affordability needs to be the main focus, because these options look amazing but I know I could not afford them at the rates listed.
- I think dining hall foods could be healthier, especially the quality of the meats. Also better inspection of food safety is needed at dining halls. I found bugs in the salad bar three times in one year. Also poorly washed greens and vegetables.
- I think expecting graduate students to live in shared spaces with shared kitchens, etc is unrealistic. We are adults, many of us don't want to live with random roommates and have to argue over chores when we are also writing dissertations. BUT the main barrier to me living on campus is the pet policy - housing that does not allow pets will never feel like a home to me.
- I think it is a terrible idea to knock down the current FSH units. By doing this you are actively removing livable housing in a city that is experiencing a housing crisis due to the unavailability of housing units.
- I think it should always be available for returning students.
- I think it would've been great if this survey included identity-based housing under 'Student Preferences' as a factor. I think it is important that identity communities that are usually discriminated when looking for off-campus housing could find guaranteed housing on-campus. (Providing a housing guarantee would be a good preemptive move to prevent another protest and occupation of Kerr Hall because of a lack of identity-based housing.) If there's going to be over 50% singles in the development, I think it would be great if financial aid could be applied for those singles, as price is an issue for most in-state students. Also, I believe your diagram for unit-type B is off. Although it is a double arrangement, it has three beds for each bedroom, which is the same diagram as unit-type D.
- I think it's a shame to have continuing development on this beautiful plot of forest. I think the over-admittance of students is gross.

- I think itâ€™s a good idea that UCSC is deciding to add housing. Iâ€™m just concerned with where the housing will be placed and if itâ€™ll cause any environmental issues.
- I think more questions for frogs would be beneficial on people getting more comparable roommates. Also I understand a lot of housing issues caused peopleâ€™s doubles to be turned into triples and such and maybe you guys could have a meeting to handle peopleâ€™s concerns etc.
- I think most students care about the cost of their living situation on campus the most and then the type of room/occupancy they have to choose from. Theme isn't really as important as the comfort of all amenities provided to students. I like living at the village where I have a single, don't have to buy any type of meal plan that I don't want to or can't afford (really important) and also have private bathrooms. The downsides living at the village is the proximity of the kitchen (it isn't inside by building) and also the distance from all the bus stops and classes. If only apartments were more affordable and meal plans aren't required, I would choose to live in apartments that are closer to transportation. Overall, the Village is a wonderful place. Maintenance takes care of cleaning common areas of each building, the kitchen and provides toilet paper (perks over apartments). Please keep housing rates down! It's really hard for students to afford on-campus housing if the rates keep increasing.
- I think private kitchens are very important, especially for grad students on limited income. Cooking is both healthier and cheaper than eating in a dining hall.
- I think something really important to bring up is to try to find a way to sound proof rooms in these new apartments. People including myself would pay extra money to have a room where we don't have to listen to neighbors being obnoxious or partying when all you want to do is study in your room. It is difficult to resolve the problem by just going to Mchenry because all the study rooms there are overcrowded during finals week. I even had strangers hop into my study room that I reserved because they couldn't find a place to sit at the library. I think if you advertised the apartments being sound proof people would want pay that extra money over just living somewhere cheaper off campus. A quiet environment is crucial at a university.
- I think that creating apartment housing is not what is needed for UCSC. The school is over crowded and is no longer maintaining a livable standard. I think that affordable housing with room for the already overcrowded rooms is necessary if the UC has any desire to be seen as a school with respect or care for their students.
- I think that gay guys should all room together or room with girls, but it is not fair for a straight male to have to live with a gay roommate that doesn't share any of the same interests as him
- I think that the housing program at Rachel Carson is very good but something that could be improved upon is the maintenance of restrooms and size of the rooms.
- I think that the rent is high for all of the soon to be floor plans. If the goal of this housing program is to provide more spaces for students, that should mean that these spaces are affordable. Also, if the prices listed for each floor plan included a 7-day meal plan, then yes it would be appropriate. However, if the floor plan prices are just for rent/utilities/amenities, it is too much.
- I think that the University should not make rooms that are meant to be doubles, into triples.

- I think that there should be free laundry service
- -i think that UCSC should prioritize AFFORDABLY housing their students who want to live on campus, students do not need to worry about scrambling to find housing off campus for incredibly high rent, we should be focusing on succeeding in school. Affordable housing should be a top concern of UCSC!
- I think that with parking being so expensive for students choosing to live on campus (and bike parking not always great), with a room costing >\$900 (not to mention, not being able to have pets), and being paid on a TA salary, living off-campus is much more of a draw... If costs could be taken down for students working on TA salaries (or parking made free), I would consider living on campus. Until then, no way.
- I think the initiative to build ~200 studio apartments for graduate students is a good start- but there are thousands of graduate students at UCSC. You need to build more.
- I think the new housing units should be cheaper because students like me have to take out loans and do not receive grants like other students
- I think the UCSC's housing problem is huge right now. Prices are skyrocketing and off campus housing is hard to find/not that available or extremely expensive. The two year housing guarantee, and now one year housing guarantee for incoming freshmen is terrible, considering housing is so difficult to find. Hopefully, this new plan will help future students.
- I think there needs to be higher standards of the conditions of the dorm rooms that UCSC rents. I realize there is a checklist to make sure UCSC gets paid for any damage upon move out. But when I moved into my dorm there was oil inside of the drawers and pubic hair inside the drawers and all over the room. It took me at least a day using my own cleaning supplies and gloves to get my room in livable and sanitary condition. If the health department were called they would have absolutely shut it down. I didn't complain formally because I was desperate for housing. I am grateful to live here on campus and would not trade it for anything, but these standards need to be raised.
- I think there should be a better system for apartment priority, and better access to cleaning supplies.
- I think there should be a restriction on how small a triple room can be because my double was turned into a triple and it is way too small for all three of us.
- I think there should be more affordable housing for students even for continuing students.
- I think these prices are way too expensive considering the size and how many people you are cramming in. Absolutely robbing these students
- I think this is ridiculous, since ucsc likes to claim their sustainability so much. How about focusing on environmentally friendly, affordable, simple housing options? or better yet, STOP ADMITTING SO MANY STUDENTS. We are having a housing crisis due to the fact that so many students are being admitted each year. Make cutbacks on that. I tried getting a housing guarantee/ on campus housing this summer due to a emergency situation. I was denied, and the process wasted 3 months of my time. I was almost told its impossible to get on campus housing without a agreement. I am extremely dissatisfied with the universities housing, and the way I was treated. Seriously, you guys should provide giftcards to people just for dealing with that insane situation.
- I think UCSC should have focused their money on improving their current housing situations before building an entirely new one.

- I think what you are doing is great. Please look for ways to create affordable housing and coops
- I think you should offer some more affordable housing options for UCSC students who don't want to go to the trouble of finding a place to live off-campus.
- I understand the push to build more housing here at UCSC to prepare for the increasing numbers of admittance per year, but I'd like to stress how important it is for the housing plans to honor this serene space of forest that we are so lucky to have around us. Ideally we wouldn't even have to discuss new building plans because this campus loses a little of its pristine vibe when new buildings replace forested areas. Also, Santa Cruz is not a Davis or a UCLA in the sense that we can't have 40 thousand students because we aren't in an urban area. I think that we should celebrate being the UC with the best ratio for land to students instead of adding more people to the already occasionally crowded student body. In short I, and many other students, will not be thrilled about student housing if it wastes valued forest space so please build it well and build it clean.
- I was already hesitant to consider on campus housing because I prefer freedom of roommate choice, less supervision, more diversity in the spaces I occupy everyday (I already go to school and work on campus). After seeing the prices I would DEFINITELY not be able to consider on campus housing. I currently pay an already exorbitant difficult amount (~\$1000/month for rent and utilities) and I have my own room and a kitchen. At these prices the housing project will not actually be helping struggling students except to take some of the pressure off the housing market from students who choose to live on campus. However, at 1100 for a triple not including utilities I would worry no one would choose to live on campus.
- I was denied housing at FSH in 2016.
- I wish it was easier to switch housing because my roommates suck and my RA is nowhere to be found/wouldn't help anyway.
- I wish motorcycling parking on campus was free. Space is underused even with far lower permit rates than for a car.
- I wish there were more options for graduate students. Slightly over 80 occupants in Graduate Student Housing makes housing very difficult.
- I would appreciate if the rooms were to be bigger for the amount of people living in them.
- I would appreciate it if I am given actual triple rooms, instead of makeshift triples which are essentially converted doubles.
- I would greatly appreciate the construction of an ice skating rink on campus or nearby, in Santa Cruz. Judging by similar actions taken by UC Santa Barbara and UC Irvine, it would be a popular, well-utilized choice, and would provide something to do in town on the weekends, and for those who live affiliated to the university, as many of us (including me) do not have the ability to drive to one.
- I would have chosen to live in graduate student housing this year if my partner didn't work in silicon valley, but more importantly if there were more units available to married couples without dependents. I definitely understand and agree with the decision to prioritize students with dependents, so I hope in the future there are enough units for other family situations.
- I would have loved to have guaranteed housing for 3 or 4 years!
- I would highly prefer a grocery store in the HUB above basically anything else

- I would like access to a kitchen while living in Porter Building B because the only kitchen supposedly available is blocked off to residents, which is not fair.
- I would like my rent to be cheaper.
- I would like to be kept on the loop about what are the final decisions of this project. The overall plan of this project. Through email since i cant make meetings. This should be publicly accessible without being present in meetings.
- I would like to see more affordable housing spaces for all students regardless of their years. I also think it is unfair that having a food meal plan is required when living on campus because some people with dietary or health restrictions and financial strife may not find it ideal.
- I would love to live in a condo or a one bedroom apartment with a rent under \$1300, because I need a kitchen and a large fridge to store groceries and cook everyday meal. Right now I live in GSH, which is pretty good, but with four people sharing one fridge, I simply cannot buy everything I need every time.
- I would not want a furnished apartment in Family Student Housing. I am not interested in modern conveniences like a dish washer or refrigerator with an ice maker or a trash disposal. I would appreciate very much a gas stove, electric stoves function poorly for the preparation of good food. Ideally, the square footage of an apartment in Family Student Housing should be 1000 sf. I would appreciate more lighting than is currently available in FSH apartments. I would appreciate very much to be far from undergraduates who chant “drink, drink, drink” in the woods between 10:00 P.M. and 4:00 A.M. I would appreciate is FSH is very close to both an odd number and even number Santa Cruz Metro bus stops. I would appreciate very much not have any carpet in my FSH apartment. I would appreciate very much a continued community-building program with Residential Assistance. I would very much appreciate functioning drinking fountains and functioning outdoor barbecues which have covers to assist cooking. In the case of taller apartment buildings, I would appreciate very much a small balcony area provided there is no backyard available. I would also appreciate very much communal playgrounds for a variety of children ages. Due to the distance of the planned Family Student Housing, I would very much appreciate multiple indoor-outdoor study areas that could double as locations for community events. Thank you very much for your hard work on this project.
- I would prefer to live on campus next year, however i am forced to find off-campus due to not being guaranteed housing.
- I would really appreciate having eduroam and/or cruznet also reach out to the apartments because I believe that internet is essential for school.
- I would really like to be able to have on-campus housing (studio) with my boyfriend, who is not a UCSC student. It would make finding a place for the both of us way easier. It would be great to not have to worry about this anymore and to just focus on my PhD.
- I would really like to live on campus still in my junior and senior years, because I want to be close to my professor, msi, and TAs. I want to be able to visit them at any given time easily because I live on campus.
- I would want to live back on campus if it was more affordable
- I'd like to see new housing which is all electric (no natural gas) and has rooftop solar.
- I'd love to see studio apartments at a more affordable cost than those off campus. I personally can't afford more than \$800 a month which even then is too much for comfort,

hence why I moved off campus. I don't need a huge space and would prefer to live alone or with a roommate in a tiny studio, however off campus they typically only allow a single occupant and it's often well over \$1,000 a month. I get it's not likely as the housing project is already underway, however I'd love for this option to be considered in the future as it's affordable to low income students and allows for more rooms due to size.

- I'm concerned about long term water availability for the Santa Cruz area in regards to housing
- I'm truly very happy in a residence hall single, but feel like going in with other students to get an apartment together is the best chance I have at getting on-campus housing in the next academic year. The convenience of a meal plan also really frees up so much of my time and energy, I recommend it to others.
- I'm very happy with the UCSC Housing Program.
- I'm very pleased with the room I have and the proximity of my dorm building to my core classes!
- I'm strongly against having a new housing building built if it isn't geared for specific colleges and constructed from an environmental standpoint.
- I'm very satisfied with the apartment living in Crown. I've chosen to live there my past three years at UCSC, and have minimal to no complaints. My only request is that the single bedrooms should be able to be locked from the outside to prevent theft, as I have experienced that in the past (in the Crown apartments).
- If I were not to be an RA for 2 years, it would be difficult to afford my college expenses overall. I would definitely be in debt because on campus housing is really expensive.
- If it's gonna be in porter meadows, the internet is really bad in porter in general that should be worked on. Least amount of destruction of nature possible. Better maintenance, heaters that actually work. Don't use the window design of porter it reduces air flow gets hot in summer.
- If only this bureaucracy worked for the benefit of the students :^)
- If possible, make apartments with meal plan more affordable.
- If the University is going to create more singles, doubles, and triples, then keep it that way. The fact that rooms are being planned so its possible to fit another bed in is immoral.
- If there's an option to add more to the dining program, I'd suggest adding something that would still let you go to the cafes and restaurants like Banana Joes, but wasn't limited to only 55 swipes. So maybe you have three swipes per day that you can use similarly to the 55 day.
- If UCSC can't provide affordable, on-campus housing for a majority of incoming students then improving transportation services for students living off-campus will help tremendously.
- If UCSC is going to admit more students then the university can house, then their should be more housing options.
- If you are requiring dorm-living individuals to have some sort of meal plan, the dining hall should provide better food options. Furthermore the dorms would benefit from a dish washing/ water station other than the bathroom. It would also be nice to have access to a kitchen in the dorms as well.
- If you have to ask about Gender you should format it as a fill-in answer, so someone is not given options as to what they can identify as. The race question also, biracial

- students exist! I should be able to select as many racial categories as I feel I identify with! Also the housing options on campus is ridiculous we need more housing ASAP!
- If you want people to live on campus, make the pricing similar to living off campus. \$600 more per person is not anywhere similar enough
 - Improve dining quality and selection
 - improve utilities - wifi is terrible
 - In Merrill the rooms are very small and we pay more than the room is worth.
 - In my opinion, the biggest dilemma students have faced this year, was the occurrence of units shared with more than 3 students total. Speaking with friends and students who had to live in rooms with more than 3 room mates, they would express how the lack of privacy and space was detrimental to their ability to get enough sleep, study in their room, and increased the amount of disputes between them and their room mates. I think that this should be a situation that the university does their best to remedy/address in the following years. As it is an issue that became more prominent this year as opposed to others.
 - In speaking with other students about this issue, I have found affordability to be the number one concern. Developing a bunch of fancy, expensive singles is only going to attract a homogeneously wealthy demographic, which is harmful to our school's 'aims' toward cultural inclusivity and diversity. On-campus housing is great for students seeking convenience and community-- I would love to live on campus if I could ever afford it, but due to the financial cost it I am unable to consider the option of living on-campus. Please develop affordable housing so that low-income and working students can enjoy the privilege of living on-campus too!
 - In the ranking questions it is unclear whether 1 represents the most or least important issue.
 - Information for students without guaranteed housing should be widely available.
 - Insensitivity to issues concerning Undocu Folk. Specially seen question 37.
 - internet blows
 - Invest in more resilient countertops and fixtures
 - Is there a possibility to hold more informational meetings about the new UCSC Housing Project
 - Is there any way that housing can be less expensive without students having to prioritize their privacy and space? A focus on food resources should also go along with this. Meal plans should not be mandatory, and if they continue to be, can they be less expensive? Also, who will be able to apply to this apartment complex? Graduate students should also be allowed to live on campus and affordability should be a key principle. We are students who are going into debt, prices are too high. Would a new parking complex be open for this new space? Will it only be A permits? Because those are the most expensive. We are not all wealthy people, some of us struggle with financial instability, please help us out to fulfill our education without having that weighing us down.
 - It costs too much and it shouldn't be mandatory to have a dining plan. Also, the space is tiny. That is all.
 - It could be more affordable for students.
 - It is a big problem for students to live on campus to park their car... Hope there will be more place for students parking.

- It is bothersome that a same size occupancy dorm room in one college could be significantly larger in another college at the same cost. This is seen specifically with the size of certain triples in Stevenson in comparison to triples elsewhere- oftentimes even in other Stevenson houses.
- It is far too expensive and they don't deliver on any services to the extent that they should, it's a crime not to have 24 hour food access!
- It is imperative that we have better Internet access all throughout campus, it is not high speed and crashes constantly. I find this to be a HUGE issue as a student with four classes, a job, and a volunteer position. I need good access to Internet!
- It is just pretty expensive. I wish there was another option, maybe an off-campus residence area owned by the campus that would be more affordable and targeted towards enrolled students.
- It is just way too expensive when compared to off-campus living :(
- It is more expensive to live on campus with a meal plan than it is to live off campus without one. This is sad.
- It is ridiculously expensive to live on campus as a student, and its frustrating to say that living off campus in Santa Cruz, an expensive city, is cheaper than on campus.
- It needs to be AFFORDABLE. These prices (in addition to the 3% increase per year) are not affordable. The plan for Student housing West is not practical. Make more room for CURRENT students rather than expanding the amount of students accepted. Create a competent plan for the housing crisis.
- It needs to provide better options, more space. The room I am currently in should NOT be a triple, it's hardly a double.
- It would be great to add additional housing. I wanted to live in the apartments on-campus my second year at UCSC, but ended up in the dorms for a second year. I personally was not a fan of the dorms, as becoming reliant on one source for food (the dining hall) eventually got very boring. My biggest recommendation would be to increase the ratio of apartments to dorms if new housing arrangements are built.
- It would be nice for more on-campus housing to be available to graduate students. I caution that since it is so coveted, that there not be a major price discrepancy (subsidized by graduate fees or elsewhere) between on-campus housing and off-campus rates. This will cause anger towards the university not providing more on-campus housing and the process by which grad students are selected.
- It would be nice if students had the option of another year of housing guarantee since it is so hard to look for off- campus housing.
- It would be nice if there were more choices regarding meal plans for both students in residential buildings and apartments. It is nice to have the three current options available, but everyone has very different diets and restrictions that a meal plan does not work with. It would be nice if there were more plans available. For example, 14 swipes a week or something. The unlimited swipes for the five-day and seven-day meal plans are unnecessary for some students and confounds them from exploring Santa Cruz.
- It would be nice to have a 4 year housing guarantee rather than only 2 years. Students should have that choice.
- It would be nice to have a central CSO office that is not inside a dorm but rather in a separate office so that non-residents have better access, ie. College Ten Ohlone residents have to access Angela Davis to notify CSOs

- It would be nice to keep the rates of on campus housing at the price they are now, if not cheaper.
- It would be so much easier for a lot of Grad students if UCSC would allow pets!
- It would nice for the doors in Cowellâ€™s housing to have car swiping access like Rachel Carson instead of using keys. Then the student only has to worry about their ID card, instead of two keys: one for room and building.
- It's a damn ripoff. Bonny Doon \$800/month is much better than on campus \$1600/month.
- It's cheaper for me to rent a studio a block from the beach on westside then it is to live on campus.
- It's just so expensive and it's cramped already. Amenities should be provided for the students already here. Why would I pay over \$1000 for a cramped converted triple? Garbage
- It's so expensive
- It's time to upgrade the apartment. They look very old.
- It's too expensive
- It's very in-rational to make the housing guarantee to be not reversible.
- Itâ€™s expensive.
- Itâ€™s more expensive than off-campus but I preferred it to off campus living
- Itâ€™s ridiculous to put it frankly. A housemate of mine literally had to move out into OFF CAMPUS housing because it was cheaper. Tell me how that makes sense. She struggled immensely with finding someone who would give her the time of day, let alone answer her questions. Then, she had issues downgrading meal plans. Our apartment has rats. Itâ€™s expensive. The walls our thin and despite me specifying that I have insomnia and need a quiet are, they assigned me the first bedroom in the hallway directly adjacent to the living room which creates A LOT of noise considering it is a communal space and the walls are thin. Overall, incredibly disappointing and overpriced. No matter what you do, the housing will continue to be a disgrace. Good luck.
- Itâ€™s too expensive (as you probably know), however my main reason for leaning towards off campus is due to the food options. Dining hall kinda really sucks. Also apartments need more freedom, dorms are at a good level controlled.
- Just make housing more available to undergrad students, I beg of you! I beg of you!
- Just make it affordable and realistic.
- Just please stop raising the prices. It's expensive off campus, yet it's somehow still more expensive to live in any on campus housing than in a single off campus. Stop charging more than you know is necessary.
- Keep costs down!!!
- Keep it affordable with inclusion of child care options. Maybe add more transit options in the busiest times.
- Keep Kresge, but update it. Kresge won't be the same if you change it. :(I love the community.

- Keep students in the loop and continue allowing them to help really shape the course of the Housing West project. You can't make everyone happy, but happy students make for a happy university, just sayin'.
- keep the laundry free please
- Keep the singles please
- Knowing that the housing you construct effects the rest of the campus, you(as the school) seek to maximize students preferences. In creating a survey you only rule out what is convenient for you(as a school) to survey, but if you truly wanted a students input(which I feel I could not input) you would offer more boxes for input, I only saw one(the one about activities to in the college that read"other").
- Lack of access to convenient free kitchens in some of the residence halls is ridiculous. Conversion of common areas to bedrooms is a bad solution for insufficient housing. Shoving more beds than should be able to fit in already tightly packed rooms is also ridiculous.
- Lack of small doubles as a bedroom option (like in the redwood grove) was part of the reason I moved off campus
- Last year, as a pregnant student, I moved five times. I didn't move into fsh for fear of not being able to afford it and waited until fall. However, I had to move within a months notice because of housing problems where I was living. If Ucsc housing was more accessible perhaps I would not have had this issue.
- Less singles. Way to expensive for most people
- Less strict rules
- LESS TRIPLES, HELP THE STUDENTS KN CAMPUS BEFORE U BUILD ALL THIS HOUSING FOR FUTURE STUDENTS AND RESORT TO OVER CROWDING
- Let us have pets. I have to chose between a pet I agreed to raise for its natural life and affordable housing. Its a sophie's choice.
- Like every other student has said, housing costs here do not equal their value. The school should be able to figure out a cheaper way to provide housing. Cut funding to programs nobody uses.
- Living is expensive.
- Living off campus is very difficult, but it is cheaper than options listed here. I, and everyone else I know, would never pay over \$1000 a month to be in a triple. Students do not have that much money. I am a full time student who also works 20 hours a week to afford rent and school costs.
- Lounges are a must
- Lounges should be designed so they can't be converted into rooms. Also a gym and study space would be needed as to not overcrowd the existing gym and library.
- low cost is always a nice thing
- Lower prices for rent!
- Lower the cost, more housing choices
- lower the costs
- Lower the fucking rent
- **MAKE HOUSING AFFORDABLE** - People decide whether or not they want a meal plan based on if they can afford it, PEOPLE WILL NOT GET A MEAL PLAN SO THEY CAN CUT COSTS because theyd starve themselves so they can afford housing.

- Make housing affordable and give us back our social rooms in the dorms
- Make housing cheaper.
- MAKE HOUSING MORE AFFORDABLE!
- Make housing more affordable!
- MAKE IT AFFORDABLE
- Make it affordable and available for continued housing, not just guaranteed housing. Having spaces be guaranteed-only prevents communities from developing.
- Make it affordable so people choose to live on campus and not off. That will help costs off campus for Santa Cruz residents.
- Make it affordable with good quality furniture and appliances. Many complaints about what the UC provides for students. In time someone will expose the unjust quality of accessibility and compare it to how much is taken from our lives because sadly, our money defines us in the eyes of the UC.
- MAKE IT AFFORDABLE, SERIOUSLY. WE CAN HARDLY LIVE. I'M FOOD INSECURE BECAUSE I CAN'T AFFORD TO BUY FOOD DUE TO THE COST OF LIVING. WE WANT TO GET AN EDUCATION, WHY DO WE NEED TO BE MISERABLE IN DOING SO?
- make it cheap. students cant afford housing , let alone the tuition. you should be working with the city of Santa Cruz to have cheaper housing off campus too. this campus was not built to have the amount of students that the school wants. there are benefits of having a small campus but now those benefits are ruined because the campus is over packed with students. i suggest expanding the library and library hours. UCSB's library is open 24/7 by the way.
- MAKE IT CHEAPER
- make it cheaper pls, i'm very broke
- Make it cheaper. You can't expect University students to pay \$900+ a month. If you don't do something better to support the students the university will fail with the rest of the town. It's not sustainable.
- Make it easier for people to move away from a bad living situation.
- Make it more affordable as off campus is 3 times cheaper with more living space and amenities
- Make it more affordable please!
- Make more housing available for students without increasing the price
- Make more housing available for upperclassmen.
- Make more housing available.
- Make pet friendly housing
- MAKE RENT AFFORDABLE. \$1000 a month for a college student is ridiculous.
- Make sure ceilings are tall enough for people sit up if there is double bunks.
- Make the Crown dining hall open on the weekends
- Make the dining call cheaper?
- make the meal plan optional
- Make the wifi accessible to everyone
- Make this affordable. We can't be living on 40% of our ta salaries to study in Santa Cruz and live on calls. This year has been hell. I spend two hours commuting just to be able to live in this place. I'm graduate student. 2 hours matter. If you can't accommodate

students fairly, don't admit them because once you do, their well being and success is in great part your responsibility. For the record, I spent 6 months looking for housing. In this coming academic year, I'm repeating the process. Noone told me it would be this difficult. I would have gone elsewhere had I known!

- Make walls not so thin, paper towels in bathroom at all times
- Making housing more affordable and comfortable for residents. Have access to lounges and common areas for people to hang out/socialize. Realistic sizes of rooms for the number of people in the room.
- Making it cost less than the average rent share off campus is a deciding factor
- Making sure that bathrooms are sanitary and not molding like the Crown residential halls (Galen). It makes it extremely uncomfortable when mold is noticeable and the shower curtains are old.
- Mandatory meal plans only make sense if it's cheaper and higher quality than cooking meals at home. There's no option given for family student housing this it seems strange to ask about preference. Housing at UCSC should be CHEAPER than renting in the community. This would decrease cost on students and may even reduce costs in the community.
- Meal plan not mandatory
- Meal plans absolutely should not be mandatory. It is an absolute disgrace that the university charges obscene amounts of money for food that is often mislabeled and therefore dangerous.
- Meal plans should not be required if the student has kitchen access. Singles should be more affordable, from a mental health point of view there is a high demand. Also, more disability accessible housing is needed.
- More accomodations towards pets and emotional support animals, places to walk. More access to food collectives like Kresge co-op. More studios for grad student couples.
- More affordable
- more affordable housing
- More affordable housing costs. I live in a single for \$1,800 a month, my housemates' who live in a triple's rent costs around \$1,1300 a month. On-campus housing is more expensive than it should be.
- More affordable housing in Santa Cruz is needed
- More affordable please!!
- more apartment options for people who want to live in singles and have no "groups" to move in with.
- More apartment style housing available to freshmen
- More apartments should be made than dorms! Not having a kitchen and most importantly a living space has made things a lot more unbearable. I am in dorms for a seconds year and we don't even have a lounge like MOST colleges.
- More community rooms in each residential building, aka Stevenson College!!! Also, meal plans should not be required for apartments because the dining hall does not offer healthy enough options at every meal to be required to pay an excessive amount of money for sub-par food. I don't need an "all you can eat buffet!"
- More convenient stores are needed.
- More graduate housing is a MUST, but I still think that \$986 per month per person is untenable. That is more than half of the maximum stipend that a graduate student may

receive per month. We receive the same amount of monthly stipend as students at other UC systems, but their graduate student housing is as inexpensive as \$500 per person per month on some campuses. UCSC either needs to pay us more for cost-of-living-adjustment or heavily subsidize graduate student housing. It is a jungle out there for grad students and we are getting screwed left and right.

- More grocery type food options on campus would be helpful
- More housing faster. That is the only thing you need to worry about.
- More housing in general, rates would ideally be cheaper of course, but housing everyone should be first priority instead of kicking them off campus.
- More housing options for students will be great
- More lounges would be nice and even though the first housing unit was nice, they are all very pricey per person. Getting these cost below \$1100 should be a goal.
- More on campus housing should be available specifically for upper class men. However, this should only be if UCSC is willing to allow more parking because it is crowded and over priced as it is.
- MORE ON CAMPUS HOUSING THIS IS AN INSTITUTION FOR GOD'S SAKE
- More on campus parking!
- More options for single rooms for people with anxiety/other mental health problems. Have options for people who do want to live in a studious/quiet space like an honors dorm kinda thing where you are expected to be respectful of others
- More people = more cars. There is so much land available, BUILD PARKING LOTS! \$ from parking spaces = more income for UCSC, BUILD MORE PARKING
- more queer/transgender housing please!
- More room for personal study area
- More singles and lower prices.
- More singles!
- More singles. Even if they're tiny!
- Most of these housing options look extremely expensive and greater emphasis should be placed on making on-campus housing affordable to students. In addition, meal-plans should not be mandatory as this places more unnecessary costs on students.
- My first priority is price. On campus housing is one of few affordable options in Santa Cruz. We can do ok on less space but unless TA stipends increase, GSH and FSH residents really have seemingly no options off campus that are affordable (<90% of income).
- My main problem with on campus housing is how expensive it is for what you're getting. Unfortunately off campus housing is also really expensive and hard to find decent places
- My particular room is large enough for my roommate and I, however, it is relatively small and is more expensive than most condos near a beach which usually have multiple bedrooms, a kitchen, living room, and garage. Please decrease housing costs. The housing market forces students to take advantage of the housing guarantee and the cost doesn't change demand significantly. The price just takes advantage of the housing market and that shouldn't be how UCSC functions. Besides that, I greatly appreciate the benefits of being on campus in regards to traveling to classes and the study spaces available to me. All the best, Wyatt
- My rankings were 1 = most important, low #'s = less important, if that wasn't clear.

- my roommate is a piece of shit
- n u t
- n/a
- N/a
- N/A
- n/a
- N/a.
- Na
- NA
- Nah
- Napkins for drying hands after washing them should be in every building.
- need cheaper places to live. No upper classmen in dorms
- Need more of everything. Literally everything. Start funding this School so that more students are willing to come to this school. People of Color do not feel as welcomed as they should be on this campus aswell. It should be Santa Cruz priority to ensure people of color feel represented and at home here at SC. From what I've discussed and heard, it doesn't seem that UC Santa Cruz is doing a good job.
- Need thicker walls and floors plus bigger rooms.
- Need to refurbish all old apartments and start implementing mold clean ups
- Needs a lot of work
- needs to be more affordable
- Needs to be more affordable and more humane. Converted small doubles to triples should not be allowed. Increasing incoming students without increasing dorm space, leaving students to live as cattle and at the same time increasing costs for students is cruel.
- Nicer bathroom and bigger laundry rooms. MORE WINDOWS
- No
- No comment
- No comments
- No other comments!
- No to housing west! Displacing families out of FSH is irresponsible and non-humane. Also, noone can afford it :/
- No, everything is great.
- No.
- none
- None
- NONE
- None :)
- None of the optional shown are affordable. That should be the first priority when building new housing: creating affordable living arrangements and bringing down the overall cost of living on campus at UCSC. Meal plans should be required for those that live on campus, otherwise, students with less money will have less access to food and choose to save money over eating--this contributes to food insecurity.
- none!
- None.

- Nonr
- Nonresident alien is NOT an ethnicity or race!
- nope
- Nope!
- Not enough housing for students. Santa cruz is extremely expensive for students, and forcing students off campus makes them choose between housing and food. Finding a home should be the least of a student's concern.
- Not having the option of being here during the break is a big disappointment. Comfortable desk space for each student in their dorm is very important, and big windows help bring up the mood when studying. Being a Junior transfer, being with other students my age is a blessing, I do not want to be with freshmen.
- not many people want to rent out to students so it makes finding off campus housing difficult and there's also a shortage of places for students to live off campus
- Not regarding the program itself, but on the survey under "race/ethnicity" section "non-resident alien" is an option that I believe does not belong there and i believe that the word "undocumented" would be a better word .
- Not requiring the students to have a meal plan would be nice. My friends and I all find ourselves not able to use up all of the meal swipes that we were required to pay for, which is a waste of money considering that living on campus is already expensive enough.
- Not sure if this counts as housing, but the state of the gym needs to be updated. Fitness should be extremely prevalent at a school like UCSC - it actually is for the most part; this is exactly why we need a far larger space to workout and do things. Or at least add another gym somewhere. OPERS alone is not cutting it. Also, keep laundry free. We pay a ton in tuition, free laundry makes us happy. I would probably charge the laundry fee in the cost of tuition. Wouldn't be too much for anyone to notice and everyone would love it.
- Nothing else
- Nothing much to say here. The housing experience is nice overall.
- Null
- Oakes has been given a disadvantage in the apartments since they are not updated, they are much smaller, and they are much more older and dirtier than the other apartments.
- Oakes is old and needs an update. Internet barely works. Constant pest problems. Smallest rooms and apartments on campus.
- Obviously there is not enough housing, to the point of reducing student lounge and study space, but any new housing added MUST be affordable. To my most recent knowledge, the housing west plan was 70% single room occupancy units. THAT'S NOT AFFORDABLE. It doesn't matter how many beds you add if you bankrupt or drown in loans the students who need it the most.
- Off campus housing is really expensive and lots of students have trouble finding housing that fits their needs and many have to resort to paying more than average for an average living space
- On campus preschool is very important as well as After school care. Facilities available like parks and community rooms are essential and parking for our guests is lacking currently.

- One of the main concerns people have here is how old the building is. The Crown building are probably the oldest and several lights have fallen down. The bathrooms are also very gross and we are missing a toilet. The building should be designed better as people can't use the middle shower because there is no area to put clothes or towels.
- Open Merrill dining hall on weekends or at least keep it open later on weekdays
- Our water fountain in Merrill Building A, floor 4, has been broken since the start of the year and possibly before that. Multiple fix-it tickets have been submitted and nothing is being done. Very frustrating.
- Out of state students need more affordable options for housing and more information on paths to residency.
- Overall, I just feel that it ends up being way to expensive, especially for those who don't get much financial aid. The housing plus required meal plans really add up and often times students will live out of their cars, or pay someone to crash on their couch.
- Overcrowding is becoming more of an issue in Santa Cruz, and off-campus housing is typically very expensive. On campus housing would ideally be available and affordable for everyone, and could reasonably controlled in a way to limit/reduce overcrowding.
- Overcrowding should be a factor in how many new freshman you accept. I don't want the education and the quality of life of the students or the school to suffer because of overcrowding and the increased revenue from accepting a record amount of freshman
- Over-enrollment and AirB&B are the two primary reasons for the housing shortage. Addressing these issues should be a part of any comprehensive housing plan.
- Overpacking the rooms with students was a disgusting thing to do. Whether it was the school's fault or the UC system, I'm appalled that we were crammed into small spaces with not even lounge spaces to socialize in.
- Paper towels in bathroom would be nice. Partitions between beds too.
- Parking should be prioritized over excessive equipment.
- Paying \$1150 for a triple (especially excluding meal plans) is insane. Students are forced to move off campus to unsafe living conditions in order to afford a place to live. The university should be looking out for students and providing an affordable, safe place for students to live.
- People should not be doing it in the dorms/showers. Utterly disgusting.
- Perhaps a housing stipend for graduate student workers would benefit graduate students more than a \$1200 studio or \$1000 bedrooms. Our current rate, for TAs, is less than \$2000 per month. These housing options are over 50% of our income. While better than the rates off campus in Santa Cruz, it does not leave a lot of breathing room.
- Perhaps to add more space only have one restroom for all the different types of rooms.
- Pet-friendly options would be helpful for graduate students who arrive on campus with pets already.
- pets please
- please add air conditioning in the buildings and heaters just because my dorm can get between 10 - 20 degrees hotter than the outside temperature and having gone through that in the summer I wouldn't want anyone else going through it.
- Please allow students to transfer colleges to live in apartments with friends!
- Please also consider community kitchens in residence halls so that we can also cook and do dishes, especially since the apartments are primarily upperclassmen.

- Please also expand parking facilities and lower the cost
- Please avoid the destruction of heavy forestry on campus. There are plots of land with less biodiversity on campus which should be targeted.
- Please build affordable graduate housing!
- please build better and less cramped housing for CURRENT students instead of making more housing for new students that we don't have room for.
- please build more housing
- Please create more housing and more frequent buses.
- Please cut all the extra crap. Game rooms and community areas and meal plans are far far less important than housing. Do not spend a single dollar on these, seriously. It's a total waste. Just build housing.
- Please do not convert lounges into dorms! Though it's great if you get put into one, but it's hectic for high school outreach programs, a burden for RAs, and the rest of the hall.
- Please do not make this expensive. Many adults cannot even afford \$1600 or so for housing.
- Please do not overextend the capacity of this beautiful campus. We need to accommodate the number of students we already have, not add new spaces for new incoming students. I am happy to see that there will be a new placement of housing. However, the administration needs to realize that our land has already been overextended and we need not admit more students than necessary.
- Please don't add more students :(((
- Please don't demolish the old Family Student Housing before the new project is finished! That would be cruel to those students with supplementary needs, and fodder for lawsuits. Thanks.
- Please don't destroy the meadows. Thank you!
- Please don't keep squishing us into uncomfortable living situations and providing places to study within the dorm area is a necessary amenity.
- please don't require meal plans! they are overpriced and don't fit everyone's needs. There's no reason why it shouldn't be a choice.
- Please don't destroy too many trees. When you destroy land and take away natural land it rids UCSC of its mission statement and the reason it is special.
- Please don't expand for the sake of doing so. The campus is a natural environment that hosts a variety of endangered and precious species. Accessible education is important but further development to the degree intended will push already dwindling populations to the brink.
- Please don't get rid of the Kresge student lounge or other communal cooking spaces. Need areas for transfers to cook.
- Please don't overaccept students and cram Housing space. Looking forward to living in the apartments next year.
- Please don't tear down any nature spots to make more housing buildings
- please don't knock down trees or build on porter meadow. if we had project type structures we could fit in the most students in the most reduced spaces
- Please ensure that older colleges such as Crown get renovations/upgrades. Things are working, but a lot of the amenities are dirty or quite old. Sometimes the water that comes

out of a sink would be white before settling into a clear liquid. In expanding campus housing, please do not forget to better the living experience of existing housing.

- Please find more space for students at apartments
- Please find ways to make it more affordable for low income students.
- Please give Porter back at least one floor lounge for each building.
- please have better wifi, update inside structure of apartments such as plumbing or mirrors and floor borders.
- Please have guarantee housing for transfer students for an additional quarter.
- Please have the studentsâ€™ money go to things we need and want
- Please keep at least one lounge per housing in every college.
- Please keep cost as low as possible.
- Please keep first years' kitchens. It is a very important part of Kresge's identity and, personally, the main reason I chose to live in Kresge.
- Please keep housing affordable and give juniors/seniors priority housing because it's so hard to find housing in Santa Cruz. I got lucky and moved in with a friend who lives here in Santa Cruz but I almost guarantee I wouldn't have found off campus housing without them. Santa Cruz is super expensive and not meant for this many students and we need more affordable housing. I'm paying 2,400 for a 2 bedroom apartment with quarter laundry that is 5 bucks a load. Way too expensive
- Please keep on-campus easy availability for current on-campus students.
- Please keep the financial limitations that students are facing in mind when developing. Many students are struggling to pay rent and eat, and that simply should not be a struggle students have to face as they pursue their education.
- Please let us freshmen get housing next year...
- Please make affordable houses. The rent at Santa Cruz is too expensive
- Please make bigger rooms and more singles!!!
- Please make cleaning supplies available to students to use.
- PLEASE make housing affordable! This was the main reason I decided to move off campus. Also, I really wish meal plans weren't required because I cook for myself all the time and even the 55 day plan was too much.
- Please make housing cheaper for students, we already pay so much on tuition and it is so stressful.
- Please make housing cheaper.
- Please make housing more affordable to avoid unnecessary burdens on UCSC students.
- Please make housing more affordable!
- Please make it affordable
- Please make it affordable. Currently it is too expensive, I prefer to live off campus with those prices.
- Please make it cheaper and less cramped. If you have to admit more students please make more quiet study spaces available.
- Please make it easier and more affordable to get housing. Right now its an expensive and time consuming nightmare.
- Please make it easier. Stop accepting so many new incoming students if you can't guarantee them a space on campus. Maybe accept them, wait for the SIR and keep

track of how many rooms are available after? If students back out then accept off the waitlist but dont lose track of the number of rooms. If they say they plan off campus then dont assign them a space. Please. Just make it easier because im trying to graduate and I couldnt find any housing except in Bonny Doon where i cant even go out to buy groceries because I have class everyday until 5 and I dont wanna walk home in the dark at 8pm, when the last bus stops running. Having a car is expensive and unrealistic to expect undergrads like me to own one. I wake up tired and sleepy cuz the last morning bus runs at 8:30pm but I get up at 6am after coming home at 10pm. Thats not enough time to sleep and eat and do homework well. Please stop accepting so many students if you cant guarantee a space!

- Please make more affordable price. ~\$1300 for single studio is still too expensive for grad student! Remember, monthly income for TA is around \$2200 before tax.
- Please make more guarantees for transfer students, this school cannot accept more students when we cant even house the ones who are currently here.
- Please make more places to live and have more social events.
- Please make sure bathrooms, showers, and laundry machines work.
- Please make the laundry machines free. Some of us at oakes are low income students who do not have enough funds to pay for laundry.
- Please make the meal plan more flexible
- Please make this affordable. Single bedroom are take too much space and are unaffordable.
- Please make this process transparent with the rest of the campus. Emails don't capture everything.
- Please more efficient with communicating with transfer students about housing options and opening up more single units.
- Please offer more housing and make the price affordable, thank you!
- Please plan accordingly to accommodate students for housing based on total enrollment of the school year. It's unfortunate and frustrating to see students that applied to live in a triple or quad and instead getting an extra or 2 more students living in the same dorm. That spoils the students' living experience since they're paying thousands and thousands of dollars to live and go to school here.
- Please please please do a better sound proof of the residential space for future generations. I have suffered more than enough of the god damn thin totally non sound proof wall. Right now even lowered voice can still be heard across the dorm wall. Not happy!!!!
- Please please please make sure that graduate students have affordable housing and ABUNDANT housing. Please. It is absolutely a crisis in SC to be living on such a small stipend with such outrageous rents. I loved that you showed a studio option! I would 1000% have rented that in a heartbeat if it was available on campus. I really hope that abundant and low-cost housing can be available for couples in the future at UCSC. Thanks for all the work you're doing!
- Please prioritize affordability. In addition, I would request that you look into how the different colleges are giving housing points. The colleges vary in this way and as a second year, our housing office at College Ten lied to us and told us we would get additional priority for being in student government, which did not appear to be the case. Consequently, although all my roommates and I were guaranteed, we did not have

housing until September, which induced a lot of stress on ourselves and our families. Transparency is lacking and crucial and must be addressed.

- Please prioritize affordable housing. Affordable needs to take into account that the monthly TA salary is less than \$2,000. thank you for your work!
- please prioritize affordable rent
- Please provide better kitchen sinks and stoves
- Please provide housing for grad students
- Please provide more close bus stops
- Please provide more housing and make it better and cheaper. Obviously not all three are possible or likely to happen anytime soon, but please do something about the overcrowding for the love of god.
- Please reduce the ridiculously high housing rates. These rates make it hard for students to find housing on and off campus.
- Please renovate all Oakes apartments and make them appealing to future Oakes affiliates, like done in other colleges. Thank you.
- Please revise your survey as it is not inclusive and it contains language that is very triggering for some folk (i.e. question 38). thank you!
- Please slow down admittance rates.
- Please speed up the wireless internet.
- Please stop accepting more people than able to house
- Please stop trying to squish us into really small spaces and then charging us \$100000. We are humans too. Thank you!
- Please use the space wisely and keep costs low. We want to maximize the number of students we can fit comfortably.
- please, make it affordable
- Porter A and probably other halls have only One water fountain at one side of the hall. That is very inconvenient.
- Porter apartments are great! There should be more like these
- Prices are still really high even for a triple
- Pricing is a big deal, especially for older students who have no monetary help from parents and have limited hours allowed for work. More affordable options are very important.
- Pricing is ridiculous in general especially for the quality of living. For me Merrills housing was terrible, it had mold and the building was all kinds of messed up. 10/10 would recommend to not live on campus even if it's someone first year.
- Priority should be more on-campus housing. Secondly, I attended UC Irvine and their Anteater Pub was a central location for all kinds of students to gather. They had great food, great beer and great wine all at amazing prices. It helped build community. It hosted various events. It brought in local breweries and showcased them. It celebrated UC Irvine's history. I think it would be a great addition to this campus if they added a top-notch pub and it would incentivize people (alumni) to visit and check it out. Maybe this pub could double as a food pantry or something in regards to solving food insecurity issues on campus.
- Provide as many on-campus housing opportunities as possible
- Rachel Carson College is awesome

- Really good. There should be more hours available for heating and the heater can automatically turn off after 12:00 when the heating is unavailable. Usually, the room is noisy and heater is not working.
- Regarding meal plans, it is no secret that it is cheaper to buy a Slug Card at the beginning of the quarter and load it with 55 meals than it is to buy a 55 meal plan. If meals plans were more economical, then it would be much more reasonable to require them. As is, let students buy a Slug Card if they will, and if they cannot afford it, then let them cook cheaply.
- Regarding q 5: I didn't know about the housing crisis before coming to Santa Cruz so I did not know to consider it. Regarding the q "if housing was available on campus would you choose to live there?" I would choose specifically not to live in privatized student housing, I don't want my living situation to make me feel like a customer receiving service (though much of campus housing feels like this already), I want to live somewhere where the purpose of the space is educational/community opportunity for students not financial gain for capstone or making the regents happy. I would like to live somewhere where students have decision-making power over their living situations. I want the people working to maintain the housing to be treated well with stable benefits, I want less of a financial gap between their salaries and the salaries of administrators. I don't care about UC admin jobs being "competitive" on the market, this is a school. I want to go to school in a public institution where the well-being of students and public workers is protected from the pressure of the market. I do not need more overpriced ucsc dining food service. It feels exploitative to be charged 8 bucks for a sandwich, 6 bucks for some cereal 12 bucks for a dining hall dinner. It is insulting that a dorm room at \$1000/month is the proposed affordable option. I'd rather live in a closet off-campus than take on more debt. It is important to me that places like the kresge food coop, a space where students govern the space, exist, because students will not try to exploit each other in that way, they will make an effort to have cheap healthy things like rice and beans and veggies available because they want other students to do well.
- Remove the \$8 million amphitheater in lieu of more rooms.
- Rent is TOO expensive on campus and does not reflect off campus prices. To live on campus means MORE student debt and if on campus is too expensive and off campus is too impacted, many students end up homeless. FIX THIS.
- Ridiculous expense to share such a small space with other individuals with limited amenities.
- save the Trailer Park don't build on the Porter Meadow or in the forest/North Campus---- if building is absolutely necessary, please build on the lower fields (below music center, near east entrance, etc), which would cause less damage to the ecosystem and the beauty of campus.
- Section 8 or the like should be available for income limited students. The costs of rent are too high here. UCSC needs to provide 90% or more of its students a place to live and should suspend any more increases in the number of student enrollment. There are other UC in areas that can handle huge populations just no more in Santa Cruz.
- Should be cheaper
- Should have double rooms available in dorms. Also should allow freshman to have apartments
- Should offer a kind of housing priority for students from families of low income.

- Small bedrooms, meaning converted triples are not great and should be reconverted to doubles when possible.
- Some housing accommodations are in unequal standing depending on your location on campus. This has been a cause for dissatisfaction and anger among many students here. Specifically, the issues of dining halls being closed on weekends and early weekday closures, as well as the fact that some areas have late night or 24 hour rec lounges and others do not. The quality of our college experience should not be diminished because of a random assignment, especially if we are paying the same price.
- some of these questions did not display properly and therefore didn't make sense. Also, there was only one option shown for family student housing. it looked ok, but did you mean to show other options? hard to tell because you called it option A but there was no B.
- Something between the 55 meals meal plan and the 5 day/week plan would be great. Perhaps 2 meals a day or something similar.
- Something that is very important for me is parking for a reasonable fee!
- space for marginalized communities needs to be addressed within this development
- Stevenson apartments have a mold problem due to inadequate ventilation in the bathrooms. And Stevenson dorms are cramped and unsafe. There is a fire sprinkler directly above my bed, and if I don't slither on my stomach, I could break it. And cause a flooding situation like house 4 experienced this fall.
- Stop accepting a large portion of prospective students if the program cannot find them a place to live in, it is absurd and negligent.
- Stop accepting so many students, there isn't enough space and classes are very impacted, increasing housing doesn't necessarily increase our learning experience...
- Stop accepting students if there are not available affordable housing options. The housing crisis in Santa Cruz is out of hand and irresponsible on behalf of the university.
- Stop cramming people into tiny rooms. Triples are horrible. Don't force people into buying meal plans. Lower your prices
- Stop cramming us in here
- Stop cutting down trees and building stuff. Let in less people of you can't afford to house them.
- Stop fucking accepting too many students
- stop kicking people out for being queer and siding with homophobic roommates
- Stop making housing so expensive
- Stop making it so expensive please.
- Stop making students pay for laundry services.
- stop over enrolling, bring more buses back(bus cuts+ over enrollment not OK) don't build housing over the meadows, don't increase tuition (RIDICULOUS), people need to be housed they can't be forced to live off-campus for thousands of more dollar, start construction asap
- Stop overcrowding
- stop scaring us
- Stop turning rooms that should be singles into doubles.
- Student housing is bad here. Many applicants have to wait a while to know if they have housing or not. Also, many other things.

- Student housing should be cheaper than now. Actually we have paid so much on tuition, we shouldn't pay even more on housing.
- Student Housing West should house continuing students, and must not be used as a tool to increase the enrollment capacity of UC Santa Cruz. Enrolling more students because more housing is available does nothing to help the housing crisis. To alleviate the impacts of the unbelievable scarcity of housing for students (on and off campus), UCSC needs to house as large a portion as possible of total full-time enrolled students on campus. Doing anything else will only exacerbate the problems our community already is struggling to face.
- Students are worried about pricing and not ruining the forest
- Students in the dorms should be allowed to have 55 day meal plans if they are going to be off campus a lot of the time for academic purposes (like field quarters)
- Students leave campus as soon as they can because it's too expensive. Expanding and having more campus housing is pointless if the cost of that housing is still too high. Guaranteed housing is also pointless if the prices are too high.
- Students should be allowed to stay in their places of residence during the break. I do not want to be on the streets for three weeks because I cannot stay in my room
- Students should be guaranteed housing for every year that they are enrolled at UCSC.
- Students shouldn't be forced to have a meal plan in the apartments.
- Studio apartments for graduate students would be fantastic. Current grad student housing options are far too limited and not ideal -- grad students want to have their own bathroom! If such housing were available, I would gladly live on campus.
- Stupidly expensive for mediocre living experience
- summer housing should not require a meal plan. I choose to live off campus because of the meal plan. The meal plan should be optional.
- Sustainability is key!!
- System for choosing random housemates? Like finding people with similar living habits
- Target rent should be 1/3 of the salary of a TA. If it's more than that, then there are better social opportunities off campus.
- Thank you for reaching out to the students to get our input!
- Thank you so much for all the work those working in housing offices do! I know it must be difficult to place students in their living areas and constantly keep up with paperwork and much more.
- Thanks for asking for student input.
- That's it? Not sure what you hope to discover from such a short survey.
- The \$1,250 studio/1BR is a nice option, but it's still too expensive. I know most grad students are trying to keep rent under \$1,000. If you could get 2BR (2 occupancy) apartments for closer to \$1,000 - \$1,100 per bedroom, I think you would start to see a lot of demand.
- the 5 day meal plan seems pretty wack considering it's not that much of a price difference between that and the 7 day and you can't use eco-boxes on the weekends. at least make it cheaper
- The cost is prohibitive. I commute over an hour each way to UCSC five days a week. I live with my family because there is no way that I, as a student, could spend more money on tuition than rent.

- The cost is way too much and there's inequality in the room sizes. I wanted to live in a large triple but instead the room is the size of a double and they just squished three people here
- The cost of on-campus housing for graduate students is too high, and the availability is too low.
- The creation of more living space on campus is very important but I believe that the parking of cars should also be considered.
- The Crown Merrill Dining hall should be open on weekends. Also, Merrill constantly smells like a sewer. Overall however, I am satisfied with my housing situation.
- The Crown residence halls are severely underdeveloped in comparison to residence halls at say College 9 or 10. If students were to live in these buildings for the next academic year, the bathrooms should be renovated because the pipes are old and the faucets often have yellow or dirty water coming out of them/the water smells bad (this applies to the showers as well). The floors and staircases are old creaky and in general is a large nuisance when quiet hours come around and people are still walking around in the building and making noise (albeit unknowingly).
- The current housing rates are ridiculous, and I believe that increasing the number of students enrolled will only make the problem worse. There is already not enough study space and lounges for current residences, yet creating more housing in order to enroll more students while current students are homeless seems backwards. More housing needs to be built at an affordable rate without increasing attendance. Then, students do not need to be homeless or commute for 3 hours because they can not afford to live here.
- the current proposed pushing options outlined in this survey were absurdly expensive
- The current state of housing is incredibly disheartening. All of my close friends lose their guarantees this coming year and we can't apply to live together. I have severe panic disorder and need my support group. I may have to sacrifice my housing guarantee to live off campus with a safe, comfortable environment for me... it would be great if students could have three years on campus regardless of EOP status as the housing crisis in Santa Cruz will leave students homeless or in great debt
- The dorms get really cold and the WiFi isn't very good
- The fee for housing on campus is too much already and I am hoping it does not increase
- The fees can sometimes be ridiculous
- The graduate fellowships offered by UCSC are \$24,000 per year and the definition of severely rent-burdened is spending >50% of income on rent. This means that rents higher than \$1000 per month place a severe housing burden on graduate students. Such poor pay with such high housing costs makes graduate school at UCSC very unappealing to prospective students. Future recruitment and retention of graduate students will be strongly determined by how well students are paid and the cost of living in Santa Cruz, so please consider increasing pay or decreasing the cost of living on campus.
- The heater does not function from time to time. Also the bathroom needs to include a higher edge as the water makes puddles when leaving.
- The housing crisis in Santa Cruz disproportionately affects students of color and students from low-income backgrounds. The needs of those students most affected should be given priority. I would like to see more graduate housing that takes up less

than half of my stipend, but it is more important that undergraduate and graduate students of color are supported.

- The housing is really overpriced for people that do not receive enough financial aid. It should be much cheaper than \$1000 a month to live in a triple.
- The housing on campus is too expensive. I paid double what I pay now to share a crammed room with 2 people and never have any privacy. Not to mention how expensive the food on campus is and how difficult it is to get to town when you live on campus
- The housing options currently are not affordable and this is a serious problem. Also, there should be more options available and I believe that the affiliation point system as it stands now is unfair, considering that some colleges have more housing available than others.
- The housing options outlined for graduate students are too expensive for what we'd be getting. The studios are only a workable option for graduate couples or grads with income on top of the typical stipend a TA or GSR gets. The 2-bedroom is I wouldn't pay more rent than I'm paying now to share a kitchen with an unknown amount of people just to live on campus.
- The housing prices at the college is outrageous. \$1,600 is what a student could be expected to pay downtown for a one bedroom one bath apartment so to see that, that would be the price of a suit- style dorm on campus is infuriating. Singles are over priced and frankly a waste of space, and on this campus space is precious. Not to mention that the price only drops \$200 from a single to a triple room.
- The housing program should not prioritize single bedroom housing units that are almost \$2,000 a month. This is COMPLETELY outrageous. The fact that even a converted double to a triple is upwards of \$1,000 is outrageous. It makes absolutely no sense how ridiculously expensive it is to live on campus. Rent in Santa Cruz is already high enough; I pay about \$850 a month to live in a single bedroom, and it is immensely nicer than any facilities on campus, and I am very lucky for this. Students are already struggling with working and paying off loans, and building more inaccessible housing structure will only put more pressure on students, and this will only make going college less productive. The administration needs to seriously think about how this structure will financial affect students, and in a REALISTIC way. Prioritize student input over admin, we are the ones paying these outrageous fees and supplying the money for the growth of this institution. You all say are you the "original authority on questioning authority," so ACT LIKE IT.
- The housing rates are too expensive.
- The housing rates are way to high. They should be below market price. There not even a kitchen in every apartment. This is bad joke.
- The housing units that you offered as possibilities are unaffordable. At the very least, on campus housing should be comparable to off-campus housing. The absolute highest rent I have heard of for a single room off-campus is \$1,150. A triple off campus would be closer to \$300-\$400. The fact that you think these prices are affordable for students is absolutely disgusting.
- The housing website should be more up to date in order for students to find all off-campus housing options in one place. Personally I believe that the cost of living on campus is very unaffordable and unaccessible for many people. Off-campus housing can often be very vague .

- The internet at family student housing is downright shameful. I use my phones hotspot because it is so unreliable. Other than that I love the affordability and size of our apartment and am very grateful to have such a nice place to live and study in.
- The lack of family housing or single bedroom is the primary reason I chose to live off campus. Also the space provided in the triples was very minimal.
- The landlords are sapping us dry. It's tough to thrive in academic spaces when financial security is a constant concern. This seriously impacts graduate students (I am one), and undergrads (I have mentored some and taught many). Some of us work multiple jobs on top of going to school so we can make ends meet. Affordable, family friendly housing is so important. And please make units with kitchens because I save a lot of money by preparing meals at home. Thank you for your efforts.
- The laundry services in Merrill Building B should be expanded.
- The living expense for graduate housing in UCSC is way much higher than any other UC schools
- The main problem for graduate students is that we get paid ~ \$2,000 per month, but rent everywhere ends up at least \$1,000 per month. This leaves us with up to \$250 per week, which is the bare minimum to get by without ever saving any money or paying off any previous student loans.
- The maintenance people who come in from the fix.it site once I make a request do a thorough job of fixing any problems with housing. They're fantastic.
- The more affordable, the better. Parking is a huge issue, too.
- The most important consideration should be safe, affordable housing options for students on campus. A single room should not cost \$1600 on campus when a studio can be rented for \$1200 or less off campus. Students are not as in much need of amenities as they are a housing option that is affordable.
- The most important things are 1) maintaining current rent prices (not to exceed \$1700) and amenities (laundry access, play space for children, parking spaces and loop bus/public bus access) and 2) proximity to childcare.
- The new apartments will be unaffordable. Graduate Teaching Assistants only make \$2000 a month. \$1,249 is 62% of our monthly salary and \$986 is 50%. The prices that you are proposing for the new unites are immoral.
- The new housing program should consider building a 24hr Computer Lab similar to the Cowell Computer lab.
- The new housing should not be managed by an outside company. That makes students feel unsafe. Please make more housing designed as those don't optimize the space for all of the students the school wants to house.
- The new proposed housing plans seem like a good idea but are unaffordable for a majority of students. Students cannot afford to live on campus because they would have to pay over 1,000 dollars for a space that is not even their own. Yes, it is convenient because it is on campus, but convenience is not worth hundreds of dollars.
- The number one priority is making housing affordable. Literally. That's it.
- The only two things I would change: More housing for upper-division students, make meal plans not required
- the option to substitute meal equivalencies for meals on the 5 day meal plan would be fantastic. Even just like once a week. The flexi dollars go so fast.

- The options in many of the questions in this survey are too limiting. One of the main most urgent planning needs of UCSC is to integrate with the Santa Cruz community, not to continue to build outward, generating more sprawl and disconnection with the city. It is essential, from both, an urbanistic and academic perspective, that UCSC works with the city of Santa Cruz to build higher density housing IN the city NOT in campus. Thank you.
- The parking at school sucks. Parking is too far from classes and I need to take the bus to class. The buses are always full. We need more loop buses. We need more parking lots for off campus students. We need a second gym in the west side of campus. The east gym is too crowded and the location is unconvient for students on west side of campus. The lighting of the school needs to be improved. It is scary to walk around campus at night. There needs to be more study spaces at the colleges. The library at school has become a hangout spot for people waiting in between classes and is very loud. It feels more like a lounge than a library. We need more lecture halls. The classes are all at max capacity. Hard to enroll in some classes.
- The places you are offering are too expensive. You know what we make a month and to claim that 50-65% of our take home pay is a reasonable price for housing is insulting and offensive. You are not offering enough units for graduate students and it's far from your previous commitment to housing graduate students. It's also ridiculous that parking is not included for graduate students who live on campus. Also, grad student housing is too expensive and graduate students should not be responsible for pay down the debt from undergrad housing. The way this campus treats graduate students is really terrible.
- The potential housing models that you gave are crap. They're another example of overloading people into too small of spaces that inherently cause tension, depression, anxiety, and high stress levels. Those models show a poor effort to truly finding a solution to this problem. The second model shown was wrongly described, y'all said it had double occupancy, when clearly both bedrooms were triple occupancy in the photo. This survey did not successfully ask for well rounded, genuine answers regarding the REAL experiences of students on this campus. This survey failed to ask enough questions THAT MATTER to the average student living on campus. Y'all need to change the way you are approaching these questions and format future surveys to be more inquisitive about the personal experiences and opinions on those models. Those models alone need to change to be more realistic. We are not living in an IKEA style apartments with rich white folk that can afford their space organizers and fancy ass baskets to hold everything. These are REAL students who have REAL LIFE ISSUES THAT CAN'T BE FORCED INTO A CROWDED ASS TINY SPACE FOR \$1600 A MONTH ARE YOU KIDDING?! That is TRIPLE the amount that I am spending off campus and I was forced off because of the conditions of on-campus housing.. Y'all need to get your shit together.
- The price of on-campus living is absurd as is the size and quality of the housing provided.
- The prices are totally unreasonable. You can live in a giant single with your own bathroom off campus for ~\$1,500 a month. The prices of on campus living should reflect that and should be decreased by at least a couple hundred dollars considering there is VERY limited space, shared bathrooms, and WAY too packed rooms. The continual downsizing of rooms by adding more people to rooms that were originally meant for 2 people is ridiculous. It seems that the university is taking advantage of the students. Also, adding new residences and increasing number of students at the school would be

incredibly disheartening as the busses already cannot fit the current student count, and neither can the rooms. The new residences should definitely be used to space out the living of current students, and not to fit an excess of students when they are finished.

- THE PRICES ARE WAY TOO HIGH. How do you expect low income students to afford on campus housing at these rates. Tuition and current costs are already high enough. Please do more to help low income students, which make up a large percentage of the campus population.
- The prices listed for proposed graduate student housing are unaffordable and ridiculous. I can only assume that the undergraduate dorm prices are the same. Shame on UCSC for forcing students into horrible living conditions simply to get an education. Shame on UCSC for burdening the Santa Cruz community and exacerbating the housing crisis.
- The prices listed in this survey are NOT affordable, so if you chooses to refer to this as "affordable housing" you need to speak to students.
- The prices offered for new graduate housing are TOO HIGH. A TA only makes about \$1800/month after campus fees are accounted for. Rent should never exceed 30% of income. The cheapest option offered at the new grad student housing, \$986/month, exceeds 50% of TA pay. UCSC needs to address the housing crisis in a meaningful way and stop putting the profits of private developers over students. Graduate students need a monthly housing stipend or a massive wage increase and we need it now, not slowly over the next four years. A TA should make at least \$2400/month, if we are serious about the cost of living here. We are crushed by low wages and high rent. I can hardly afford to live in this town anymore and am strongly considering dropping out before finishing my PhD. I pay 50% of my income in rent and am struggling financially. And so are many people I know. It just doesn't feel worth it anymore. UCSC needs to at least subsidize the new housing so grads can actually afford to live there.
- The primary reason I have had to rule out on-campus family student housing (and will continue living off-campus throughout my time at UCSC) is pet ownership. Most other graduate students I know also have a pet(s). I wish there were any degree of flexibility in that regard.
- The problem is really out of control rent prices, which outside of UCSC's housing program's specific responsibility but they should help advocate for students.
- The proposed prices for apartments are ridiculously expensive. This school is awful and takes advantage of its students lack of housing options and is now trying to charge students over \$1000 a month to live in a TRIPLE. That is an awful option for students. It is obvious to me that the university is doing this housing project not to provide even reasonably affordable housing for students, but to fill the housing quota that they are required to. Now that they have crammed as many students as possible into dorms they are creating unaffordable housing because the students won't have any other options but to live there. This university sucks and doesn't give a shit about it's students. I'm glad I'm almost done and can be out of this money grab.
- The proposed rents are much too high. For example, a grad student on a TA salary takes home \$1800-\$1900 per month. The rents are all half that much or more.
- The provided housing options are unacceptable. The university is aware of the graduate student stipend. The cost of rent should be 30% of the stipend. Anything above 30% is unacceptable and disrespectful.

- The rates are extremely high and I would be beyond happy to see them drop even slightly
- The reason that I didn't live on campus is because I didn't want to have to live with many other people and I wanted my own privacy. On top of that I found the on-campus housing cost unaffordable and ended up living out of my car for a long time.
- The rent is too expensive.
- The rental prices for graduate student on-campus housing are completely unaffordable given our salary. (All of the examples in this survey would cost well over 50% of typical grad student salary!)
- The selection program for apartments if you are NOT in a group is awful. Terrible decision to match random students with anonymous profiles. We had five 10 year old girls with two 25 year old men. Needless to say this resulted in a hostile and scary living environment.
- The set plans and rent per month seems expensive. Personally I think on-campus housing needs to do a better job at creating rent that is more affordable considering most students are already paying a lot of money through loans or out of pocket for tuition and all other fees.
- The size of the 2-bedroom FSH floorplan is clearly smaller than the units that are currently available. Especially for families with more than one child, this will definitely be a problem. Please consider making the new family units at least equal square footage to the old ones. Also, in the plan it was mentioned that there will actually be FEWER family units on campus after this program is implemented: this shows a clear lack of understanding of the current housing situation for students with families. There is a waitlist for the current family units that at any given time has dozens of families on it, and waitlist times are now over a year for many students. Just because families (are forced to) find housing off campus, doesn't mean that less family housing should be available. Similar to the size of the units, the number of family units should be maintained at the very least, if not increased.
- The transfer community needs water bottle refilling stations badly.
- The University is located on beautiful natural land and it is horrible that it is being implemented that more housing be built. Students are already struggling to get into their classes and to live comfortably on campus with the high amount of students. Rather than admitting more students, administration should be trying to lower off campus housing by developing there.
- The university will somehow have to cope with the fact that admissions are increasing far more rapidly than the housing availability -- on and off campus -- can keep up. Whatever ends up happening, I expect a complete and utter fiasco from the whole situation. I've given up hope that students will ever be able to live comfortably again with affordable rates while also getting a quality education in ever-growing class sizes. Luckily, I'll have graduated right before it gets really bad in 2-3 years. Good luck! You'll need it.
- The use of laundry machines should be free.
- The village needs more of a community. There are little activities held there.
- The walls are too hollow. It doesn't block out much noise

- The was very disappointed how there is no wifi in the apartments! It was even more strange how some of the study rooms do not even have wifi! How are we suppose to study.. Very very disappointed
- The wifi needs to be consistent. We have had way too many problems over the course of the school year.
- The wild space on campus is fragile, limited, and valuable. I urge UCSC to rebuild aging student housing and focus on building up rather than out to minimize development of undeveloped land. The proximity to wild spaces at this college is a place for students to reflect, connect, and an opportunity for countless students to develop their skills as naturalists and scientists. To destroy it would kill part of the soul of UC Santa Cruz. Also, the cost of housing on campus is completely unacceptable - few people will opt to live on campus when you pay as much for a triple with no kitchen on campus as you would for your own room in town. I understand that this perspective is at odds with opposition to development, but on-campus housing is unaffordable. The university should focus on working with the city to increase affordable student housing in town through rent control legislation, promotion of long-term rentals over vacation rentals, and changing city ordinance to encourage families to open rooms of their houses as rental units or to build backyard rental units. There are a lot of creative ways we can deal with the housing crisis while minimizing development of Santa Cruz's open spaces.
- The wireless internet could be better in the afternoon when everybody is using it.
- There are a lot of features in the CURRENT housing that could use improvement. Laundry payment services flat out do not work, the sinks reek of sulfur and every single floor is extremely loud and squeaky. Before you try to swindle students out of every penny you can get, at least make sure your facilities are worth it.
- There are definitely improvements to be made, and we urgently need more housing. The furniture provided is also very old and a little outdated. The vacuums provided is ANCIENT and does not work very well. Also, RA's need to inspect the apartments before residents arrive (or after the end of the year). When I arrived at my apartment, the handlebar for the shower was broken and hazardous since sharp metal was sticking out.
- There are many people with ADUs, many retired or young families, who would benefit from the income and from having the extra eyes and ears around the property. UCSC could facilitate a program that helps pair students with high GPAs and no disciplinary records with locals who have extra rooms or ADUs. Santa Cruz has lots of empty guest houses and detached units and a growing population of homeless students.
- There are too few rooms for graduate student. Hope there'll be more.
- There is a crisis, and while more and more managerial positions are created to neoliberalize the university, most folks are struggling, especially students, especially people of color.
- There just isn't enough housing. I would have wanted to live off campus with my family but there's no housing in Santa Cruz at all. On campus family housing isn't an option bc I have 3 kids but the apartments are only 2 bedroom. So now I'm living alone on campus while they are still out of state. I know many people that are struggling with finding housing in the area.
- There needs to be more affordable apartment housing for second years and beyond. Right now I am struggling to decide whether to live on or off campus, and costs and ability to be guaranteed an apartment is very tricky to figure out. Even if I am guaranteed

housing on campus, I would not want to live in dorms again, so I have to gamble with getting an on campus apartment and if it doesn't work out, it's too late to find off campus housing as well.

- There needs to be more options (numbers of bedrooms, allowing pets, duplexes instead of apartment style) and it needs to be more affordable. The school gets a ridiculous amount of tuition and needs to use that to lower the cost of living for students. Most accepted students don't come to UCSC because it is one of the most unaffordable programs in all of California, and much more expensive than the rest of the country.
- There should be more communication between the students and housing office.
- There should be more housing for the students the school already has. At Stevenson college the lounges have become bedrooms and it causes for less socialization within colleges.
- there should be more housing options for continuing students because it is sad that students are scared of being here homeless when they're simply trying to get an education and housing shouldn't be another worry. So knowing that there is a plan for more housing is really good
- There should be some sort of deck or yard attached to all living facilities along with more storage.
- These housing prices are too costly which drives many students off campus into a community that doesn't want/ support this large influx of students. UCSC needs to do better, and fast.
- These survey should be open to public as the decision the university will act upon the result. The housing crisis in Santa Cruz and surrounding area needs to be changed and at least to be more affordable to not only students population, but also to others. Also if the university can not provide housing, student shouldn't have to wait over 3 months till the university begins advising them to find alternative housing. I have to find off campus housing less than a month prior to the school year begin. On top of that, the limiting housing and sky high rent in Santa Cruz creates a hostile situation to students.
- They should have more study lounges and bathrooms attached to rooms.
- This is a poorly designed survey. The unit B and unit D were the same unit (is that intentional or was that mistake?). Also some of the questions were confusing, and when there is a ranking question, always include what is best (ie: 1 being the top choice and 8 being your last choice).
- This is insane. Not only are the prices unreasonable, the availability of these amenities is not at all in line with the culture of this campus. This simply furthers the abolishment of the college system in the school, trying to keep up with the "modernized university" that, if they follow this plan, would result a mockery of our former university. If we want to be on the forefront, we need to implement changes that stay in line with the values of this school while looking forward. We are not a satellite campus of the UC system. We are one of the UC schools, but plans like this do not demonstrate that. Regardless of the problems with overcrowding, which I do understand the school has minimal, if any control over, we need to make this space for students, not gut the students for rent for substandard, dormitory accommodations, like this project entails. Additionally, if the lounges are not returned to the student usage, this project will still not alleviate the need for community space on campus- something that is then being pushed onto the library and other spaces that should not be intended for this.

- This survey is too late, since UCSC has already committed to building housing without adequate input from students, through an unrealistic P3 plan, and with a disreputable firm hired, again, without adequate input from students. Rates will rise every year, preventing low-income students from attending UCSC. The university could have used a bond issue instead of the P3 plan, but, like everything else, UCSC does what it wants regardless of whether it is right, moral, or realistic.
- This survey was awful. Consult IRAPS or SSERC before you distribute surveys in the future.
- Those options are still sooo expensive to live on campus :(
- Those prices are way too high for on campus housing. That is an absurd amount of money to pay for housing. It is way cheaper off campus. My parents are both doctors and I know my family is well off and I don't even know if they would pay that much for me to live on campus. That is very restrictive and made without thinking about how much people can afford.
- Though I have not lived on campus, I have heard really negative things about the UCSC Housing program. Students are extremely overcharged in a situation where they are already paying high expenses for tuition as well as living in an area where the cost of living is outrageous. They are stuffed into close quarters that statistically contribute to an increase in issues such as anxiety and domestic violence. Yet despite many students' complaints, their problems go unsolved and the university continues to seem uninterested in actually helping its students, and rather devises more ways to make money no matter the cost. It's unfair, it's disrespectful, and most of all, inhumane.
- To have 4 year guaranteed for all UCSC students if possible
- To not squish people into rooms.
- Too expensive :(
- Too expensive and seriously lacking space.
- Too expensive for the quality
- Too expensive to live with rats that never clean the shower and stink up the whole floor. I pay so much to not live in my room because it is inhabitable with the monsters that live there as well. The showers never warm up in this hypothermia weather try the far shower good luck with that one. You guys are keen on saving water but i have to wait 30 minutes to step in for it to warm up. Laundry you thought? not a chance. two washers and two dryers is just not right i have received over a million texts about the laundry but simplest fix of another machine would minimize this. My favorite night , the one that tops the construction at the break of dawn breaking the lights in our building putting on a so called roof yet our roof still leaked adding to the stench that these girls already bring, would be the fire alarm that went off for one second for no reason other than to hurt at 3 in the morning. overall not the best housing. why do we have a trash chute when we cant even open the door to get to it. I do appreciate the paper towels that were added back to the bathroom. thank you. I hope crown can improve please.
- too expensive, People from other countries laugh at how ridiculously expensive it is. Laundry should be free, like fuck me, after selling my soul to the devil for a massive loan with a fuck tonne of interest to go to UCSC, i find out i have to pay for laundry too. like fuck off, you money hungry assholes.
- Too expensive. Extremely disruptive to students and the city. You've already been sued once by the Santa Cruz City.

- Too expensive. I don't care if it's small, not modern, ugly. I'm here to learn and to stretch my dollar as thin as possible. The poorest students are always the one most affected by price increases
- Too many people, too many money.
- Too strict of code of conduct, not enough community gathering places in porter a, each floor should have a kitchen/hang out area
- Triple rooms create an emotional strain on students who are already in a stressful environment. I strongly believe they lead to the development of mental illnesses in our student body.
- Triples and above need to have enough space for every resident because the triple I am in feels crammed.
- Triples in Stevenson are far too small. Y'all are trying to fit three people in a two-person space and it doesn't work. It makes me, as well as other residents, not even want to spend time in my room because it's so cramped.
- Turning a double room into a triple room is very inconvenient for those who live in it.
- ucsc housing is a nightmare.
- UCSC housing is nice, but after the housing requirement the odds of getting housing sounds awfully terrible. A meal plan aimed specifically at apartment residents maybe having more to do with ingredients than precooked meals sounds like a good idea.
- UCSC housing program is absolutely terrible. Cramming students into rooms that are so small there is no space to study/or move. Paid a fortune freshman year just to live in a cardboard box on campus with a terrible roommate.
- UCSC housing should not cram people into the rooms that are currently built. The room space is a big problem, and the cleanliness factor is compromised when so many people live in on apartment/dorm.
- UCSC Housing should require a mandatory training program to teach students who have never lived by themselves the proper roommate etiquette. For example, how to do dishes, what to do if drying racks are full, or how to keep the space clean, etc.
- Ucsc housing struggles to compare with some of the benefits of off campus living. The campus is crowded and prices are steep.
- UCSC is overcrowded
- UCSC Merrill college has the worst housing situation that I know of for any college. Terrible lighting with one pathetic window, minimal space to optimize costs, no â€œcommonsâ€ . It is really rather depressing to be inside of the building at all, with all of the artificial light and cramped feeling. The housing is astonishingly overpriced for the terrible living quality provided. Should the cost of living be halved, I'd have no quarrel with the lack of quality.
- UCSC needs to stop thinking about how Housing can be profitable and how it can be more cost effective to provide. Housing should not be an issue that is deterred by price or space. If there isn't enough beds for your students you don't have room for more students. If you don't have STAFF willing to train responsible RA's you also don't have space for more students.
- UCSC should provide housing to students at below market rates that is subsidized by the numerous corporate partnerships that the school maintains or by reducing the salaries of administrators. Housing is a right and when the market rate of housing is so

high due to speculative real estate bubbles, it is the responsibility of a public institution like UCSC to make housing at low cost available to its students.

- UCSC's housing program is trash. There's no goddamn way I'm gonna pay an extra THOUSAND dollars to have my own goddamn room and not get pissed on by CSOs all goddamn the time for smoking weed. fuck you.
- UCSC's housing program should have a fitness facility because it is difficult for students who live on the west side of campus to fit the time to make it to the gym on the east side. It should still be affordable and it would be great for doubles and triples to be spacious!
- UCSC's top priority should be housing as many students as possible to alleviate the Santa Cruz housing crisis and bring rent costs down.
- UCSC's housing is very expensive for students, especially when combined with other costs of school and cause students to go into even more debt. I personally would hope for a reform in university housing rent, but I know this is unrealistic as it's only expected to increase
- Unless you plan to expand the city of Santa Cruz with new roads and infrastructure to support that many more people, this is an awful idea. The city is at capacity and locals are being forced out by over enrollment at UCSC. Even if more housing is built people will still want to live off campus, use the roads and highways, eat at the restaurants, and use the area which is already at capacity. More housing should be built on campus for the CURRENT amount of students.
- UTC has always been a really cool idea to me for a living space.
- Very expensive with small perks since there's a lot of sharing involved
- washer and dryer inside the unit would be preferred, especially with young children in the residence. Currently, the laundry rooms do not support the population housed at FSH.
- Water bottle refilling stations are super important
- water fountains should be available in all Garden buildings, AG, BG, CG, and DG.
- Way too expensive!
- way too expensive, unreasonable.
- We can only go up now (literally)
- We look forward to family student housing having more amenities such as dish washers and in-unit laundry.
- We need more housing availability while keeping it affordable. Too many students are left without a roof over their heads and are forced to choose radical alternatives.
- We need more housing to accommodate the increase population of students!
- We need more housing. Pretty disappointed things are thought of when we are in a crisis. At least you are doing something about it but y'all saw this coming.
- We need more on-campus housing!!!
- WE NEED MORE SPACE THANK YOU FOR ALL YOU ARE DOING TO TRY
- We need rent control- not just more on campus housing. The UC needs to fight for its students in the local politics and community!
- We should have community kitchen and more lounges for study spaces.
- We should not be paying for laundry if we're already spending thousands of dollars to live and attend the university.

- We spend most of our time on campus and spend on average 4-5 years in Santa Cruz so we are looking for a space to call home, not just sleep. This means privacy and space. The current biggest challenges with housing is space (there are no rooms to rent) and affordability, rent is high!
- we understand you're trying to find the best solutions, however it's really hard for existing students hearing their friends/peers struggle to find and afford a place to sleep.
- We want lounges/study rooms inside the buildings at crown please
- What about environmental issues, like water usage?
- What college offers which type of room such as; co-ed apartment, rooms/roommates option, and how big and affordable are the apartment.
- Whatever you guys do, be sure to keep in mind that the dining halls are already pretty much at capacity.
- When will Redwood get main building maintenance or reconstruction? Those buildings are too moldy.
- Where are the new housing units going to be built? Wouldn't it be easier to simply allow less students to enter the school and fix up existing house g structures?
- Where will this housing be situated? Will it only include the more expensive apartment type dwellings?
- why
- Why are we still over paying for a small room and low-quality food? We need to expand rooms and offer more apartments for a cheaper price or instead of expanding we can stop over accepting students and out the money towards the retention of people of color or fun programming.
- why are you so fucking expensive
- Why do rooms keep getting more expensive; however we keep being crammed into smaller locations.
- why do singles have to cost the most? Really asking why, when doubles and triples do not enrich others' lives, especially those who are going through tough times or do not want to sleep with others (however cannot really afford a lot of money for monthly rent when they work a part time job in a work study position).
- Why is housing so expensive? Why is it so hard to apply for housing? Why is it so difficult and expensive to rent off campus???
- Why is it sooooooo expensive!
- Why is on campus living so expensive? In the proposed plans, the cost per person for a single bedroom was DOUBLE of what I pay for my own room (that is also larger) in a house 20 minutes away from campus. And that \$1600 does not include meal plan? I never lived on campus because the prices are so outrageous. Your main focus should be not making modern or themed housing, but one students can afford without cramming 10 people into a closet sized space.
- why was the previous question omitting undocumented students? nor where there any qestions about accessability and accommodations for these buildings throughout the survey. the new UCSC housing program should be inclusive of those with physical disabilities and mental disabilities as well as there should be gender neutral restrooms for any space created such as the MPR/lounge in the survey and those restrooms should be accessible.

- Wide variety of options and prices. Some students will pay a lot more for better conditions. And the school will make more money.
- wish dorms didn't require a dining hall meal plan
- Without expanding the educational capacity (increasing lecturers, maintaining smaller class sizes etc), adding more students degrades the quality of education. The capacity of students should not be determined by how well we can fit city dorm residences, it should be determined by how much extra space we have in our classrooms after establishing an unwavering quality of education that will not continue to be impacted with over scaling student admittance rates
- Working on upgrading what we already have before starting a new project would be more helpful in my opinion.
- would like to give guaranteed housing to students who live far from santa cruz. i live 6 hours away and would like to not worry about finding a place to live every year
- y r u ripping off so many poor kids :/ we know u can, but morally....why.
- y'all shouldn't add more students to the campus until you meet the needs of current students (which you are not even close to doing). UCSC is over capacity as it is. There is not a simple cause and effect equation between adding more students and increasing accessibility as the administration insists; students see through that and understand that you are adding more students (more and more international/out of state students) and raising tuition dues to market/financial reasons due to business logics, not because you are providing quality education to more people. If it does end up being the case that more housing is built in the near future, the best scenario (the way to serve students the best in the context of not serving their and public interests i.e. a privatized and corporatized university). Is to reduce the cost of housing well below market rate without sacrificing personal and communal space.
- Yeah so, I have quite a few opinions on the new housing projects. So first, I understand why the university is expanding and building new housing. Almost all my friends are in converted double into a triple, and they mostly complain about the limited space they have in their rooms. Personally, I would say I've been a victim of this, my roommate and I wanted a double, but when I started school, there it is! A new person we didn't ask for. And no, we're not antisocial or anything, we love to meet new people, it's just that we don't like to be crammed into fucking like....5 square feet. Second, I'm quite concerned of the environmental impacts that will come from the new housing West projects. As you and I both know, UCSC is a very progressive campus that strives in sustainability compared to any other public UC's. And obviously, I (as a student) don't really have a say in the production in the housing projects, so I just wanna instill the idea that please keep in mind that the original architects of the campus, including Thomas Church, created this campus so that the developed areas are intertwined with the redwoods and the trees so that not all the surrounding environments would be destroyed as a result of development. And I think that is extremely relevant in our society that if we can demonstrate, as a campus, that we are committed towards sustainability, then we can inspire others to preserve the environment. And you, the probably old person who is reading this in whatever department, is probably thinking: "blah blah, you hippies are so annoying with your environmental bullshit." Well think about it, you, the old person who will probably be dead in 20 years will not have the concern to protect the earth, because well...

you're dead. But college students like me, will have our whole future spent on this earth, so if we don't do something now..... Lastly, I hope that the new housing projects INTENDS to improve the current living conditions of CURRENT students and not a new way to bring in new students. Like, just please stabilize living conditions of current students BEFORE you try to bring in more students. There are so many existing problems right now, and I hope that the school is still focusing on those specific issues instead of just overlooking them and trying to increase attendance to make more money (or some corporate bullshit reason like that). Thanks for reading this, if someone actually read it. And no, it's not a rant, but a passionate opinionated speech. Bye

- yeah stop admitting more students than you can house? i lived in a quad last year and there was virtually no privacy, and now apparently you guys converted it to a sextuplet and that SUCKS!!!! if a homicide happened in one of those rooms i would not be surprised.
- You didn't mention the view, which matters a great deal. You didn't mention sun or shade, bus traffic or woods. If it is not quiet, forget it. You didn't say if the unit would house only two people or could house three or four, which would be cheaper. Cost is probably the most important thing for most students. Next is view, location, state of the unit (new, well insulated, sunny, quiet).
- You guys need a lot more housing.
- You guys need to lower the cost and make more buildings!
- You know how much you pay the international students and how much is the rent. Moreover, they are not permitted to work outside to afford their livings. Please please maintain a balance between them. Or else what do you expect them to do? Focus 80% on how would they survive rather than study/research?? Thank you.
- You need more housing and it needs to be more affordable. On a grad student salary, housing shouldn't reasonably be much over \$800/month (which is half of our salary).
- You NEED to make it affordable. According to Federal Government standards, and common knowledge, it is not right for us to pay more than 30% of our income on housing. As a graduate student, with you wage you pay us, that would mean that our rent should not be more than \$570 per month. The pricing you are currently offering are ALL above that. Do you want your graduate students to live in poverty? Do you want to be known as the university that has graduate students (the people who do the most face to face teaching at this institution) to be living out of their cars, sleeping on couches, going to soup kitchens and food, not bombs? The university ought to be helping the community, but if its own workers need to rely on social services to get by, the UC seems a lot more like Wal-Mart than a center for higher learning. STOP making students take on more debt! START advocating harder to obtain state funds. STOP the shady financial practices that undermine the state's trust in you. START caring about your student workers and actually showing it by offering them livable wages and healthy, dignified, lives here at UCSC.
- You should give disabled people a discount. I have to be on Medi-Cal even WITH tuition and UCSHIP insurance because TA pay is terrible here, and your rent is over 50% of that pay each month. I am really struggling and it's all because of your rent. Meanwhile, I literally could not find any housing other than on campus that was accessible to me, and your units aren't even up to ADA standards, which is a huge liability given you just

remodeled them and therefore your units are not grandfathered in. I am very happy I do not need a wheelchair yet otherwise I'd be in a bad way.

- You should provide studios.
- Your ranking order should have more information. I put 1 as least desirable and 8 as most desirable, but you should specify to avoid confusion.

EXHIBIT D

This Page Left Intentionally Blank

University of California, Santa Cruz

Student Housing Demand Analysis Findings



BRAILSFORD & DUNLAVEY

STUDENT HOUSING
WEST

Agenda

Student Housing West

1. Project Overview
2. Objectives
3. Key Findings
4. Market Analysis Detailed Findings
5. Survey Analysis
6. Demand Analysis
7. Next Steps

Project Overview



Student Housing West

Project Overview

- Public-Private Partnership
 - Capstone Development Partners, LLC
- Project is based upon demand findings from B&D's 2014 Student Housing Market Study
- 3,073 beds to be delivered by 2022
 - Undergraduate housing (2,713 beds)
 - Graduate housing (220 beds)
 - Family housing (140 Units)
- Project allows UCSC to de-densify existing residence halls (773 beds due to overcrowding)
- This study has been commissioned by Collegiate Housing Foundation for the purposes of project financing.



Objectives



Objectives

Student Housing Demand Analysis

- Update the 2014 Student Housing Market Study to secure project.
- Confirm demand for campus housing at the proposed rental rates.
- Understand demand by housing type to refine the overall project program.
- Assess the nature of the off-campus market and compare rental rates to those proposed for Student Housing West.
- Confirm that the proposed project will not negatively impact existing housing.

Key Findings



Key Findings

Student Housing Demand Analysis

- Enrollment continues to increase while housing supply has remained constant placing significant pressure on the UCSC community.
- UCSC has added more than 2,400 beds of residential density within existing halls, which impacts the available community space and the overall student residential experience.
- Overall on- and off-campus housing satisfaction is low and has declined since 2014 – illustrating the challenges the UCSC community experiences living in Santa Cruz.
- Demand exists for 13,102 students to live on campus:
 - 11,626 undergraduate beds
 - 1,066 graduate beds
 - 310 family units
- Unmet demand totals 1,660 after new Student Housing West beds and de-densification are factored.
- De-densification of existing residence halls can be used to mitigate occupancy risk during the Student Housing West absorption period.
- The proposed single occupancy Student Housing West rental rates are very competitive with the off-campus market.
- UCSC students are very price sensitive – all decisions should be made to minimize the impact on rent.

Market Analysis Detailed Findings



Market Analysis Findings

Market Analysis

- Enrollment continues to grow, placing significant pressure on the University, its housing system, and the Santa Cruz community.
- Housing occupancy has remained strong, operating at an average of 97% of all available housing beds since 2012.
- The Santa Cruz off-campus housing market is challenging due to poor quality and quantity of housing stock, high rents, and policies that are not student tenant friendly.
- UCSC has increased housing capacity by densifying existing residence halls through the use of triple occupancy units and converted lounge spaces. Densification has created an operational challenge and impacted the student experience.

Total Enrollment

Market Analysis



+12%

**Undergrad Enrollment
Since 2013**

+25%

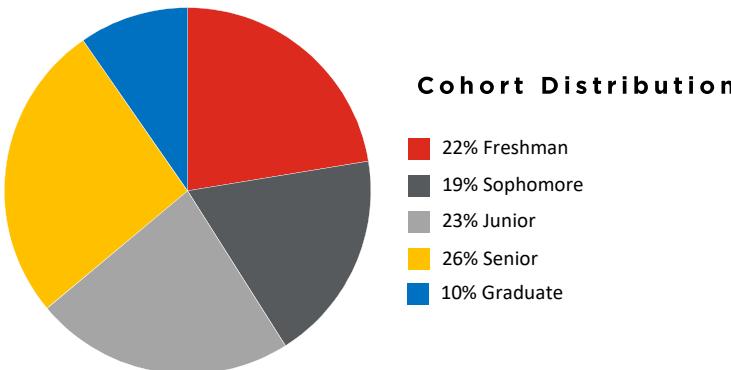
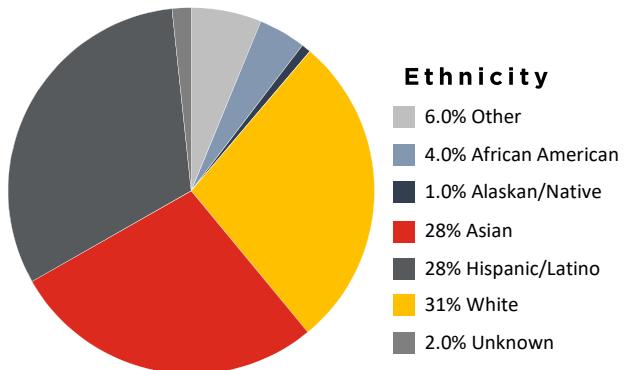
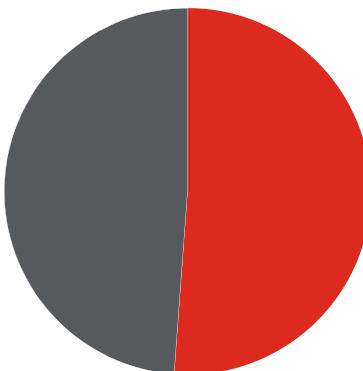
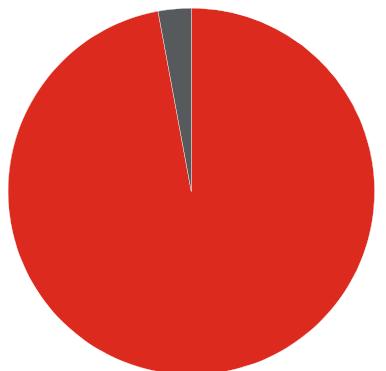
**Graduate Enrollment
Since 2013**

Enrollment growth without corresponding housing supply growth is placing significant pressure on UCSC

Source: UCSC Common Data Sets Available from UCSC Institutional Research, Assessment, and Policy Studies

Demographic Profile

Market Analysis



3.75

Avg. High School GPA
(Up 3% from 2013)

90%

First to Second-Year
Retention Rate

71%

6-Year Graduation Rate
(up 2% from 2006 cohort)

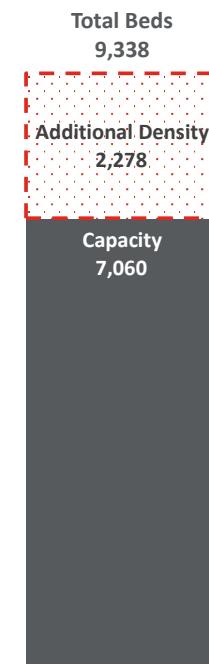
UCSC's student academic and demographic profile are consistent with those who would likely live on campus

Source: UCSC Institutional Research, Assessment, and Policy Studies

On-Campus Housing Supply

Market Analysis

College Facility	Capacity (Beds)	Additional Density (Beds)	Other Adjustments	Operating Capacity (Beds)
Cowell College	639	241	(6)	874
Stevenson College	597	305	(3)	899
Crown College	635	290	(91)	834
Merrill college	686	114	(2)	798
Porter College	705	134	(3)	836
Kresge college	385	135	(20)	500
Oakes College	565	216	(1)	780
Rachel Carson College	626	255	(12)	869
College Nine	698	340	(10)	1,028
College Ten	417	205	0	622
Transfer Community	408	131	0	539
The Village	153	0	0	153
Rewood Village	115	36	0	151
University Town Center	108	29	0	137
Graduate Student Housing	82	0	(2)	80
Camper Park	42	0	0	42
Family Student Housing	199	0	(3)	196
Subtotal	7,060	2,431	(153)	9,338



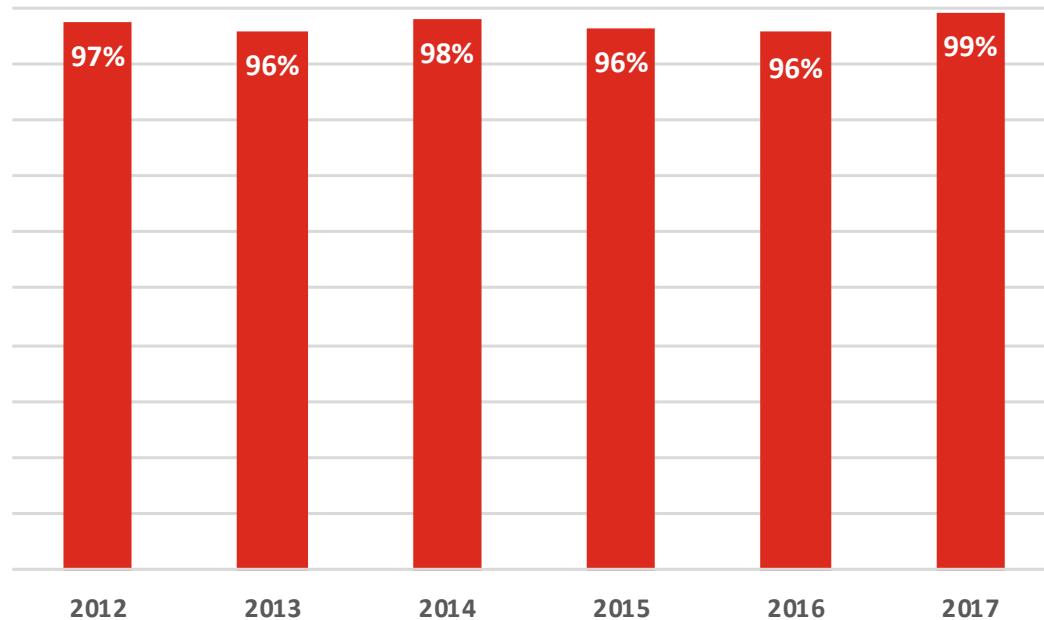
Student Housing West allows UCSC to de-densify existing housing by up to 773 beds

The additional residential density impacts the student residential experience and creates logistical challenges for UCSC

On-Campus Housing Occupancy

Market Analysis

Housing Occupancy of Available Beds



With added residential density, UCSC operated at 127% of original design capacity within the existing residence halls.

Santa Cruz Market Overview

Market Analysis

SANTA CRUZ CITY, CA

Population	62,752
Median Age	28.7
Non-Family Households	40%
Total Housing Units	23,499
Owner Occupied	44%
% Multi-Unit Structures	33%

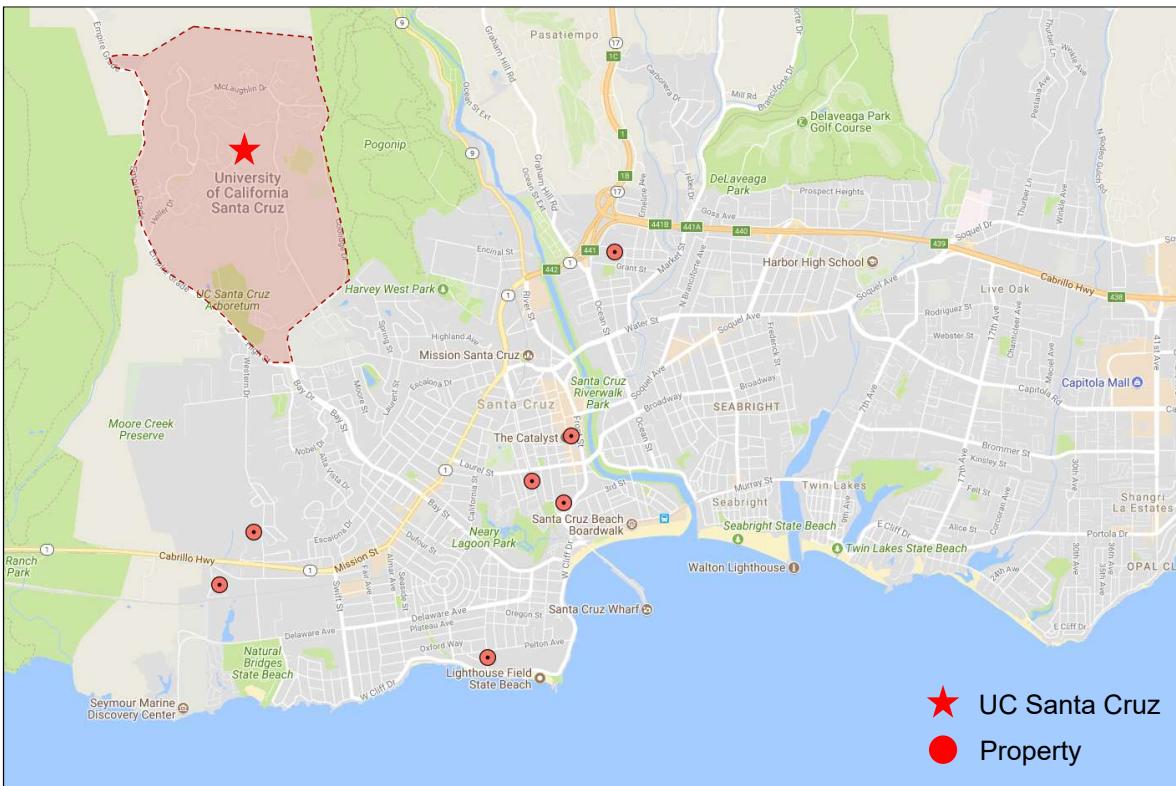
Source: 2015 5-year census at censusreporter.org



Santa Cruz is considered a student-averse market because landlords do not have student-friendly lease terms, the limited supply of housing, high rental rates, and a challenging town-gown relationship.

Market Area Comparable Properties

Market Analysis



- Survey of 7 comparable multi-family properties
- 904 units
- Average property is 129 units
- 3.1% vacancy
- Multi-family properties generally have limited amenities:
 - Fitness Centers
 - Outdoor patios with grill areas
 - Fenced picnic area
 - Washer / dryer in unit
 - Trash removal
 - Limited off-street parking

Source: REIS Q1 2018 data of comparable properties to the SHW Project

Rent By Unit Size

Rental Rate Per Unit Per Month

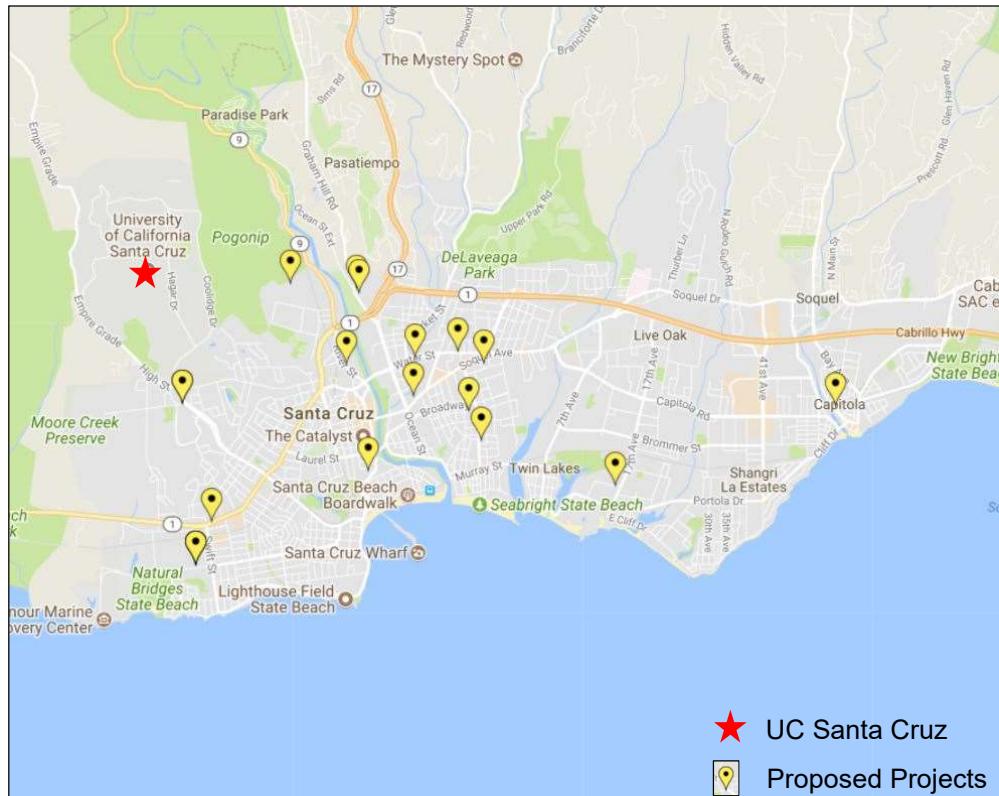


There is a scarcity of three and four-bedroom units within the market. Larger units are attractive to students because they can spread the cost of rent among more people.

Source: REIS Q1 2018 data of comparable properties to the SHW Project

Projects in the Pipeline

Market Analysis



- 420 proposed / under construction units in Santa Cruz
- Mix of multi-unit apartments and townhouses under permit / review
- New units are not directly intended for UCSC students

Projects in the Pipeline

Market Analysis



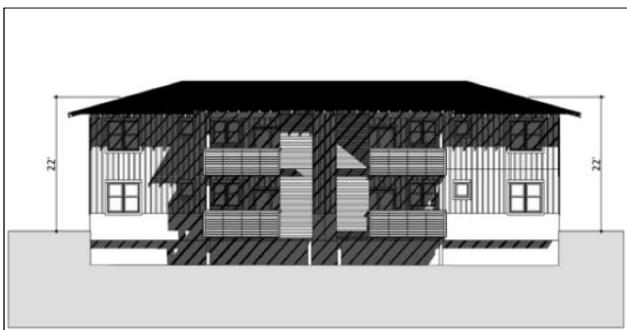
Upper Crust Apartments

- Address: 2415 Mission St
- (8) 1BR, (4) 3BR, and (2) 2BR units
- Status: Under review
- Delivery: TBD



716 Darwin Street

- Address: 716 Darwin St
- 15-unit apartment building
- Status: Permits approved
- Delivery: 2018



230 Grandville Street

- Address: 350 Ocean Street
- 12 3BR apartments
- Status: Under construction
- Delivery: TBD



River Street Townhomes

- Address: 232 River St
- 12-unit residential development
- Status: Permits approved
- Delivery: TBD

Students are generally not the target market for new housing development in Santa Cruz.

Source: City of Santa Cruz, Planning and Community Development Market

Rental Rate Comparison

Market Analysis

Rental Rate Comparison ³	Undergraduate ¹				Graduate ¹		Family Housing ²
	A. 4BR/1BA (Single)	B. 2BR/2BA (Double) ⁴	C. 1BR/1BA (Triple)	D. 2BR/2BA (Triple)	A. Studio (Apartment)	B. 2BR/1BA (Suite)	2BR/1BA Family Unit
Average Off-Campus Rental Rate ⁵	\$1,690	\$889	-	-	\$1,926	-	\$3,381
On-Campus Rental Rates ⁶	\$1,621	\$1,424	\$1,143	\$1,084	\$1,249	\$986	\$1,658
Variance	(\$69)	\$536	-	-	(\$677)	-	(\$1,723)
% Variance	-4%	60%	-	-	-35%	-	-51%

Notes:

1. Rates are per person per month. Comparison is only shown for unit types that exist both on and off-campus.
2. Rates are per unit per month.
3. Source: REIS Q1 2018 data of comparable properties to the SHW Project.
4. Assumes a double occupancy bedroom off-campus in bedrooms that may not be designed for two people in a bedroom.
5. All off-campus rents include \$87 per month in utilities per bed. The \$87 figure is the self-reported monthly cost of amenities derived from the student survey.
6. The on-campus product does not readily compare to off-campus housing stock which is shared at levels well above design capacity. All units within SHW are designed for the appropriate occupancy (for example, a double occupancy bedroom is designed for two students to share) which is different compared to off-campus properties.
7. All rates are based on 2018 dollars and assume 3% annual escalation.

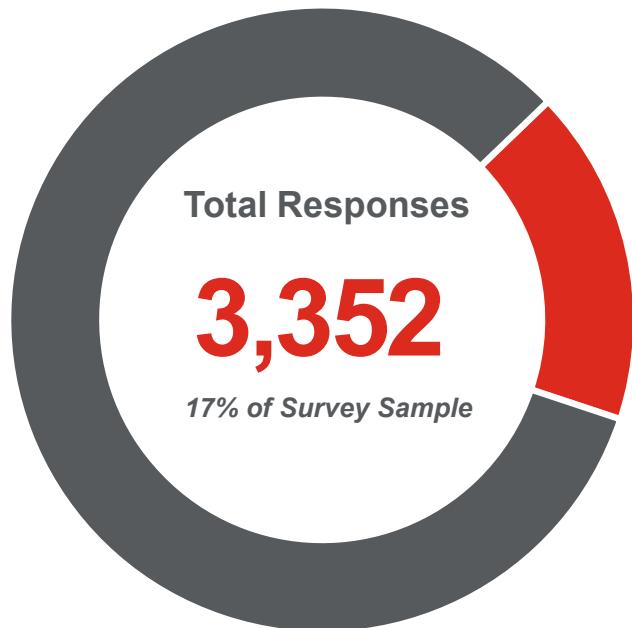
Proposed Graduate and Family units at Student Housing West are priced competitively with the average off-campus rental rates.

Survey Analysis



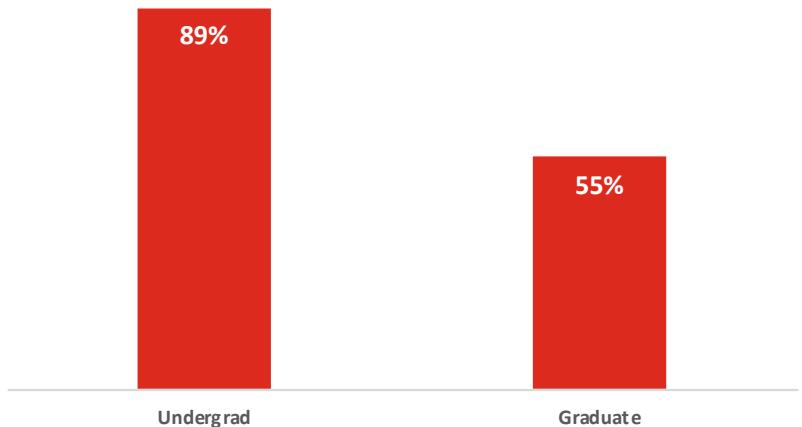
Overview

Survey Analysis



Percent Complete	86%
Confidence Level	95%
Margin of Error	2%

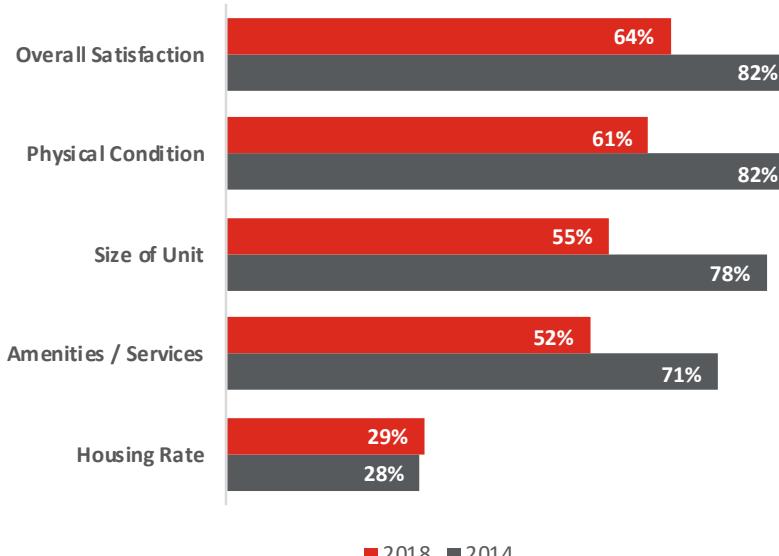
Importance of the availability of housing
in decision to attend UCSC



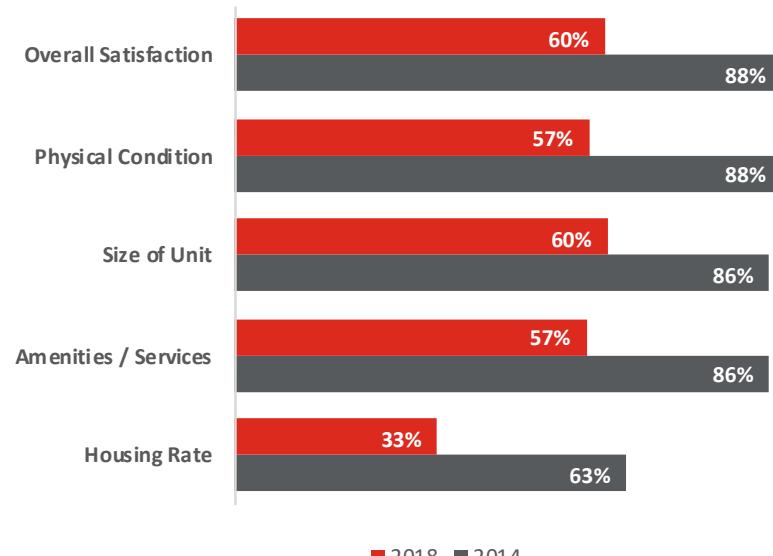
Current Satisfaction

Survey Analysis

On-Campus Residents



Off-Campus Residents



The steep decline in off-campus housing rate satisfaction suggests that students do not see the value in their housing situation as evidenced by the decline in all other factors.

Housing Decision Drivers

Survey Analysis

	Decision Driver	ALL	On-Campus	Off-Campus
1	Total cost of rent and utilities	65%	53%	89%
2	Proximity to classes	53%	65%	31%
3	Ability to choose my own roommate(s)	30%	26%	40%
4	Housing guarantee for on-campus residents	30%	45%	3%
5	Availability of a kitchen	28%	21%	41%
6	Availability of high-speed Internet	28%	32%	19%
7	Availability of a private (single) bedroom	22%	15%	34%
8	Proximity to, or availability of, convenient parking or public transportation	21%	14%	34%
9	Access to campus dining	21%	32%	1%
10	Availability of convenient laundry facilities	19%	18%	20%

> 10% of the average
 < 10% of the average

On-campus residents are driven by convenience, cost, and the housing guarantee

Off-campus residents are driven by cost, privacy and independence, and transportation to campus

Factors for UCSC to Consider

Survey Analysis

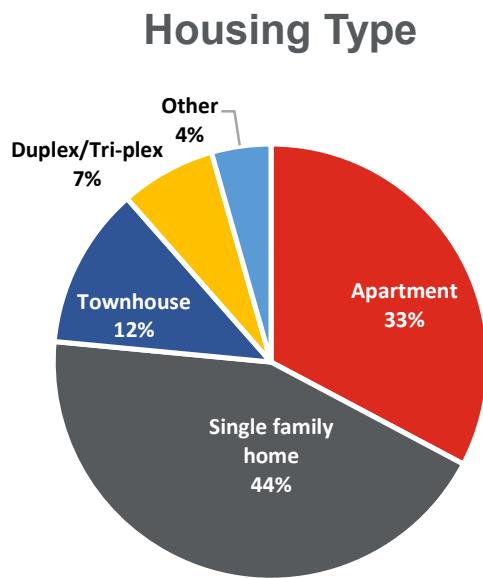
Rank	Factor	Weighted Average
1	Keep housing costs affordable	79%
2	Create more on-campus housing opportunities for currently enrolled students	69%
3	Provide modern and attractive living environments to students	59%
4	Expand existing residential dining programs	53%
5	Create more theme areas around academic programs / interests	46%
6	Create living areas specifically tied to college affiliation	45%

Affordable housing costs and additional housing options are essential elements to a successful Student Housing West project



Off-Campus Housing Situation

Survey Analysis



84%

Live alone or with roommates

54%

Share a bedroom

3

Avg. Bedrooms per unit

\$774

Self-reported avg. security deposit per person

\$853

Self-reported avg. rent per person per month across all unit types

\$87

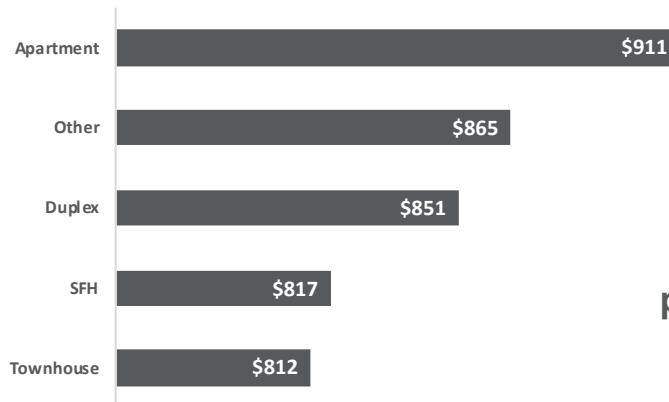
Self-reported avg. utilities per person per month*

* Self reported utilities include internet, electricity, water, gas, and sewer.

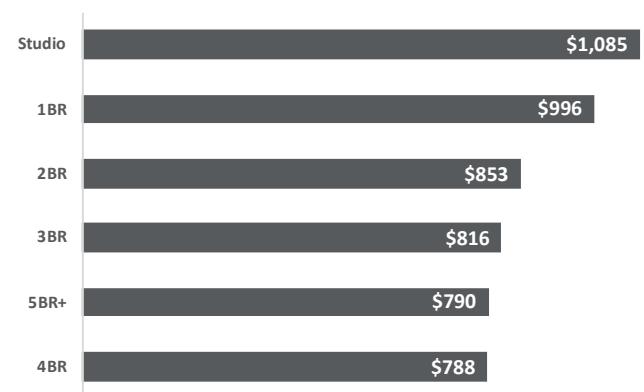
Self-Reported Cost of Rent & Utilities

Survey Analysis

Per person monthly rent by housing type



Per person monthly rent by unit size



\$940

Avg. rent + utilities
per person per month
(+21% since 2014)

Self reported rental rates are below the off-campus analysis due to the large number of students sharing a bedroom and wide range of units in the market

Transportation

Survey Analysis



Mode	Public Transit	Drive Alone	Carpool	Bicycle	Walk	Vanpool
% Utilize	53%	27%	8%	8%	2%	1%
Avg. minutes to campus	33	25	28	31	21	11
Avg. minutes to campus (no traffic)	26	21	21	26	21	11

Transportation to and from campus is a significant barrier for off-campus students

HUB Amenities

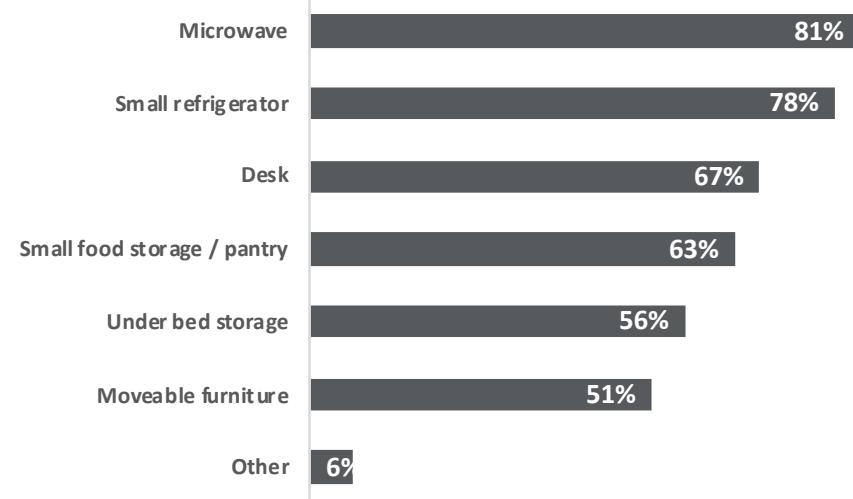
Survey Analysis

	Rank	Feature / Amenity	Composite Score
	1	Foodservice	71%
	2	Quiet study space	67%
	3	Group study rooms	57%
	4	Cardio	57%
	5	Social lounge	56%
	6	Multipurpose space for community events	51%
	7	Active gaming / recreation	48%
	8	Group fitness	48%

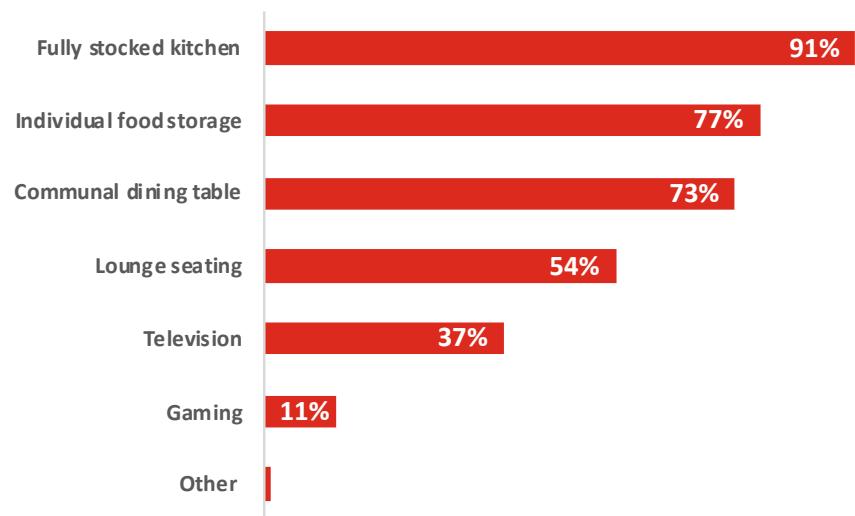
Graduate Communal Unit Preferences

Survey Analysis

Unit Amenities



Communal Kitchen / Common Area Amenities



Graduate students indicated that they would want to share the common area with no more than nine other people

Dining

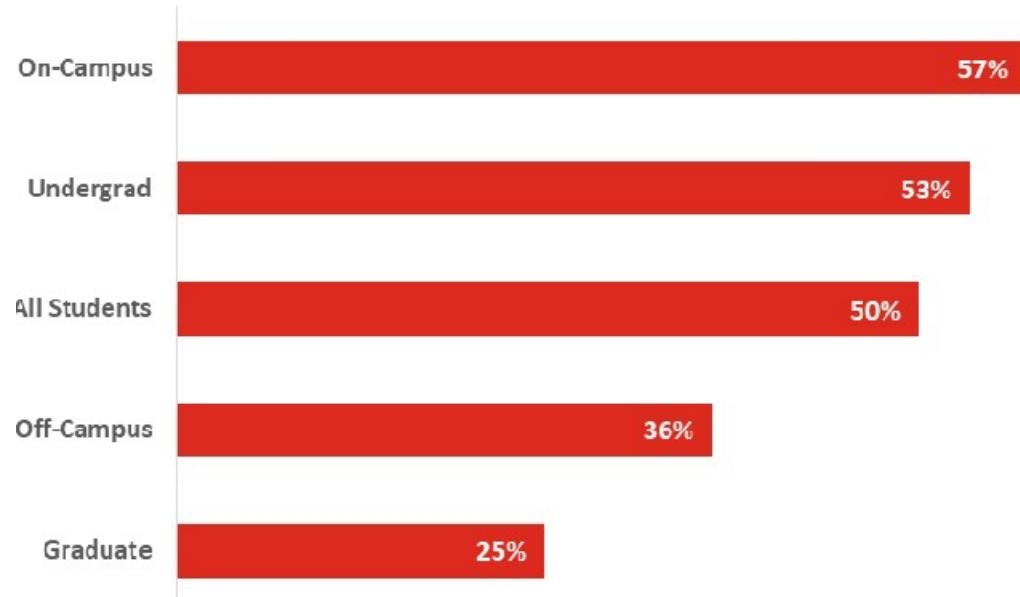
Survey Analysis

95%

Of respondents do not
believe meal plans
should be mandatory

Aversion to a mandatory meal plan is reflective of students' desire for flexibility and independence

Interest in a meal plan by student type



Demand Analysis



Methodology

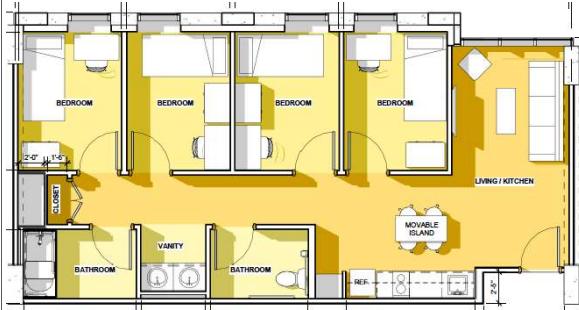
Demand Analysis

- Demand analysis is a combination of ***qualitative and quantitative methods*** that are used to inform B&D's demand model.
- Model projects ***demand*** through the extrapolation of survey unit type preferences to the ***likely target market*** of UCSC's student population.

Tested Unit Types - Undergraduate

Demand Analysis

**A. 4BR / 1BA
(Single)**



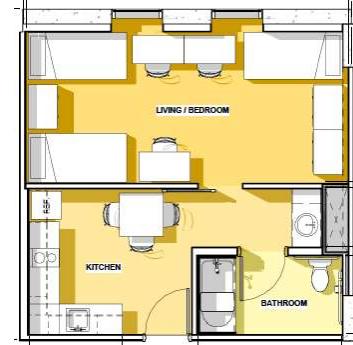
\$1,621 / person / month

**B. 2BR / 2BA
(Double)**



\$1,424 / person / month

**C. 1BR / 1BA Studio
(Triple)**



\$1,143 / person / month

**D. 2BR / 2BA
(Triple Conversion)**



\$1,084 / person / month

*Tested unit types provided by Capstone and are reflective of the proposed program and representative of 2018 dollars.

Tested Unit Types - Graduate / Family

Demand Analysis

A. Studio Apartment
(Graduate)



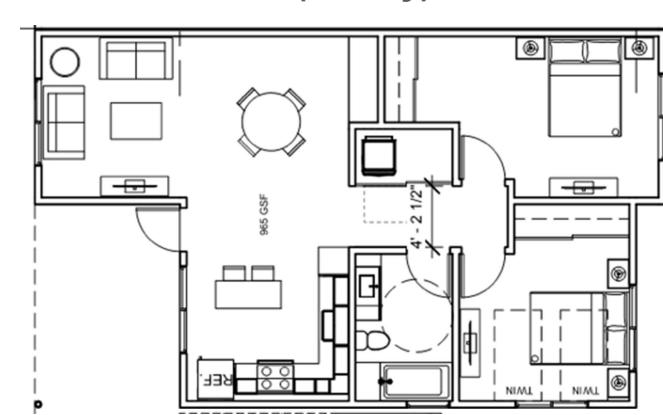
\$1,249 / unit / month

B. 2BR / 1 BA Suite
(Graduate)



\$986 / unit / month

A. 2BR / 1BA Apartment
(Family)



\$1,658 / unit / month

Likely Target Market

Demand Analysis

Undergraduates

- Demographic Filters
 - Enrollment full-time
 - Age 18-24
 - Single, no children
- Housing Filters
 - All on-campus residents
 - If off campus, students who do not live with parents
 - Currently rent and pay more than \$700/month

Graduates / Families

- Demographic Filters
 - Enrollment full-time
- Housing Filters
 - All on-campus residents
 - If off campus, currently rent and pay more than \$700/month

Total Housing Demand

Demand Analysis

Class Year	Enrollment	Occupancy	Current Capture Rate	Projected Capture Rate	Single Student Demand (Beds)	Family Student Housing Demand (Units) ¹
Freshman	4,360	4,100	94%	95%	4,121	
Sophomore	3,623	2,374	66%	73%	2,656	
Junior	4,455	1,571	35%	56%	2,504	175
Senior / Other	5,139	927	18%	46%	2,344	
Graduate / Other	1,880	77	4%	62%	1,166	135
Total	19,457	9,049	47%	66%	12,792	310
					Total Demand:	13,102

1: Family Student Housing occupants are graduate and undergraduate students.

Significant increase in potential capture rate of junior, senior, and graduate students.

Demand & Supply Reconciliation

Demand Analysis

Demand	Single Students		Family Student Housing ¹	Total
	Undergraduate	Graduate		
Current Supply (Beds)	9,062	80	197	9,339
Supply Modifications ²	(773)	0	(197)	(970)
Revised Current Supply	8,289	80	0	8,369
Student Housing West	2,713	220	140	3,073
Current Supply + New Beds	11,002	300	140	11,442
Total Demand	11,626	1,166	310	13,102
Remaining Unmet Demand	624	866	170	1,660

Notes:

1. Family housing is in units.
2. Planned de-densification and replacement of Family Student Housing.

Student Housing West

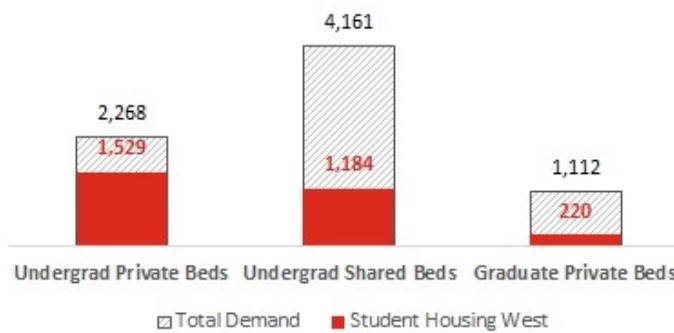
Demand Analysis

	Undergraduate Beds				Graduate Beds		Family Housing
	4BR / 1BA Apt.	2BR / 2BA Apt.	Studio Triple	2BR / 2BA Apt. (Triple Conversion) ³	Studio Apartment	2BR Suite (W/ Comm. Kitch.)	2BR Apt.
	Single	Double	Triple	Triple	Single	Single	Family Unit
Total Demand ^{1,2}	2,268	1,466	930	1,766	523	590	310
Student Housing West Program	1,529	620	564	0	92	128	140
Unmet Demand ²	739	846	366	1,766	431	462	170

Notes:

1. Total bed demand in this chart is only for unit types tested for Student Housing West. Undergraduate students were given the option of "Other on-campus housing". Those respondents are not accounted for in this chart.
2. Bed demand excludes freshmen population
3. Conversion of designed double occupancy 2BR/2BA bedrooms into triple occupancy. SHW Program is 0 as bed spaces are accounted for as designed doubles under 2BR/2BA.
4. Unmet demand does not account for existing on-campus housing supply

Private vs. Shared Units



Sufficient demand by unit type exists to support the proposed program at Student Housing West.

Student Housing Demand Analysis Findings Presentation

University of California, Santa Cruz

Student Housing Demand Analysis Findings



BRAILSFORD & DUNLAVEY

STUDENT HOUSING
WEST

Agenda

Student Housing West

1. Project Overview
2. Objectives
3. Key Findings
4. Market Analysis Detailed Findings
5. Survey Analysis
6. Demand Analysis
7. Next Steps

Project Overview



Student Housing West

Project Overview

- Public-Private Partnership
 - Capstone Development Partners, LLC
- Project is based upon demand findings from B&D's 2014 Student Housing Market Study
- 3,073 beds to be delivered by 2022
 - Undergraduate housing (2,713 beds)
 - Graduate housing (220 beds)
 - Family housing (140 Units)
- Project allows UCSC to de-densify existing residence halls (773 beds due to overcrowding)
- This study has been commissioned by Collegiate Housing Foundation for the purposes of project financing.



Objectives



Objectives

Student Housing Demand Analysis

- Update the 2014 Student Housing Market Study to secure project.
- Confirm demand for campus housing at the proposed rental rates.
- Understand demand by housing type to refine the overall project program.
- Assess the nature of the off-campus market and compare rental rates to those proposed for Student Housing West.
- Confirm that the proposed project will not negatively impact existing housing.

Key Findings



Key Findings

Student Housing Demand Analysis

- Enrollment continues to increase while housing supply has remained constant placing significant pressure on the UCSC community.
- UCSC has added more than 2,400 beds of residential density within existing halls, which impacts the available community space and the overall student residential experience.
- Overall on- and off-campus housing satisfaction is low and has declined since 2014 – illustrating the challenges the UCSC community experiences living in Santa Cruz.
- Demand exists for 13,102 students to live on campus:
 - 11,626 undergraduate beds
 - 1,066 graduate beds
 - 310 family units
- Unmet demand totals 1,660 after new Student Housing West beds and de-densification are factored.
- De-densification of existing residence halls can be used to mitigate occupancy risk during the Student Housing West absorption period.
- The proposed single occupancy Student Housing West rental rates are very competitive with the off-campus market.
- UCSC students are very price sensitive – all decisions should be made to minimize the impact on rent.

Market Analysis Detailed Findings



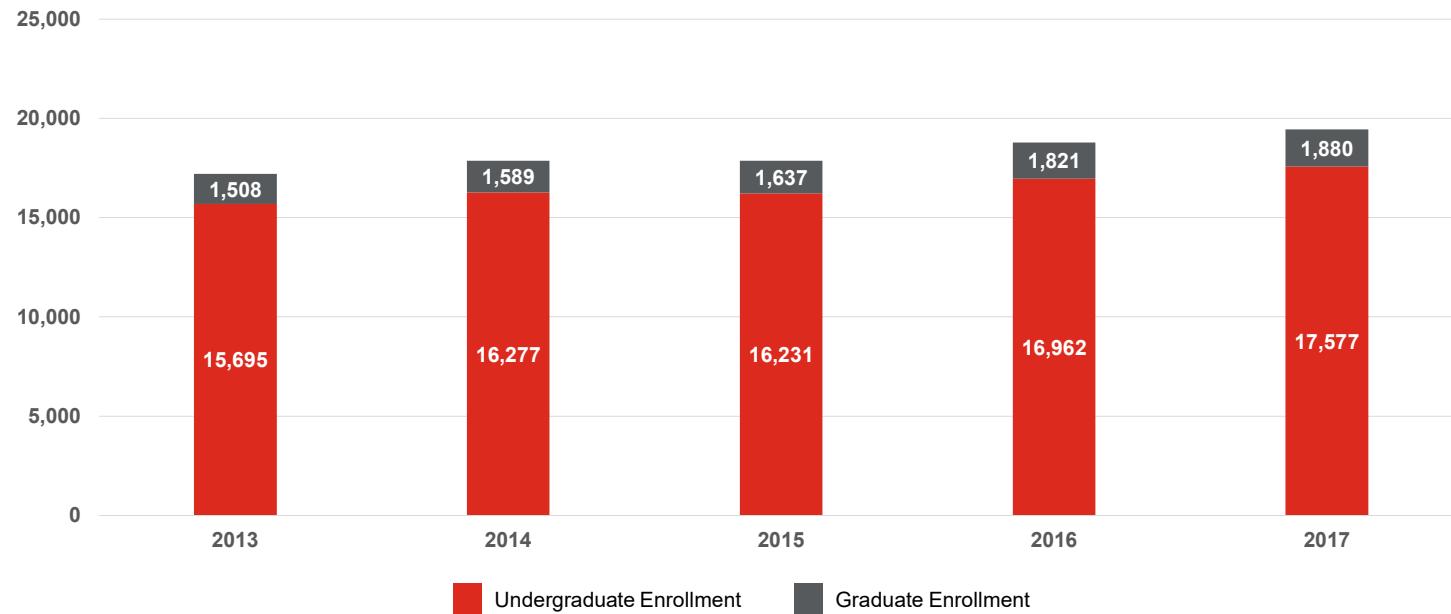
Market Analysis Findings

Market Analysis

- Enrollment continues to grow, placing significant pressure on the University, its housing system, and the Santa Cruz community.
- Housing occupancy has remained strong, operating at an average of 97% of all available housing beds since 2012.
- The Santa Cruz off-campus housing market is challenging due to poor quality and quantity of housing stock, high rents, and policies that are not student tenant friendly.
- UCSC has increased housing capacity by densifying existing residence halls through the use of triple occupancy units and converted lounge spaces. Densification has created an operational challenge and impacted the student experience.

Total Enrollment

Market Analysis



+12%

**Undergrad Enrollment
Since 2013**

+25%

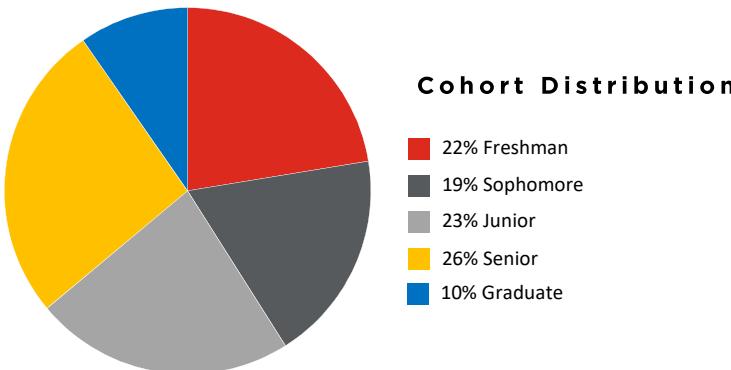
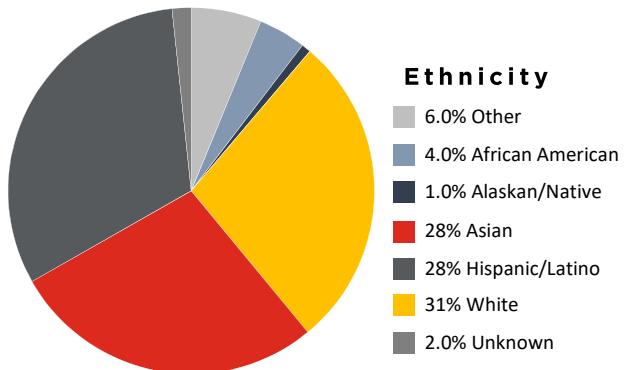
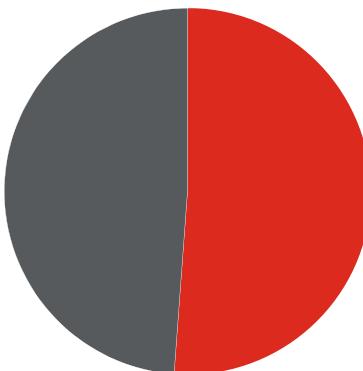
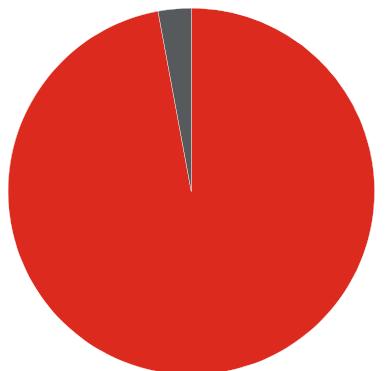
**Graduate Enrollment
Since 2013**

Enrollment growth without corresponding housing supply growth is placing significant pressure on UCSC

Source: UCSC Common Data Sets Available from UCSC Institutional Research, Assessment, and Policy Studies

Demographic Profile

Market Analysis



3.75

Avg. High School GPA
(Up 3% from 2013)

90%

First to Second-Year
Retention Rate

71%

6-Year Graduation Rate
(up 2% from 2006 cohort)

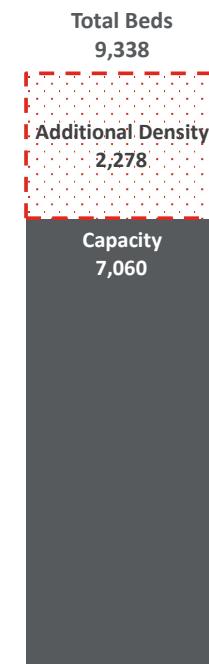
UCSC's student academic and demographic profile are consistent with those who would likely live on campus

Source: UCSC Institutional Research, Assessment, and Policy Studies

On-Campus Housing Supply

Market Analysis

College Facility	Capacity (Beds)	Additional Density (Beds)	Other Adjustments	Operating Capacity (Beds)
Cowell College	639	241	(6)	874
Stevenson College	597	305	(3)	899
Crown College	635	290	(91)	834
Merrill college	686	114	(2)	798
Porter College	705	134	(3)	836
Kresge college	385	135	(20)	500
Oakes College	565	216	(1)	780
Rachel Carson College	626	255	(12)	869
College Nine	698	340	(10)	1,028
College Ten	417	205	0	622
Transfer Community	408	131	0	539
The Village	153	0	0	153
Rewood Village	115	36	0	151
University Town Center	108	29	0	137
Graduate Student Housing	82	0	(2)	80
Camper Park	42	0	0	42
Family Student Housing	199	0	(3)	196
Subtotal	7,060	2,431	(153)	9,338



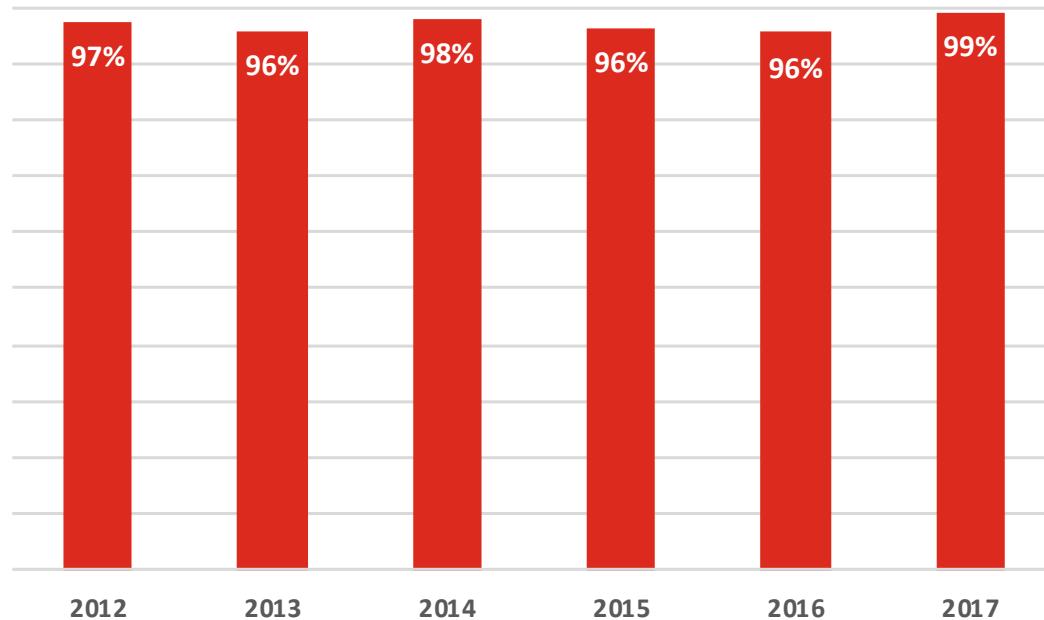
Student Housing West allows UCSC to de-densify existing housing by up to 773 beds

The additional residential density impacts the student residential experience and creates logistical challenges for UCSC

On-Campus Housing Occupancy

Market Analysis

Housing Occupancy of Available Beds



With added residential density, UCSC operated at 127% of original design capacity within the existing residence halls.

Santa Cruz Market Overview

Market Analysis

SANTA CRUZ CITY, CA

Population	62,752
Median Age	28.7
Non-Family Households	40%
Total Housing Units	23,499
Owner Occupied	44%
% Multi-Unit Structures	33%

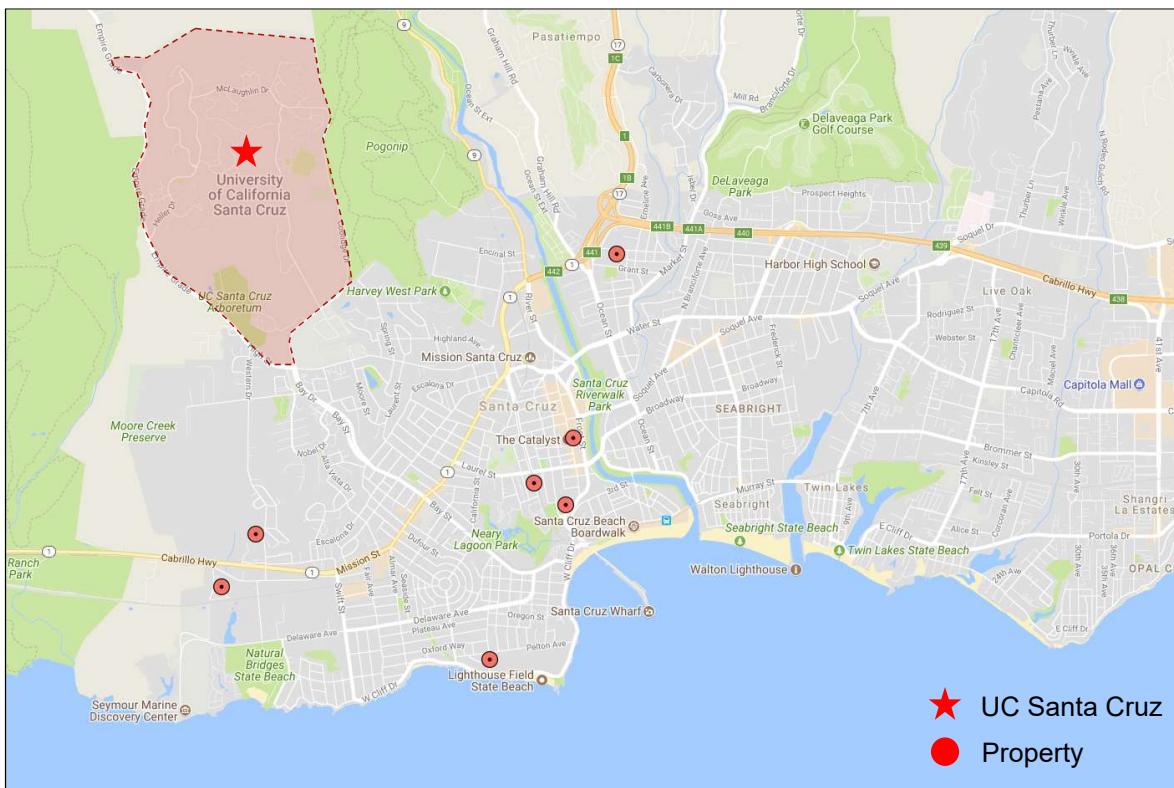
Source: 2015 5-year census at censusreporter.org



Santa Cruz is considered a student-averse market because landlords do not have student-friendly lease terms, the limited supply of housing, high rental rates, and a challenging town-gown relationship.

Market Area Comparable Properties

Market Analysis



- Survey of 7 comparable multi-family properties
- 904 units
- Average property is 129 units
- 3.1% vacancy
- Multi-family properties generally have limited amenities:
 - Fitness Centers
 - Outdoor patios with grill areas
 - Fenced picnic area
 - Washer / dryer in unit
 - Trash removal
 - Limited off-street parking

Source: REIS Q1 2018 data of comparable properties to the SHW Project

Rent By Unit Size

Rental Rate Per Unit Per Month

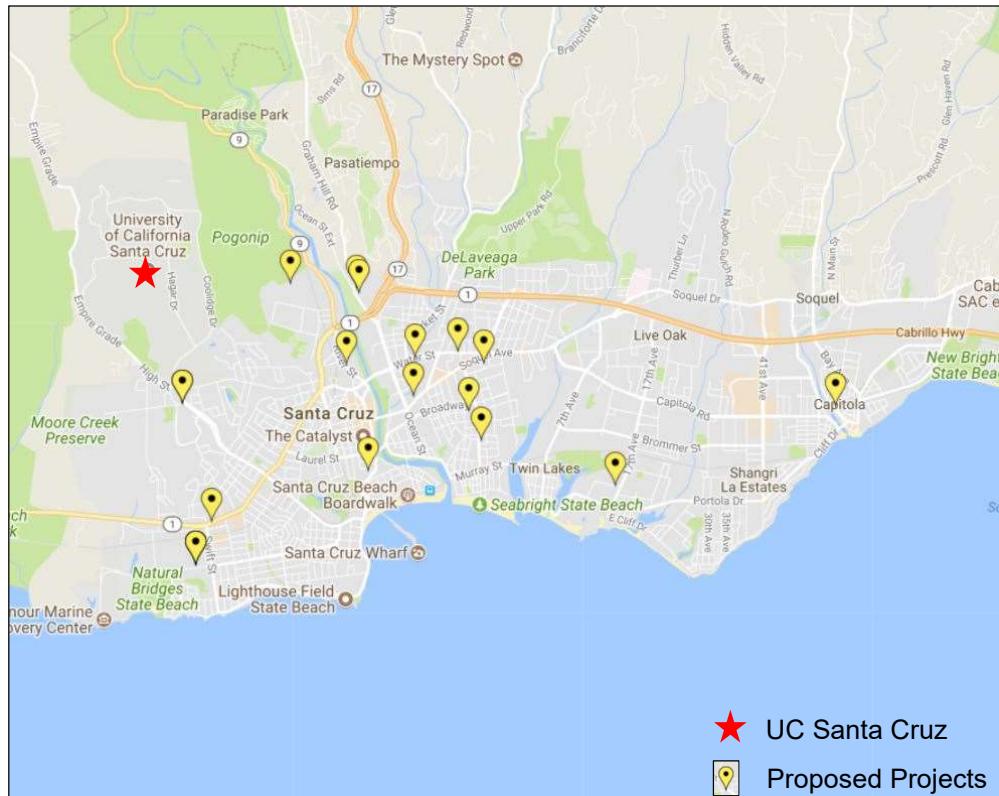


There is a scarcity of three and four-bedroom units within the market. Larger units are attractive to students because they can spread the cost of rent among more people.

Source: REIS Q1 2018 data of comparable properties to the SHW Project

Projects in the Pipeline

Market Analysis



- 420 proposed / under construction units in Santa Cruz
- Mix of multi-unit apartments and townhouses under permit / review
- New units are not directly intended for UCSC students

Projects in the Pipeline

Market Analysis



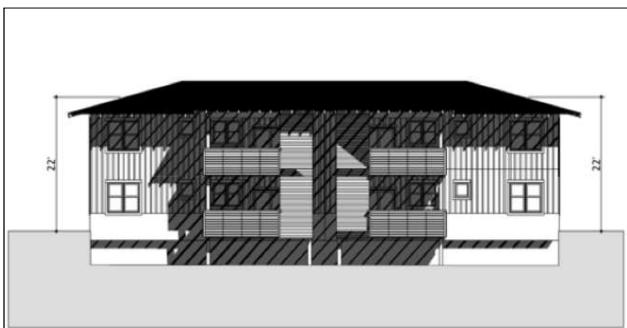
Upper Crust Apartments

- Address: 2415 Mission St
- (8) 1BR, (4) 3BR, and (2) 2BR units
- Status: Under review
- Delivery: TBD



716 Darwin Street

- Address: 716 Darwin St
- 15-unit apartment building
- Status: Permits approved
- Delivery: 2018



230 Grandville Street

- Address: 350 Ocean Street
- 12 3BR apartments
- Status: Under construction
- Delivery: TBD



River Street Townhomes

- Address: 232 River St
- 12-unit residential development
- Status: Permits approved
- Delivery: TBD

Students are generally not the target market for new housing development in Santa Cruz.

Source: City of Santa Cruz, Planning and Community Development Market

Rental Rate Comparison

Market Analysis

Rental Rate Comparison ³	Undergraduate ¹				Graduate ¹		Family Housing ²
	A. 4BR/1BA (Single)	B. 2BR/2BA (Double) ⁴	C. 1BR/1BA (Triple)	D. 2BR/2BA (Triple)	A. Studio (Apartment)	B. 2BR/1BA (Suite)	2BR/1BA Family Unit
Average Off-Campus Rental Rate ⁵	\$1,690	\$889	-	-	\$1,926	-	\$3,381
On-Campus Rental Rates ⁶	\$1,621	\$1,424	\$1,143	\$1,084	\$1,249	\$986	\$1,658
Variance	(\$69)	\$536	-	-	(\$677)	-	(\$1,723)
% Variance	-4%	60%	-	-	-35%	-	-51%

Notes:

1. Rates are per person per month. Comparison is only shown for unit types that exist both on and off-campus.
2. Rates are per unit per month.
3. Source: REIS Q1 2018 data of comparable properties to the SHW Project.
4. Assumes a double occupancy bedroom off-campus in bedrooms that may not be designed for two people in a bedroom.
5. All off-campus rents include \$87 per month in utilities per bed. The \$87 figure is the self-reported monthly cost of amenities derived from the student survey.
6. The on-campus product does not readily compare to off-campus housing stock which is shared at levels well above design capacity. All units within SHW are designed for the appropriate occupancy (for example, a double occupancy bedroom is designed for two students to share) which is different compared to off-campus properties.
7. All rates are based on 2018 dollars and assume 3% annual escalation.

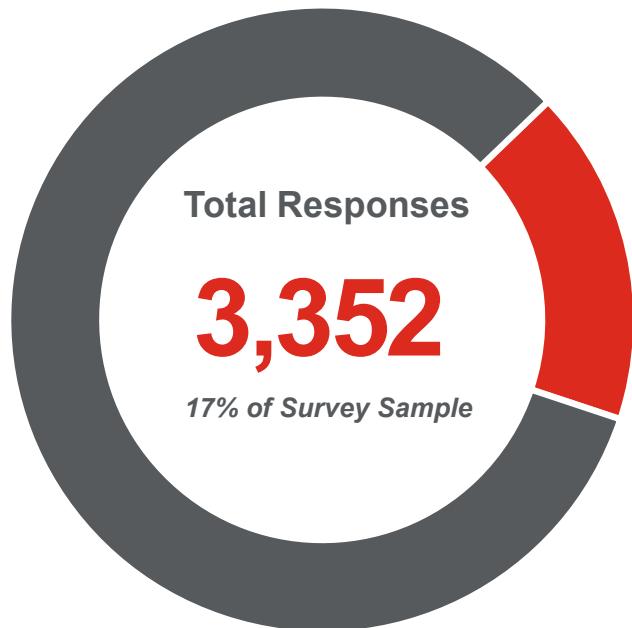
Proposed Graduate and Family units at Student Housing West are priced competitively with the average off-campus rental rates.

Survey Analysis



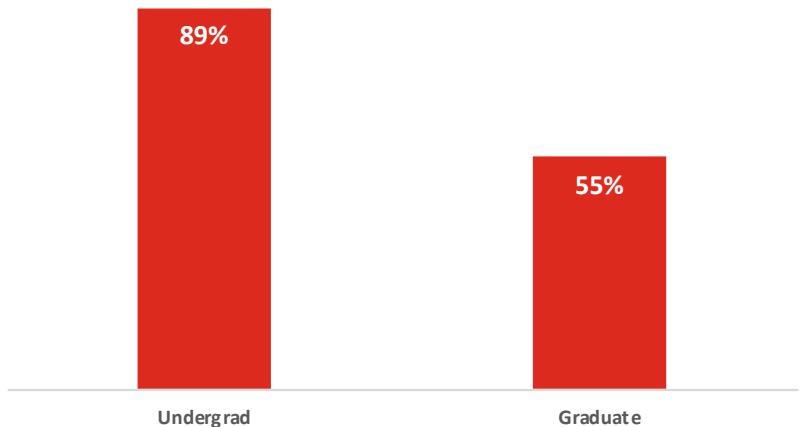
Overview

Survey Analysis



Percent Complete	86%
Confidence Level	95%
Margin of Error	2%

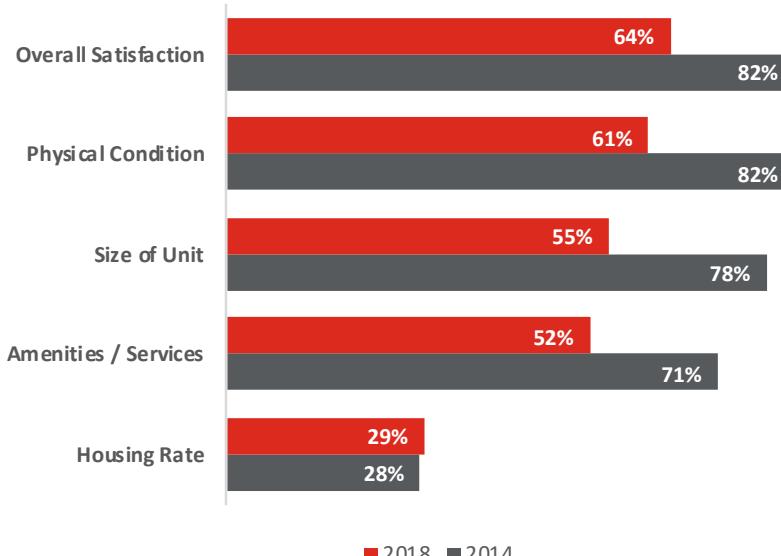
Importance of the availability of housing
in decision to attend UCSC



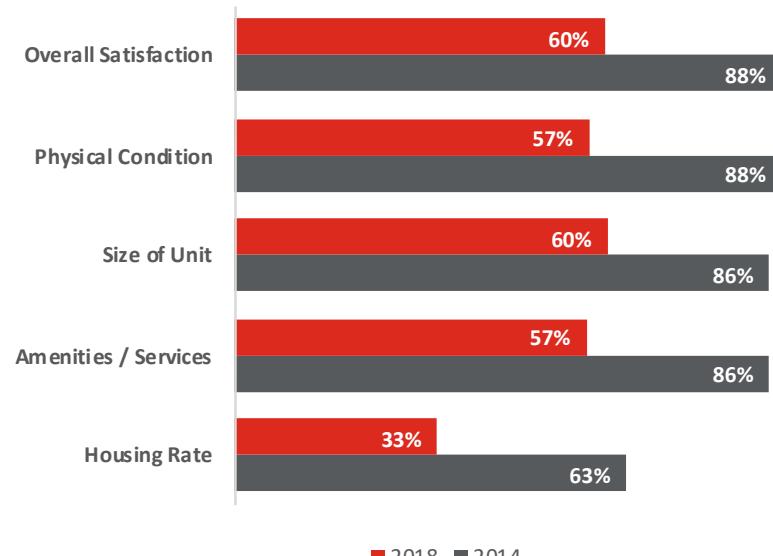
Current Satisfaction

Survey Analysis

On-Campus Residents



Off-Campus Residents



The steep decline in off-campus housing rate satisfaction suggests that students do not see the value in their housing situation as evidenced by the decline in all other factors.

Housing Decision Drivers

Survey Analysis

	Decision Driver	ALL	On-Campus	Off-Campus
1	Total cost of rent and utilities	65%	53%	89%
2	Proximity to classes	53%	65%	31%
3	Ability to choose my own roommate(s)	30%	26%	40%
4	Housing guarantee for on-campus residents	30%	45%	3%
5	Availability of a kitchen	28%	21%	41%
6	Availability of high-speed Internet	28%	32%	19%
7	Availability of a private (single) bedroom	22%	15%	34%
8	Proximity to, or availability of, convenient parking or public transportation	21%	14%	34%
9	Access to campus dining	21%	32%	1%
10	Availability of convenient laundry facilities	19%	18%	20%

> 10% of the average
 < 10% of the average

On-campus residents are driven by convenience, cost, and the housing guarantee

Off-campus residents are driven by cost, privacy and independence, and transportation to campus

Factors for UCSC to Consider

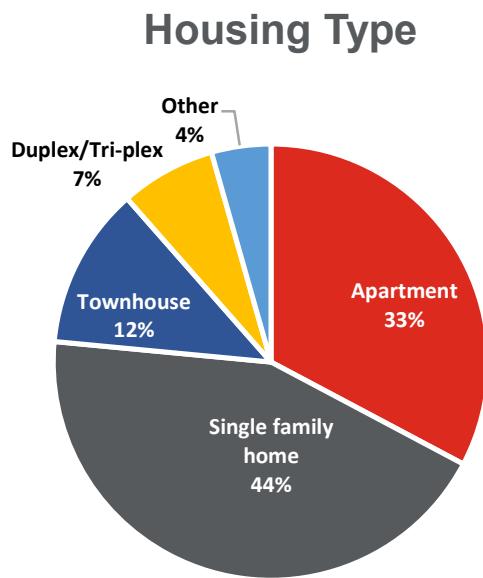
Survey Analysis

Rank	Factor	Weighted Average
1	Keep housing costs affordable	79%
2	Create more on-campus housing opportunities for currently enrolled students	69%
3	Provide modern and attractive living environments to students	59%
4	Expand existing residential dining programs	53%
5	Create more theme areas around academic programs / interests	46%
6	Create living areas specifically tied to college affiliation	45%

Affordable housing costs and additional housing options are essential elements to a successful Student Housing West project

Off-Campus Housing Situation

Survey Analysis



84%

Live alone or with roommates

54%

Share a bedroom

3

Avg. Bedrooms per unit

\$774

Self-reported avg. security deposit per person

\$853

Self-reported avg. rent per person per month across all unit types

\$87

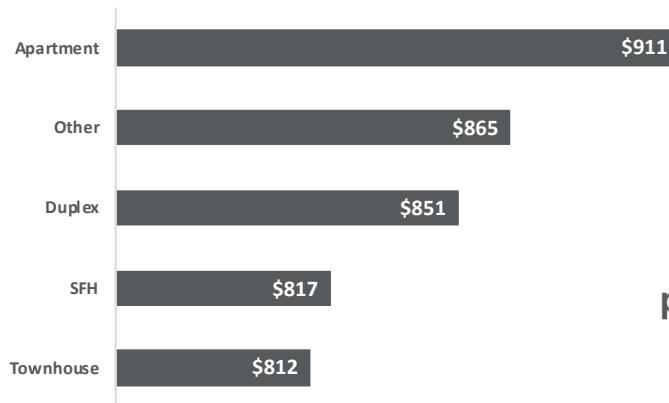
Self-reported avg. utilities per person per month*

* Self reported utilities include internet, electricity, water, gas, and sewer.

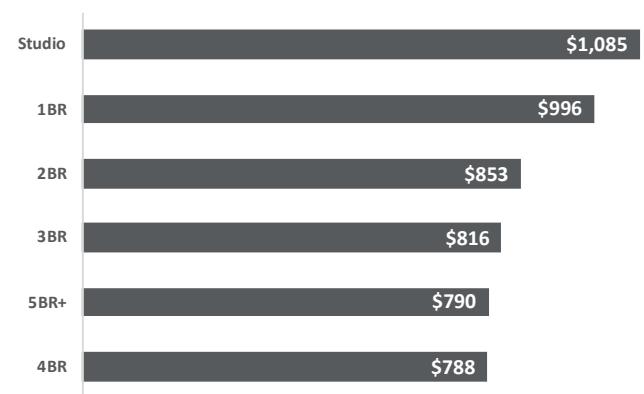
Self-Reported Cost of Rent & Utilities

Survey Analysis

Per person monthly rent by housing type



Per person monthly rent by unit size



\$940

Avg. rent + utilities
per person per month
(+21% since 2014)

Self reported rental rates are below the off-campus analysis due to the large number of students sharing a bedroom and wide range of units in the market

Transportation

Survey Analysis



Mode	Public Transit	Drive Alone	Carpool	Bicycle	Walk	Vanpool
% Utilize	53%	27%	8%	8%	2%	1%
Avg. minutes to campus	33	25	28	31	21	11
Avg. minutes to campus (no traffic)	26	21	21	26	21	11

Transportation to and from campus is a significant barrier for off-campus students

HUB Amenities

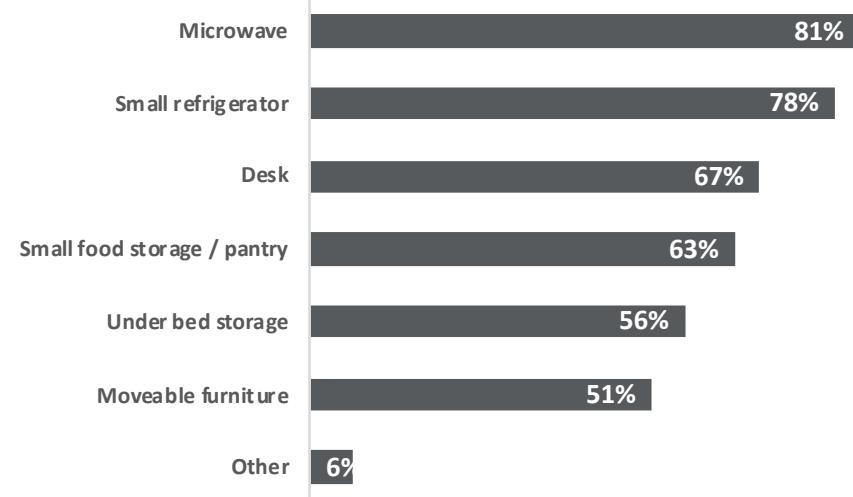
Survey Analysis

	Rank	Feature / Amenity	Composite Score
	1	Foodservice	71%
	2	Quiet study space	67%
	3	Group study rooms	57%
	4	Cardio	57%
	5	Social lounge	56%
	6	Multipurpose space for community events	51%
	7	Active gaming / recreation	48%
	8	Group fitness	48%

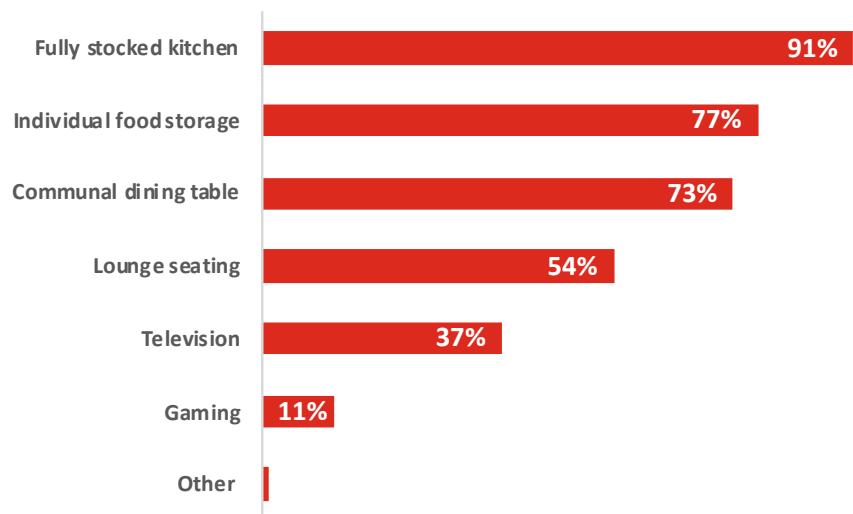
Graduate Communal Unit Preferences

Survey Analysis

Unit Amenities



Communal Kitchen / Common Area Amenities



Graduate students indicated that they would want to share the common area with no more than nine other people

Dining

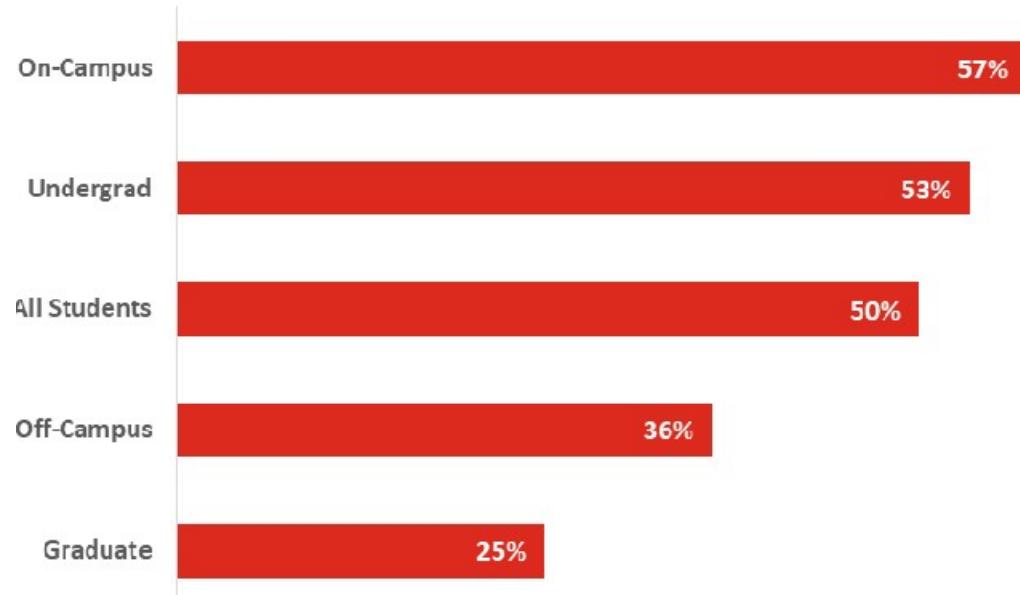
Survey Analysis

95%

Of respondents do not
believe meal plans
should be mandatory

Aversion to a mandatory meal plan is reflective of students' desire for flexibility and independence

Interest in a meal plan by student type



Demand Analysis



Methodology

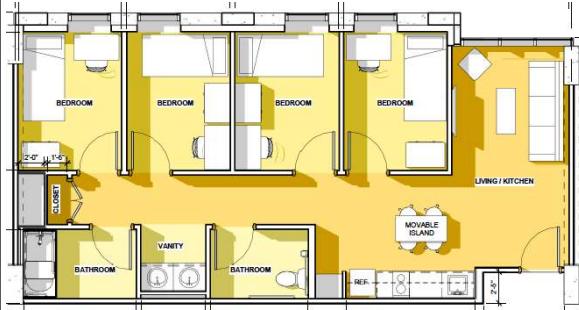
Demand Analysis

- Demand analysis is a combination of ***qualitative and quantitative methods*** that are used to inform B&D's demand model.
- Model projects ***demand*** through the extrapolation of survey unit type preferences to the ***likely target market*** of UCSC's student population.

Tested Unit Types - Undergraduate

Demand Analysis

**A. 4BR / 1BA
(Single)**



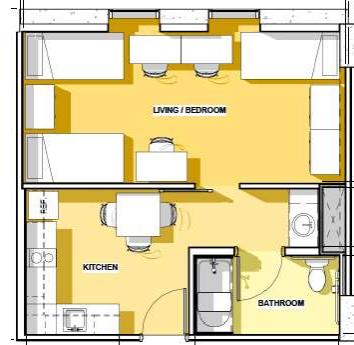
\$1,621 / person / month

**B. 2BR / 2BA
(Double)**



\$1,424 / person / month

**C. 1BR / 1BA Studio
(Triple)**



\$1,143 / person / month

**D. 2BR / 2BA
(Triple Conversion)**



\$1,084 / person / month

*Tested unit types provided by Capstone and are reflective of the proposed program and representative of 2018 dollars.

Tested Unit Types - Graduate / Family

Demand Analysis

A. Studio Apartment
(Graduate)



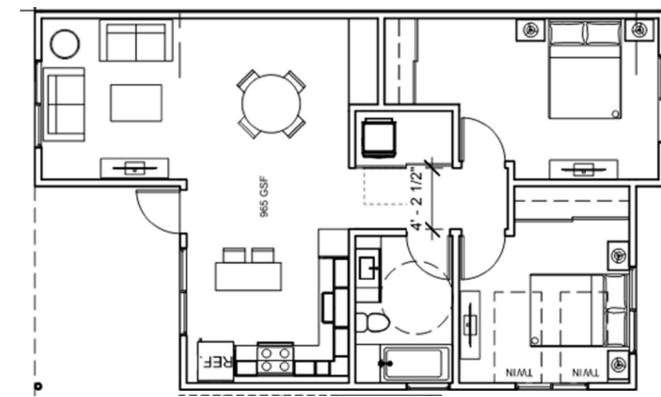
\$1,249 / unit / month

B. 2BR / 1 BA Suite
(Graduate)



\$986 / unit / month

A. 2BR / 1BA Apartment
(Family)



\$1,658 / unit / month

*Tested unit types provided by Capstone and are reflective of the proposed program

Likely Target Market

Demand Analysis

Undergraduates

- Demographic Filters
 - Enrollment full-time
 - Age 18-24
 - Single, no children
- Housing Filters
 - All on-campus residents
 - If off campus, students who do not live with parents
 - Currently rent and pay more than \$700/month

Graduates / Families

- Demographic Filters
 - Enrollment full-time
- Housing Filters
 - All on-campus residents
 - If off campus, currently rent and pay more than \$700/month

Total Housing Demand

Demand Analysis

Class Year	Enrollment	Occupancy	Current Capture Rate	Projected Capture Rate	Single Student Demand (Beds)	Family Student Housing Demand (Units) ¹
Freshman	4,360	4,100	94%	95%	4,121	
Sophomore	3,623	2,374	66%	73%	2,656	
Junior	4,455	1,571	35%	56%	2,504	175
Senior / Other	5,139	927	18%	46%	2,344	
Graduate / Other	1,880	77	4%	62%	1,166	135
Total	19,457	9,049	47%	66%	12,792	310
Total Demand:					13,102	

1: Family Student Housing occupants are graduate and undergraduate students.

Significant increase in potential capture rate of junior, senior, and graduate students.

Demand & Supply Reconciliation

Demand Analysis

Demand	Single Students		Family Student Housing ¹	Total
	Undergraduate	Graduate		
Current Supply (Beds)	9,062	80	197	9,339
Supply Modifications ²	(773)	0	(197)	(970)
Revised Current Supply	8,289	80	0	8,369
Student Housing West	2,713	220	140	3,073
Current Supply + New Beds	11,002	300	140	11,442
Total Demand	11,626	1,166	310	13,102
Remaining Unmet Demand	624	866	170	1,660

Notes:

1. Family housing is in units.
2. Planned de-densification and replacement of Family Student Housing.

Student Housing West

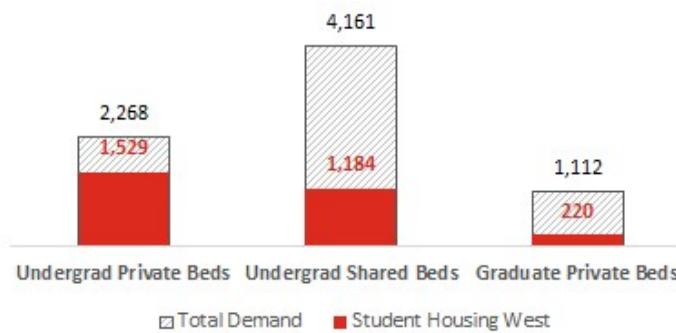
Demand Analysis

	Undergraduate Beds				Graduate Beds		Family Housing
	4BR / 1BA Apt.	2BR / 2BA Apt.	Studio Triple	2BR / 2BA Apt. (Triple Conversion) ³	Studio Apartment	2BR Suite (W/ Comm. Kitch.)	2BR Apt.
	Single	Double	Triple	Triple	Single	Single	Family Unit
Total Demand ^{1,2}	2,268	1,466	930	1,766	523	590	310
Student Housing West Program	1,529	620	564	0	92	128	140
Unmet Demand ²	739	846	366	1,766	431	462	170

Notes:

1. Total bed demand in this chart is only for unit types tested for Student Housing West. Undergraduate students were given the option of "Other on-campus housing". Those respondents are not accounted for in this chart.
2. Bed demand excludes freshmen population
3. Conversion of designed double occupancy 2BR/2BA bedrooms into triple occupancy. SHW Program is 0 as bed spaces are accounted for as designed doubles under 2BR/2BA.
4. Unmet demand does not account for existing on-campus housing supply

Private vs. Shared Units



Sufficient demand by unit type exists to support the proposed program at Student Housing West.