

STUDENT HOUSING MARKET STUDY REPORT PREPARED FOR

UNIVERSITY OF CALIFORNIA, SANTA CRUZ

JULY 2014

FINAL REPORT



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PREFACE

In March 2014, Brailsford & Dunlavey (“B&D”) was engaged by the University of California Santa Cruz (“UC Santa Cruz” or “University”) to conduct a student housing market study. Located in Santa Cruz, CA, the 2,030 acre campus has an enrollment of 17,200 students among its ten colleges. In the past decade, the campus has seen considerable growth that has put pressure on its existing student housing stock and the larger Santa Cruz community. With the ability to provide housing accommodations to over 50% of its population, the University relies on the Santa Cruz housing market to meet the remaining housing needs of its enrollment. Unfortunately, the local Santa Cruz market is very expensive due to a limited supply of affordable housing and lack of developable land. Students are not exempt from the difficulties found in the local housing market. Recognizing the practical limitations of developable land and campus priorities, the University is looking for creative ways to address this problem in order to meet the needs of the student population.

OBJECTIVES

This housing market analysis prescribes a prudent market-responsive set of recommendations for the University to follow to address the needs and desires of its undergraduate and graduate students. To complete this study, the Project Team was tasked specifically with the following:

- ◆ Quantify demand for differing types of on-campus bed spaces for students with families, graduate students, and upper division undergraduates;
- ◆ Evaluate the financial feasibility of delivering housing inventory to meet demand and recommend an ideal unit mix that can be delivered to best address market sector demand;
- ◆ Recommend a strategic delivery program that delivers the ideal unit mix to meet program needs while addressing financial feasibility constraints, costs of housing programs vs. room and board rates, including debt service constraints for the campus; and
- ◆ Develop a set of data points that will help inform the discussions and planning specific to the City of Santa Cruz.

METHODOLOGIES

To accomplish this, B&D’s approach involved both qualitative and quantitative research that included input from campus stakeholders, undergraduate, and graduate students. B&D’s work effort commenced with meetings with key UC Santa Cruz administrators to understand the drivers and vision associated with on-campus housing at the University. Based on feedback from the University, B&D examined UC Santa

Cruz's existing conditions with respect to the current student housing portfolio, student demographic composition, student enrollment trends, and real estate market conditions, and used these analyses to conduct a detailed market analysis. The results of the analysis are instrumental in framing issues that would affect demand for housing relative to key market characteristics. The methodologies employed in this study included the following:

- ◆ A **review of relevant documentation** including the UCSC Third Week Enrollment Reports, the Colleges, Housing and Educational Services ("CHES") residential portfolio, occupancy trends, and other pertinent information.
- ◆ An **existing conditions review** was undertaken to understand the nature of the existing CHES student and employee residential real estate portfolio with regards to the quantity and type of units, location, occupancy rates, and resident demographics.
- ◆ A **housing market supply analysis** was completed to assess local market conditions within the City of Santa Cruz with respect to price, location, and facility conditions;
- ◆ **Focus groups and stakeholder interviews** were conducted with undergraduate and graduate students, to gain qualitative information regarding campus dynamics and existing housing issues and preferences for future housing;
- ◆ A **demographic analysis** was completed to understand the makeup of UC Santa Cruz students, to identify demographic trends;
- ◆ An **on-line survey** was distributed to all students, to understand their current housing situation, to gauge interest in additional university-sponsored housing, to test potential unit preferences and amenities, and to ultimately inform the demand model; and
- ◆ A **housing demand model** was developed to project demand for additional undergraduate and graduate student housing based on key market data.
- ◆ A **financial analysis** was completed to determine the order of magnitude capital costs of new housing and feasibility of the new housing to meet the unmet demand.

The findings contained in this report represent the professional opinions of the Project Team personnel, based upon assumptions and conditions detailed in the report. The Project Team has conducted research using both primary and secondary information sources that are deemed to be reliable, but whose accuracy cannot be guaranteed. The market data presented in this report is accurate as of July

2014. However, if there are fluctuations in local, national and global economic conditions, the demand projections may vary.

Far from being purely an academic or analytical exercise, this report is structured and developed within a framework emphasizing pragmatism and ease of implementation, and the Project Team's intent is for this document to serve as an integral tool in guiding the institution's implementation of a plan to address student and employee housing.

Brailsford & Dunlavey would like to give special thanks to the following individuals for their guidance during the development of this report.

- ◆ Steve Houser, Director, Capital Planning and Employee Housing, CHES
- ◆ Dean Fitch, Senior Planner, Physical Planning & Construction
- ◆ Chris Karzag, Principal Budget Analyst, Business & Financial Analysis, CHES
- ◆ Jim Grove, Principal Analyst, CHES
- ◆ Anna Sher, Assistant Director for Assessment, Institutional Research, Assessment & Policy Studies

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Section 1

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EXECUTIVE SUMMARY

In March 2014, University of California Santa Cruz (“UC Santa Cruz” or “The University”) engaged Brailsford & Dunlavey (“B&D” or “the Project Team”) to conduct a Student Housing Market Study to identify latent demand for housing and to determine if the current product mix meets the needs of the Santa Cruz undergraduate and graduate students. As a part of this process, the Project Team conducted a visioning session with campus administrators, toured the existing student housing stock, conducted focus groups with students, examined campus demographic trends, studied the Santa Cruz real estate market, and developed a quantitative on-line survey to test housing needs and preferences. The information gathered as part of the analysis was synthesized and used to inform the demand model and to qualitatively understand housing preferences for the UC Santa Cruz student, faculty, and staff communities. B&D researched several market factors, the results of which were instrumental in framing issues that affect demand for graduate student and employee housing. The following is a summary of these findings.

HOUSING ASSESSMENT SUMMARY OF FINDINGS

STRATEGIC ASSET VALUE ANALYSIS (VISIONING)

B&D met with a variety of campus leaders to discuss the role that housing plays in the lives of UC Santa Cruz students. The conversations helped the Project Team understand the stakeholders’ impression of on-campus housing, the Santa Cruz real estate market, and what the University would like to see in terms of new student housing. The Project Team assembled the outcomes of the visioning session into a Strategic Asset Value story comprised of four parts: the quantity and location of housing, the target market and unit types, the financial accessibility, and underwriting criteria and institutional will. Key findings include:

Quantity and Location of Housing / Target Market

- ◆ First-year and lower division housing should be centered on the existing college system. Location of housing for upper division and graduate students is not as important.
- ◆ Providing housing for the student population must be in line with the Long Range Development Plan (“LRDP”) to accommodate enrollment growth.
- ◆ Housing for first-year and lower division students is currently sufficient to accommodate the educational and student life outcomes of the residential colleges. However, opportunities exist to de-densify current residence halls to allow for greater community spaces within the buildings.
- ◆ The University should create housing specifically suited to upper division students with appropriate residential life programs that provide greater privacy and independence.

Financial Accessibility / Underwriting Criteria

- ◆ UC Santa Cruz housing rates should be consistent with the off-campus market while recognizing a premium for on-campus convenience.
- ◆ The default assumption is utilization of revenue bonds supported by the net operating income of the housing system; however, public private partnerships should continue to be investigated and evaluated for benefits in rental rates and debt capacity.

STUDENT HOUSING MARKET & DEMAND ANALYSIS

DEMOGRAPHIC ANALYSIS

UC Santa Cruz has experienced significant growth in undergraduate and graduate enrollment. Since 2004, fall quarter undergraduate enrollment has increased 15% to 15,695 students and graduate enrollment has increased 12% to 1,508. The classes that have seen the greatest enrollment growth are juniors at 11% and seniors at 41%. The growth in upper division students indicates a significant transfer population and an increasing number of fifth-year seniors.

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	% Change
Undergraduate	13,669	13,600	13,941	14,381	15,125	15,259	15,668	15,945	15,978	15,695	15%
Graduate	1,344	1,401	1,419	1,439	1,488	1,504	1,507	1,501	1,426	1,508	12%
Total	15,013	15,001	15,360	15,820	16,613	16,763	17,175	17,446	17,404	17,203	15%

FIGURE 1.1: UC SANTA CRUZ ENROLLMENT, 2004-2013 (ALL FIGURES REPRESENT 3RD WEEK FALL QUARTER ESTIMATES).

EXISTING CONDITIONS

UCSC currently offers a mix of residence halls and apartments in 17 on-campus residential communities. Totalling nearly two million gross square feet of residential space, the facilities have a design capacity of 6,715 beds and a functional capacity of 8,396 beds due to the tripling of double occupancy units and the conversion of common space to residential space. The University currently provides on-campus housing for approximately 46% of its students. Approximately 61% of the units are in a traditional residence hall configuration targeted towards first and second year students and 39% are apartments intended for upper division students. Academic year rental rates range between \$10,550 and \$11,183. Since 2007, occupancy rates have averaged 113% of design capacity.

OFF-CAMPUS MARKET ANALYSIS

Nearly all students who rent in the off-campus market live within the City of Santa Cruz. Focus group conversations reveal that students prefer to live within close proximity to public transportation that has convenient access to campus. Many described the market as highly competitive due to a limited supply of affordable and well maintained housing. The competitive nature of the market has led to high housing prices and an environment where the landlord maintains leverage in all aspects of the leasing process.

The Project Team's research found that the average monthly rental rates for multifamily properties in the market area range from \$1,179 for a studio to \$2,933 per month for a three-bedroom unit with an overall average of \$1,792 per month. On a per student basis, the average rental rate is \$1,235 per month. Average rental rates for single family homes range between \$2,423 for a two-bedroom to \$4,506 for a five-bedroom house with an overall average of \$3,083 per month. On a per student basis, the average rental rate for a single family home is \$1,019 per month. However, many students opt to share a bedroom to further reduce their monthly housing costs.

The student survey analysis revealed that students pay on average \$711 per month in rent exclusive of utilities, considerably less than the average rates found in the market analysis. The discrepancy between the market rates and the actual self-reported rates is a result of many students sharing a bedroom or sharing the rent with more students than the unit is designed for to reduce the overall cost. When compared to the average rental rates for apartment style units on campus, these self-reported rates are between 44% and 26% less than on-campus rates for a single and double occupancy units respectively.

DEMAND ANALYSIS

Utilizing data from the student housing assessment, B&D projects a net new demand of 1,585 beds of student housing. Targeted towards upper division students, the housing should not be affiliated with any college. In addition, analysis reveals that there is demand for 203 units of student family housing. Figures 1.2 and 1.3 illustrate the demand for housing based on fall 2013 enrollment figures.

CLASS	CURRENT RESIDENTS	MAX POTENTIAL DEMAND	OCCUPANCY COVERAGE RATIO	TOTAL DEMAND
Freshmen	3,461	3,485	1.0	3,485
Sophmores	1,999	2,113	1.0	2,113
Juniors	1,390	1,823	1.1	1,665
Seniors	906	1,089	1.3	837
Graduates	77	102	1.5	68
Total	7,833	8,612		8,168
Housing Design Capacity¹	6,583	6,583		6,583
Delta	(1,250)	(2,029)		(1,585)

Note: The 6,583 figure is the permanently adjusted design capacity. The figure does not include FSH or any guest housing units.

FIGURE 1.2: STUDENT HOUSING DEMAND.

COHORT	CURRENT RESIDENTS	MAX POTENTIAL DEMAND	OCCUPANCY COVERAGE RATIO	TOTAL DEMAND (Units)
Families No Children	100	90	1.20	75
Families With Children	80	179	1.40	128
Total	180	269		203
Family Housing Units	196	196		196
Delta	16	(73)		(7)

FIGURE 1.3: FAMILY HOUSING DEMAND.

Given the demand for additional student housing and very low vacancy rates within the market, any substantial increase in student enrollment could result in increased market rents and/or increased difficulty securing a unit within reasonable distance to campus.

CONCEPT DEVELOPMENT OPTIONS

Based on the demand findings, the Project Team recommends a multi-phased approach to develop additional on-campus housing.

Phase IA & IB – Phase one consists of the development of approximately 800 beds of apartment style housing in two consecutive phases on the West Campus. Targeted towards upper division students, the project should feature a mix of studios, one-, two-, and four-bedroom apartments in both single and double occupancy configurations. Assuming a fall 2017 delivery, Phase IA would consist of 400 beds with a projected project cost of \$79 million at \$198,000 per bed. An additional 400 beds would be delivered in Phase IB in 2019 with a total project cost of \$84 million at \$210,000 per bed.

Phase 2 – Slated for a fall 2021 delivery, Phase II features 700 beds of apartment style housing on the West Campus. Similar to Phase IA and IB, the project will include a mix of studio, two-, and four-bedroom units. Total project cost is estimated at \$176 million at \$251,000 per bed.

Family Housing – Given the demand for student family housing, the University has a variety of options to replace the existing family housing. The project team recommends a 200 unit project that offers a mix of one-, two-, and four-bedroom units. With a fall 2017 delivery, the project is estimated to cost \$61 million at \$305,000 per unit. A 200-unit project assumes that there will be a mix of married students with no children and families. Should the University wish to limit the project to families only, the option exists to develop a 100 to 150 unit project.

Given the complexity of the development sites, local market construction costs, and rental income limitations, these projects will need the support of the housing system to cover debt service and operating expenses.

Section 2

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STRATEGIC ASSET VALUE ANALYSIS

OBJECTIVES

Nationwide, colleges and universities recognize the important role that student housing plays in meeting institutional goals and enhancing campus life. On many campuses, student housing and related facilities are used as strategic assets. In order to help achieve enrollment goals and address other priorities related to student recruitment and retention, the university can use housing facilities to develop a comprehensive campus community that raises and maintains student satisfaction.

B&D acknowledges the administration's objective to enrich residential facilities that will serve as strategic assets and enhance enrollment management goals by improving recruitment, retention, and satisfaction among students. Although many factors impact the University's ability to meet institutional goals, the following report provides evidence that carefully planned housing and other "quality of life" facilities are important components of the overall strategy. As a result, B&D identified UC Santa Cruz's strategic goals with the Master Plan Working Group and reviewed the University's and Residential Life's unique missions, and the existing housing capacity to contribute to the realization of these objectives.

METHODOLOGY

B&D uses a "Destination Value" approach to facility development to respond to the constant challenge of assuring that campus life improvements respond to the University's strategic objectives. More specifically, B&D proceeded with the understanding that:

"All of the project objectives must be expressed in specific terms that demonstrate their relevance to furthering the school's mission, reinforcing campus values, responding to institutional commitments and responsibilities, and improving the school's competitive position in the market."

B&D's approach required a working relationship with the University and UC Santa Cruz administrators to develop a detailed understanding of the institution's mission, relevant stakeholders, customer groups, and strategic project objectives which best serve that mission.

SUMMARY OF FINDINGS

B&D assembled the outcomes of the strategic asset value into the SAV story comprised of four parts: the quantity and location of housing, the target market and unit types / programmatic priorities, the financial accessibility and quality reconciliation, and the level of service / underwriting criteria and institutional will.

QUANTITY AND LOCATION OF HOUSING

- ◆ The college system remains the core component of the UC Santa Cruz residential experience which is a critical aspect of the first-year undergraduate experience. First-year and lower division housing should be centered on the existing colleges. Location of housing for upper division and graduate students is not as important.
- ◆ Providing housing for the student population must be in line with the Long Range Development Plan (“LRDP”) to accommodate enrollment growth.

TARGET MARKET AND UNIT TYPES / PROGRAMMATIC PRIORITIES

- ◆ Existing first-year and lower division student housing around the colleges is nearly sufficient to accommodate the educational and student life outcomes of the communities. De-densifying the residence halls would allow for greater community spaces within the buildings.
- ◆ The University does not accommodate upper division apartment housing to the desired extent. UC Santa Cruz should develop housing specifically suited to juniors and seniors with appropriate residential life programs for those class levels. Greater privacy and responsibility would be additional selling points for the project.

FINANCIAL ACCESSIBILITY & QUALITY RECONCILIATION

- ◆ University housing should provide housing rates comparable to the off-campus market but in line with premiums for on-campus convenience. Due to high construction costs in the market and site conditions on campus, type V construction is anticipated and acceptable.

LEVEL OF SERVICE / UNDERWRITING CRITERIA & INSTITUTIONAL WILL

- ◆ The default assumption is utilization of revenue bonds supported by the net operating income of the housing system; however, public private partnerships should continue to be investigated and evaluated for benefits in rental rates and debt capacity.

Section 3

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STUDENT HOUSING MARKET ANALYSIS

Brailsford & Dunlavey conducted a detailed market and demand analysis that examined characteristics of UC Santa Cruz's existing student housing supply, enrollment trends, the local housing market, and student housing preferences. The results of the analysis are instrumental in framing issues that would affect demand for additional housing. The analyses included a review of the following market factors:

- ◆ Student Enrollment Trends
- ◆ UCSC Existing Student Housing Supply
- ◆ Santa Cruz Housing Market Supply
- ◆ User Preferences and Demand Drivers

To evaluate these market factors and determine latent demand for student housing, the Project Team employed the following exercises.

- ◆ **Stakeholder interviews** with UCSC administrators were conducted to gain an understanding of their vision for student housing and the residential life experience;
- ◆ **Student focus groups** were conducted to gain a qualitative understanding of current student housing satisfaction and needs, as well as to learn about preferences for future housing;
- ◆ A **demographic analysis** of the UCSC student population was conducted to identify enrollment trends that may impact demand for housing;
- ◆ A **supply analysis** was undertaken to understand the nature of the existing on-campus student housing portfolio with regards to the quantity, type of units, location, occupancy rates, and costs;
- ◆ A **housing market supply analysis** was completed to assess local market conditions within the City of Santa Cruz with respect to price, location, and future development; and
- ◆ An **on-line survey** was sent to all students to quantitatively assess their housing satisfaction, current living situation, and to test potential unit preferences and amenities, and to ultimately inform the demand model.

The key findings from the analyses form the basis for the following student housing assessment.

DEMOGRAPHIC ANALYSIS

B&D assessed the UCSC student demographics and enrollment trends to define the likely target market for additional employee housing. The Project Team used the results of this analysis, along with an understanding of off-campus market dynamics, to develop demand projections for new housing. Using 3rd Week Fall Quarter data provided by UC Santa Cruz, B&D was able to analyze the following key demographic characteristics.

- ◆ Total Enrollment
- ◆ Enrollment by Class Level
- ◆ Enrollment by Gender
- ◆ Enrollment by Origin

TOTAL ENROLLMENT

Since 2004, fall enrollment estimates at UCSC have grown 15% in undergraduate and 12% in graduate students. This is comparable to the rest of the University of California system, where undergraduate enrollment grew by 14% and graduate enrollment grew by 11%, respectively. As of fall 2013, total enrollment was made up of 15,695 undergraduate and 1,508 graduate students for a total of 17,203 students. Enrollment figures represent a composition of 91% undergraduate and 9% graduate students.

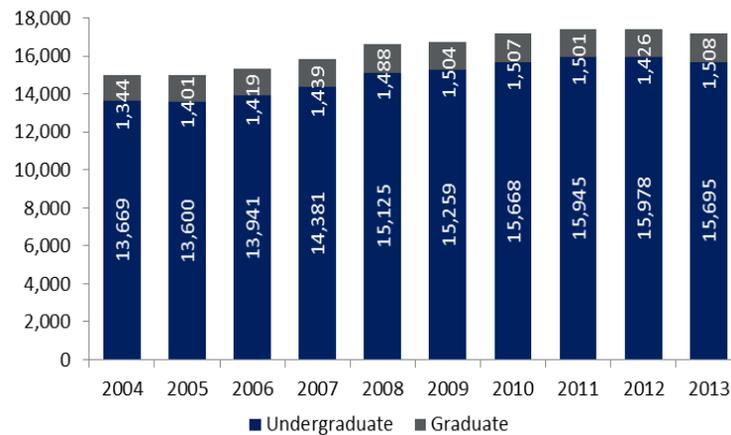


FIGURE 3.1: ENROLLMENT GROWTH, 2004-2013 (ALL FIGURES REPRESENT 3RD WEEK FALL QUARTER ESTIMATES).

ENROLLMENT BY CLASS LEVEL

Fall 2013 enrollment data by class status revealed a growing representation of upper division students. The composition of the fall 2013 population was made up of 23% freshmen, 21% sophomores, 25% juniors, and 29% seniors, respectively. Over the period of 2004-2013, enrollment by class grew 3% for

freshmen, 7% for sophomores, 11% for juniors, and 41% for seniors, respectively. Growth among the upperclassman classifications is in part due to the growth of the transfer population.

Class	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	% Change (2004-2013)
Freshmen	3,747	3,352	3,760	4,200	4,506	3,715	3,662	4,035	4,238	3,857	3%
Sophomore	3,040	3,007	2,782	2,985	3,259	3,491	2,921	2,795	3,165	3,251	7%
Junior	3,593	3,658	3,668	3,472	3,696	3,983	4,638	4,072	3,920	3,986	11%
Senior	3,267	3,571	3,731	3,724	3,664	4,068	4,445	5,036	4,654	4,597	41%
Visitor	0	0	0	0	0	2	2	7	1	4	-
Total	13,669	13,600	13,941	14,381	15,125	15,259	15,668	15,945	15,978	15,695	15%

FIGURE 3.2: ENROLLMENT BY CLASS LEVEL

TRANSFER STUDENT ENROLLMENT GROWTH

Two subsections of the UCSC enrollment population with strong growth have been the transfer and first generation populations. Enrollment by transfer students for the fall 2012 quarter was 1,217 students, a 38% increase from fall 2005. Correspondingly, transfer applications rose 58% during the 2005-2012 period with admission rates ranging from 15% to 17%. First generation students have grown at a rate of 29% during the 2008-2013 period. These two groups are important to note as they are more likely to require supportive services such as housing.

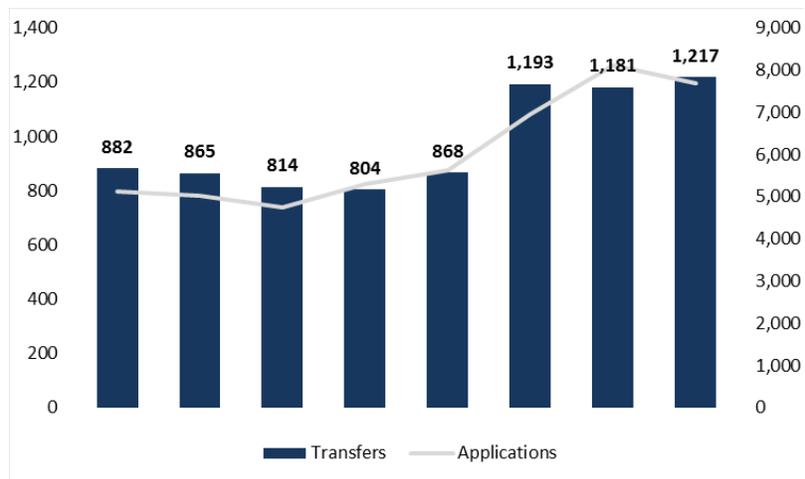


FIGURE 3.3: TRANSFER ENROLLMENT

ENROLLMENT BY GENDER

Enrollment by gender was examined for the campus and found to be slightly in favor of females, who comprise 53% of all students enrolled. This is a trend that is typical of college campuses across the country, as women are typically in the majority. However, the enrollment gap among genders has closed during the period of fall 2003 to fall 2012, as the male population has increased by 4% while the female population has decreased by 3%.



FIGURE 3.4: UNDERGRADUATE GENDER COMPOSITION

FIGURE 3.5: GRADUATE GENDER COMPOSITION

ENROLLMENT BY ORIGIN

Approximately 94% of students that enrolled at UCSC in fall 2013 were from California. Of those that enrolled from California, the majority were from the San Francisco Bay (27%) and Los Angeles (29%) areas. Recent enrollment trends have shown strong growth from out-of-state and international students, while the traditional San Francisco/Santa Clara/Monterey Bay areas have declined by 5%.

All Students	2005	2006	2007	2008	2009	2010	2011	2012	2013	% Change
Monterey Bay - Santa Clara Valley	698	661	707	741	702	772	801	854	666	-5%
San Francisco Bay Area	1217	1378	1369	1,439	1,156	1,276	1,245	1,302	1,151	-5%
Northern California	111	102	95	82	75	85	84	82	56	-50%
East Central California	426	452	552	522	475	564	611	694	553	30%
Los Angeles South Coast	984	1067	1245	1,369	1,109	1,281	1,450	1,466	1,228	25%
San Diego - Desert	297	355	375	474	391	443	523	536	408	37%
Other California	-	-	122	-	-	-	-	-	-	-
Out-of-State	115	148	124	115	88	47	63	86	140	22%
International	14	13	16	18	8	15	10	21	104	643%
Total	3,862	4,176	4,605	4,760	4,004	4,483	4,787	5,041	4,306	31%

FIGURE 3.6: ENROLLMENT BY ORIGIN

ON-CAMPUS STUDENT HOUSING SUPPLY

UCSC currently has 1.9 million gross square feet of residential space in 17¹ housing locations to accommodate 8,055 undergraduate and graduate students. The built capacity of these facilities was originally 6,715 students, however through a series of modifications, its temporary adjusted capacity is now 8,396 students. The facilities benchmark capacity has the capability to house 8,416 students. The 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. Of the housing facilities available to students, 61% of its beds are in traditional residence halls and 39% are located in apartment type units².

College Facility	Buildings	Built	GSF	Built Capacity	Benchmark Capacity
Cowell College	10	1966	147,870	612	825
Stevenson College	11	1966	141,561	435	644
Crown College	10	1967	90,245	606	874
Merrill college	5	1968	85,295	685	742
Crown/Merrill Apartments ²	-	1986	102,862	-	-
Porter College	8	2004	278,132	707	816
Kresge College	11	1973	61,924	329	352
Oakes College	12	1976	132,823	549	709
College Eight	10	1989	144,852	598	801
College Nine	8	2002	190,449	681	876
College Ten	3	2002	103,334	407	557
College Nine/Ten Apartments ³	-	2000	90,874	-	-
Transfer Community ¹	1	1971	-	408	473
The Village	19	1979	31,995	153	153
Redwood Village	5	1988	35,700	112	146
University Town Center ⁴	5	-	-	112	128
Graduate Student Housing	4	1986	26,725	80	82
Camper Park	42	1984	765	42	42
Family Student Housing	41	1971	186,156	199	196
	205		1,851,562	6,715	8,416

¹GSF is included in Porter

²Capacities are part of Crown College and Merrill College

³Capacities are part of College Nine and College Ten

⁴GSF not available

FIGURE 3.7: EXISTING CONDITIONS

¹ Crown/Merrill apartments and College Nine/Ten Apartments are considered part of their colleges

² Not including guest housing, the UCDC program, and family student housing

LOCATION OF HOUSING

The existing housing is distributed throughout the University with a strong presence in the core and peripheries of campus. The on-campus residence halls were constructed between 1966 and 2002. Given the average age of 34 years, many of the halls are outdated and in need of renovation. The newest residential facilities, College Nine and College Ten, are a mix of traditional and apartment units on the northern edge of campus.

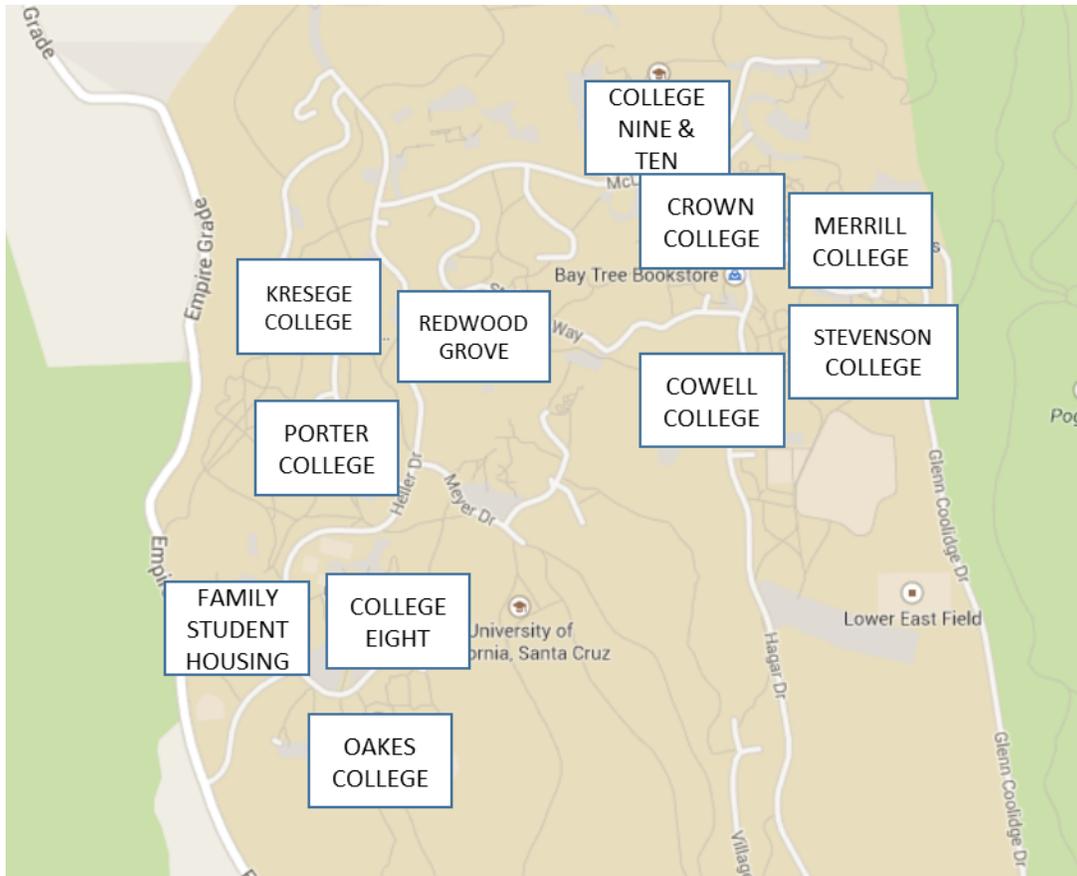


FIGURE 3.8: LOCATION OF STUDENT HOUSING

ENROLLMENT BY RESIDENCE

Currently, there are 7,758³ total students living in University supported housing. Housing by enrollment classification is led by freshmen at 44%, followed by sophomores at 26%, juniors at 18%, seniors at 12%, and graduate students at 1%. Those facilities that housed the greatest number of students were Stevenson College (621), Cowell College (581), Crown College (556), College Ten (548), and College Nine (523).

Housing Facility	FR	SO	JR	SR	GRAD	Total
Cowell College	60%	29%	6%	6%	0%	581
Cowell Apartments	10%	49%	30%	11%	0%	219
Stevenson College	56%	34%	5%	5%	0%	621
Crown College	61%	21%	11%	7%	0%	556
Merrill College	70%	22%	3%	4%	0%	488
Crown/Merrill Apartments	6%	45%	27%	22%	0%	468
Porter College	69%	17%	7%	7%	0%	508
Porter Apartments	5%	35%	19%	41%	0%	228
Kresge College	85%	10%	2%	3%	0%	293
Oakes College	87%	6%	3%	5%	0%	305
Oakes Apartments	17%	52%	20%	11%	0%	360
College Eight	75%	21%	3%	2%	0%	480
College Eight Apartments	15%	50%	21%	14%	0%	296
College Nine	59%	22%	11%	8%	0%	523
College Ten	58%	30%	9%	3%	0%	548
College Nine/Ten Apartments	2%	16%	41%	41%	0%	332
Transfer Community	0%	0%	96%	4%	0%	435
The Village	0%	7%	34%	59%	0%	153
Redwood Grove	9%	33%	28%	29%	0%	141
University Town Center	4%	26%	45%	26%	0%	121
Graduate Student Housing	1%	0%	1%	3%	95%	80
UCDC Program	0%	0%	5%	95%	0%	22
Occupancy by Classification	44%	26%	18%	12%	1%	7,758

Note: As of 7/14/14, data not available for Camper Park and Family Student Housing. Stevenson and Kresgee infill were under renovation during th 2013-2014 academic year.

FIGURE 3.9: HOUSING BY CLASSIFICATION

³ Does not include Camper Park and Family Student Housing for the purpose of enrollment by residence

HOUSING RATES

The average housing rate paid by undergraduate and graduate students is approximately \$1,209/month; however, this may vary depending on the unity type and occupancy. Students living in residence halls paid between \$959/month to \$1,514/month. Students living in apartments paid between \$1,011/month to \$1,591/month, which included the Village, Graduate Housing, Family Student Housing, and the University Town Center. Over the past ten years, campus room and board rates have increased by an average of 3.98%, with the most significant increases coming in 2008-2009 (7%) and 2009-2010 (6.5%).

Term	Residence Halls	Apartments	Family Housing	Average
Monthly	\$1,172	\$1,247	\$1,527	\$1,315
Quarterly	\$3,517	\$3,716	-	\$3,617
Academic Year	\$10,550	\$11,183	\$18,324	\$13,352

Note: Figures do not include camper park.

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

FIGURE 3.10: HOUSING RATES

OCCUPANCY RATES

Housing capacity at UCSC has continued to grow to accommodate growing demand for housing on campus. To accommodate this demand, the University has temporarily adjusted its capacity through the conversion of lounges into triples or quads, doubles into small triples, and singles into small doubles. Since 2007, the Temporary Adjusted Capacity (TAC) has grown by an average of 213 beds per year to house students at levels above the built capacity. In 2013, residential halls supported students at 116% of the built capacity and apartment facilities housed students at 123% of the built capacity. Figure 3.11 compares the occupancy levels of residents at the built capacity and TAC levels.

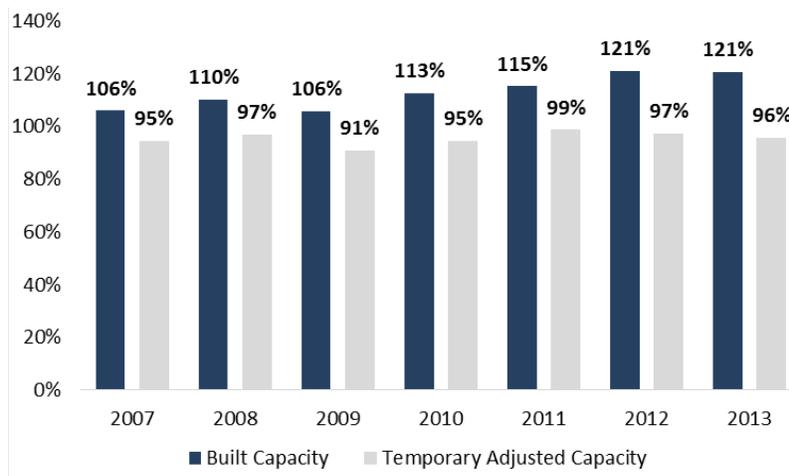


FIGURE 3.11: OCCUPANCY LEVELS

STUDENT VIEWS ON ON-CAMPUS HOUSING

During the Project Team’s focus group sessions, the overarching theme became students’ dissatisfaction with the prices they were being charged for on-campus housing. Part of their dissatisfaction is a result of a perceived lack of value for the housing and dining provided to them. Graduate students said they were especially burdened by housing rates and deserved special consideration due to their lack of financial support. Other focus group conversations centered on the size of units being too small due to their conversion to triple occupancy units. Student participants also described the facilities as outdated and in need of repair. As a result, many participants felt that resources should be used toward the current, rather than new, supply of housing.

Focus group participants from family student housing described the facilities as outdated and in disrepair. However, given the proximity of the facilities to campus, their affordability, and the amenities available to support their families, they were the preferred choice over the off-campus market. Other factors of importance were children’s safety, greater parking, and separation from the student population. For the full Focus Group report, see Exhibit A.

SURVEY FINDINGS

To better understand how well the supply of housing met students’ needs, participants were asked to select which years they have lived on campus and which years they would live on -campus. Respondents indicated that as they matriculated through UCSC, a higher percentage would live on campus as compared to the years they actually lived in University housing. This unmet demand suggests that UCSC housing is an attractive option to students.

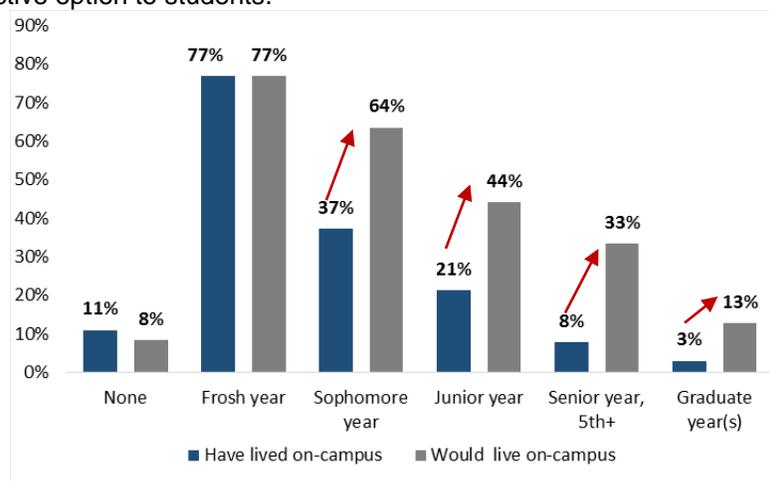


FIGURE 3.12: PREFERENCE FOR UNIVERSITY HOUSING

Further analysis revealed that students living on campus showed a level of satisfaction almost equal to that of students living off campus. Those students living in University housing (82%) responded with “very

satisfied” or “satisfied” with their living situation, as compared to 88% of students living in the off-campus market. This indicates that the existing on-campus housing is capable of satisfying the needs of students as well as the housing that is offered in the off-campus market.

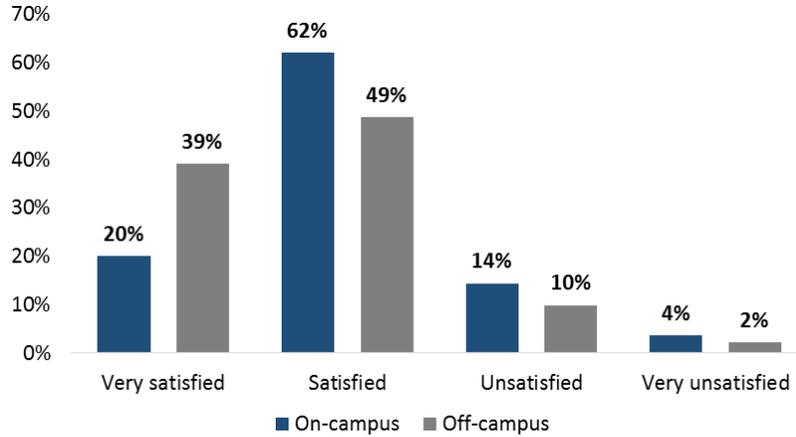


FIGURE 3.13: SATISFACTION BY LOCATION

Survey respondents were asked to indicate their level of satisfaction with a variety of on-campus housing features. Analysis of survey results reinforced the focus group findings. Only 28% of students were “very satisfied” or “satisfied” with the housing rates on -campus, as compared to 63% of students living in the off-campus market. Similarly, only 38% of on-campus students were satisfied with their dining rate, as compared to 80% of off-campus students. These results suggest that students are moving into non-University housing as they matriculate due to more favorable rates, rather than the physical features of the facilities.

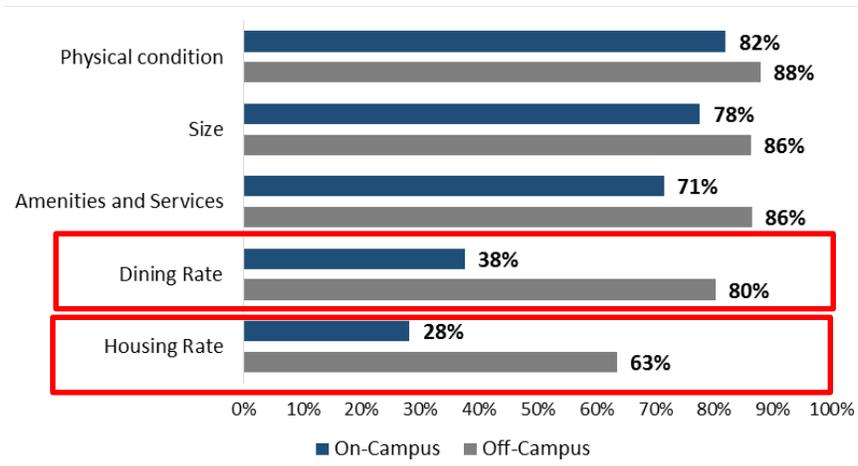


FIGURE 3.14: SATISFACTION BY FEATURE

Survey respondents were then asked about the importance of various factors as the University considers improvements to on-campus housing. Survey data showed a consistent theme of the importance of housing and dining affordability. Approximately 98% of survey respondents indicated that affordability was

either “very important” or “important” to future housing improvements, while 89% indicated the importance of dining programs. The need for greater facility modernization was supported by 85% of students that pointed to its importance toward future improvements.

Housing Considerations	
Keep housing costs affordable	98%
Improve existing residential dining programs	89%
Provide modern and attractive living environments to students	85%
Help retain students at UCSC	79%
Create more academically-focused residential communities	73%
Make UCSC more attractive to prospective students	71%
Increase the student residential population on campus	48%

FIGURE 3.15: IMPORTANCE OF FACTORS AS UCSC CONSIDERS ON-CAMPUS HOUSING IMPROVEMENTS

OFF-CAMPUS SUPPLY

MARKET AREA DEFINITION

Based on the geographic isolation of the UCSC campus, the off-campus housing options are mainly limited to the city of Santa Cruz. To better understand this market, sample properties chosen for this analysis were located within a seven mile radius of the UCSC campus. The market area for this analysis was created based on feedback from focus groups and survey results that revealed an average commute time of 23-minutes. The majority of multi-family housing properties available were made up of studio, one-, two-, and three-bedroom unit types. Single-family housing properties found in the local market were comprised of two-, three-, four-, and five-bedroom homes.

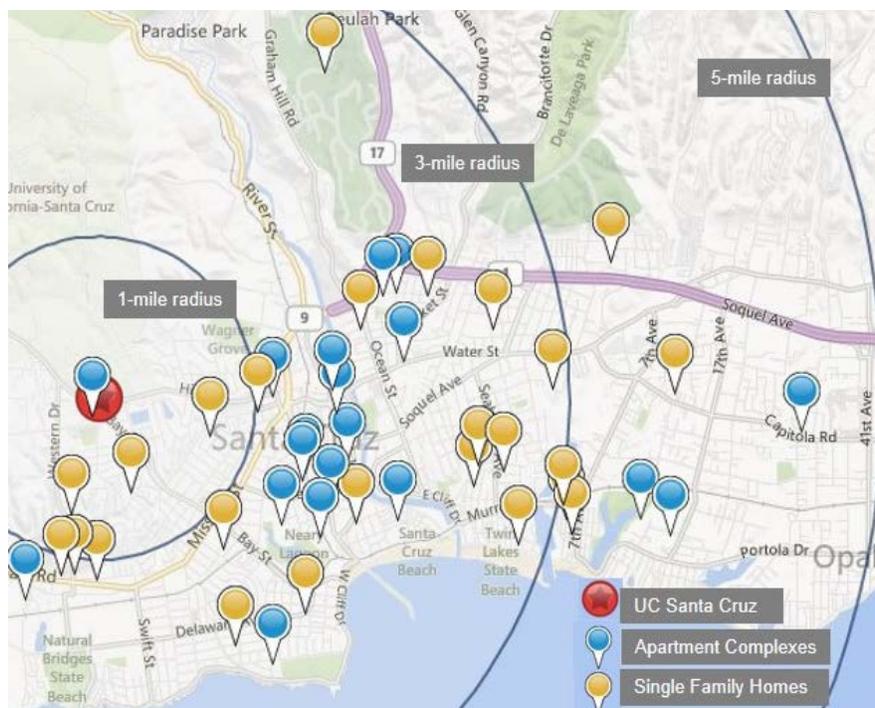


FIGURE 3.16: LOCATION OF SURVEYED PROPERTIES

LOCAL AREA MARKET TRENDS

Demand for housing in the city of Santa Cruz is very high, demonstrated by the city's low vacancy rate of 2.7%⁴. Since 1990, the housing stock of Santa Cruz has grown by just over 4,000 units, an increase of less than 1% per year. During that period, the composition of the housing stock has consistently been two-thirds single-family properties and one-third multi-family properties. Potential alleviation of this demand will be supplied through the construction of 35 single-family and 657 multi-family properties based on data from the Santa Cruz planning department. These potential new units will create a 0.2%

⁴ Based on properties that were for-sale or for rent

increase in Santa Cruz’s single-family inventory and an 8.8% increase in its multi-family inventory. Currently, over 56% of the city’s housing units are renter occupied.

Housing Type	1990		2000		2008		2013	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-family	12,718	66%	13,979	65%	14,468	62%	15,562	66%
Multi-family	5,824	30%	7,042	33%	8,470	36%	7,499	32%
Other	822	4%	439	2%	441	2%	349	1%
Total	19,364	100%	21,460	100%	23,379	100%	23,410	100%

FIGURE 3.17: HOUSING COMPOSITION

The city’s 2007-2014 Housing Element cites the diminishment of vacant land as a major inhibitor to future growth of the housing market. The Plan also indicates that industrial areas are not plausible sites for future housing due to the need to preserve land uses which create jobs and provide a tax base to support city services.

RENTAL RATE ANALYSIS

To understand the local market, B&D surveyed 20 apartment complexes. The average rental rates (not including utilities) for an entire studio, one-, two-, and three-bedroom apartment unit in Santa Cruz and Capitola were \$1,179, \$1,597, \$2,030, and \$2,933, respectively. Based on feedback from focus groups, students indicated that they split the cost of housing to lessen their financial burden. The average rental rates per person for a private single bedroom and shared room can be significantly less. However, these configurations may not always be allowed by the unit’s property owner.

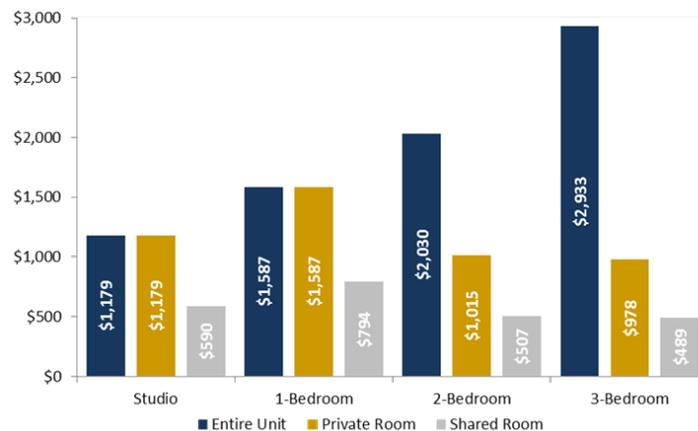


FIGURE 3.18: APARTMENT RATES

Given the predominance of single-family properties within Santa Cruz’s housing inventory and their popularity among students, 24 single-family homes were also surveyed. The average rental rates for two-, three-, four-, and five-bedroom houses were \$2,423, \$2,998, \$3,317, and \$4,507, respectively. When each room within these houses is occupied, the rates for a private room were \$1,212, \$999, \$829, and \$901, respectively. Sharing a room in a single-family home provided the lowest rent levels of all options, but again these configurations may not always be allowed by the unit’s property owner.

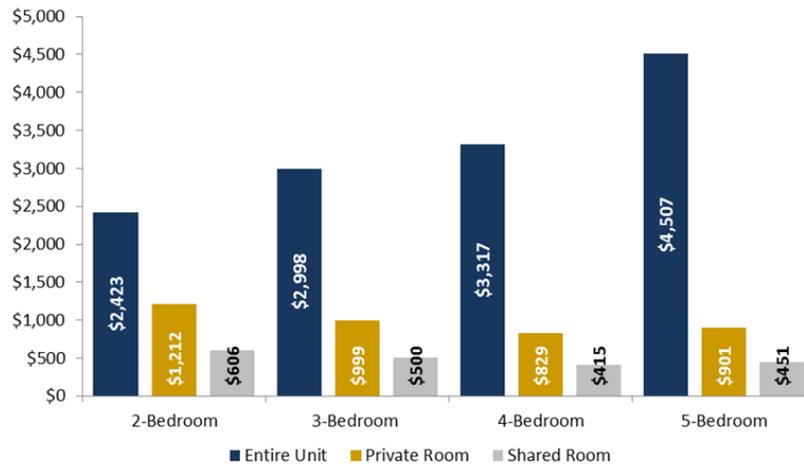


FIGURE 3.19: SINGLE FAMILY HOME RATES

To better understand how competitive UCSC’s rental rates were with the off-campus market, a comparison was made among apartments at UCSC and off-campus apartments. The rental rate comparison measured the difference between units with single and double occupancy rates. The UCSC rates are based on room rates only with any meal plan costs removed from the price of rent. In addition, a self-reported monthly utility rate was added to the price of housing for off-campus properties.

Overall, the average rental rates for UCSC single occupancy apartments were 2% higher than the off-campus market (including utilities). The largest variance among the two markets was the three-bedroom option off campus, with University housing being 18% more expensive.

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom
Off-Campus	\$1,251	\$1,659	\$1,087	\$1,050
UCSC Rates	\$1,285	\$1,285	\$1,285	\$1,285
<i>Variance</i>	3%	-29%	15%	18%

FIGURE 3.20: COMPARISON OF RATES – SINGLE OCCUPANCY

Overall, the average rental rates for UCSC double occupancy apartments were 58% higher than the off-campus market (including utilities). The largest variance among the two markets was the three-bedroom option off campus, which saw University housing 84% higher.

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom
Off-Campus	\$626	\$830	\$543	\$525
UCSC Rates	\$966	\$966	\$966	\$966
<i>Variance</i>	54%	16%	78%	84%

FIGURE 3.21: COMPARISON OF RATES – DOUBLE OCCUPANCY

AMENITY ANALYSIS

B&D analyzed the most common amenities offered by each of the properties included in the off-campus market analysis. Twenty-three (23) different amenities were researched for their availability among the apartment units surveyed.

Research of apartment complexes showed that the market is student friendly in terms of the amenities that students typically demand such as various kitchen amenities, on-site laundry, and parking. A comparison of off-campus properties revealed that apartments typically include trash and water costs in their rent, while the cost of electricity was most commonly passed along to the student.

Amenities Type	Amenities	Apartments
UNIT AMENITIES	Cable/Internet Ready	100%
	Refrigerator	100%
	Stove	95%
	Patio/Balcony	70%
	Microwave	60%
	Walk-in Closet	40%
	In-Unit Laundry	25%
	Furnished	15%
	A/C	5%
BUILDING AMENITIES	On-Site Laundry	80%
	Extra Storage	45%
	Pool	40%
	Gym	35%
	Club House	25%

FIGURE 3.22: AMENITIES ANALYSIS

LEASE TERMS AND FEES

The rental market surrounding the University typically asks for a one-year lease for both single family homes and apartment complexes. Those with shorter leases typically ask for a higher monthly rate. When asked about the allowance of a co-signor, 70% of apartment complexes indicated that they would allow one, lessening the barrier to market entry. The average security deposit that was required of students renting an apartment unit was \$1,189. These findings were consistent with focus groups’ feedback in which participants stated that they typically sign a one-year lease and were required to pay a deposit of one to two months’ rent.

Approximately 51% of off-campus survey respondents reported having a 12-month lease and paying an average security deposit of \$663 which is nearly the average reported monthly rent. The lower self-reported security deposit may be a result of students sharing a room to reduce their financial burdens as indicated in focus group sessions.

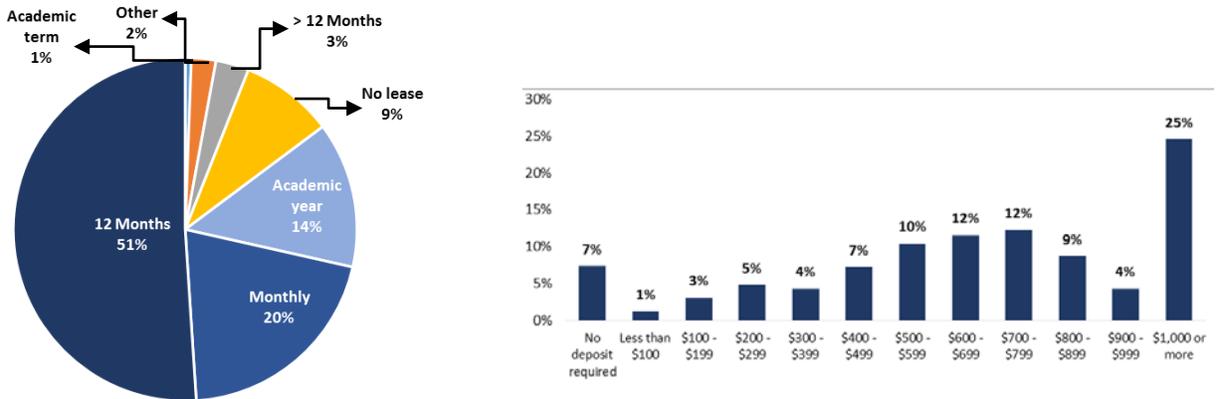


FIGURE 3.23: LENGTH OF CURRENT LEASE

FIGURE 3.24: PERSONAL SHARE OF THE SECURITY DEPOSIT

STUDENT VIEWS ON OFF-CAMPUS HOUSING

During focus groups, participants described the off-campus market as highly competitive due to a small supply of affordable and well-maintained housing. Students explained that high demand for housing forced many to agree to unfavorable terms due to the one-sided nature of the market in favor of property owners. Added difficulties of living in the off-campus market were the unreliability of public transportation and the contentious relationship that existed between students and non-student families.

Based on survey results, student participants considering living off campus found cost effectiveness (72%) to be the biggest reason for moving. This sentiment matches focus group findings that indicated a need for less expensive housing and dining options.

Reasons	Percent
More cost effective	72%
Fewer rules and regulations	35%
More privacy	34%
More living space	31%
No meal plan requirement	31%
Access to my own kitchen	31%

FIGURE 3.25: REASONS FOR MOVING OFF- CAMPUS (PERCENT OF “VERY IMPORTANT” OR “IMPORTANT”)

Those students living in the off-campus market reported paying an average of \$699 for rent only. Approximately 50% of these respondents indicated that they shared a bedroom with at least one other person, which is consistent with focus group feedback. In addition to rent, students reported paying an average of \$72 per month in utilities.

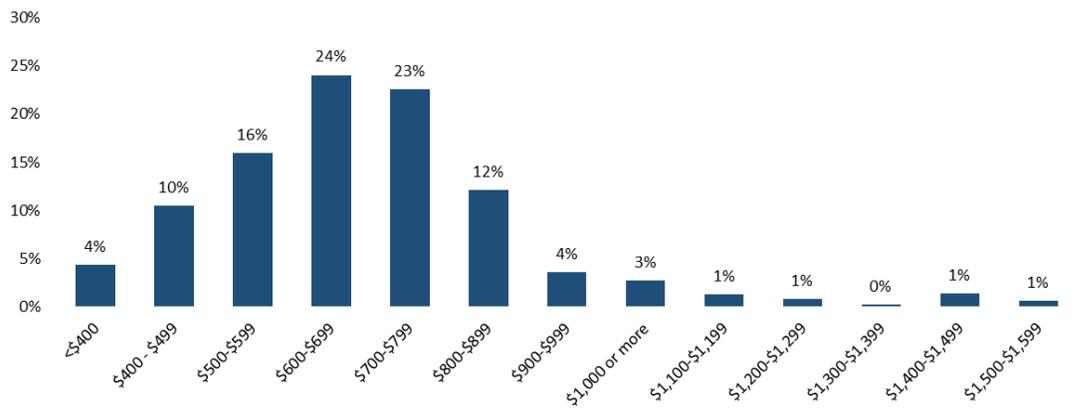


FIGURE 3.26: PERSONAL SHARE OF MONTHLY RENT/HOUSING COSTS EXCLUDING UTILITIES

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Section 4

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STUDENT HOUSING DEMAND ANALYSIS

UCSC is exploring the development of additional student housing on its campus. To project demand, B&D reviewed existing demographic and housing information specific to UCSC. This information included detailed demographic characteristics of the student population, occupancy data, enrollment trends, and off-campus market data. Based on this data, B&D developed a target market consisting of students who would likely be interested in living on campus.

TARGET MARKET

To project realistic demand for the housing project under consideration, B&D developed specific target markets consisting of survey respondents who would likely be interested in living in student housing at UCSC. However, only certain demographic groups were included in the target markets for the demand based program (“DBP”). Students must meet all of the criteria in order to be included in one of the target markets defined below.

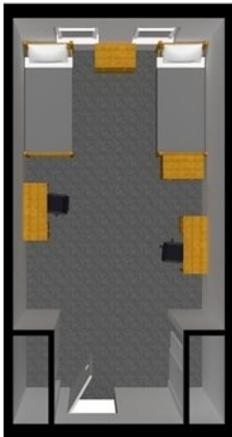
- ◆ Enrolled full-time,
- ◆ Live on campus, or
- ◆ Renting in the off-campus market, and
- ◆ Paying more than \$600/month in rent

All other students who did not meet the criteria above were excluded from the demand analysis. A capture rate is determined from these filtered target markets, which then determines the raw housing demand.

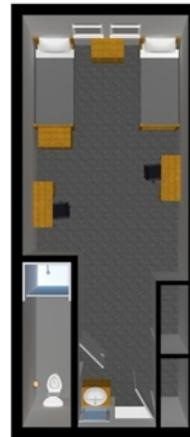
UNIT TYPE PREFERENCES

By utilizing unit type preferences demonstrated in the electronic survey, B&D’s student housing demand model projected demand onto UCSC’s fall 2013 total student enrollment. Survey respondents were provided with a narrative description of anticipated augmentations to UCSC’s student housing, sample floor plans for a range of potential unit types, and estimated rental rates for each unit type. Following their review of the narrative, proposed floor plans, and rental rates, respondents were asked to indicate which unit type and occupancy option they would have selected to live in, had it been available at the

beginning of the upcoming academic year (Fall '13). The specific unit types and proposed rental rates are shown below.



Unit A: Traditional
\$5,440 - \$6,610 / Year (Double)



Unit B: One-Bedroom Semi-Suite
\$8,000 - \$8,200 / Year (Single Occupancy)
\$7,200 - \$7,400 / Year (Double Occupancy)
\$6,200 - \$6,400 / Year (Triple Occupancy)



Unit C: Two-Bedroom Semi-Suite
\$7,800 - \$8,000 / Year (Single Occupancy)
\$6,400 - \$6,600 / Year (Double Occupancy)
\$5,800 - \$6,000 / Year (Triple Occupancy)



Unit D: Full-Suite
\$9,600 - \$9,800 / Year (Single Occupancy)
\$7,000 - \$7,200 / Year (Double Occupancy)



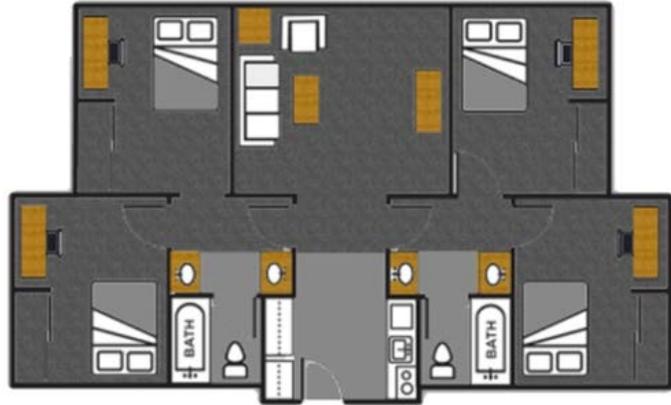
Unit E: Studio Apartment
\$12,800 - \$13,000 / Year



Unit F: 1BR Apartment
\$15,600 - \$15,800 / Year (Single)
\$11,200 - \$11,400 / Year (Double)



Unit G: 2BR Apartment
 \$13,000 - \$13,200 / Year (Single)
 \$10,000 - \$10,200 / Year (Double)



Unit H: 4BR Apartment
 \$9,600 - \$9,800 / Year (Single)

SINGLE STUDENT HOUSING DEMAND

The following represents demand that would likely be exhibited by students within the defined target market. Occupancy coverage ratios were applied to account for market forces that may impact the raw demand figure. Ratios between 1.0 and 1.5 were used to account for student sensitivity to price and competition in the private rental market. Factoring an occupancy coverage ratio and existing housing supply, the analysis demonstrates demand for 1,585 net new beds. Figure 4.2 illustrates the distribution of demand by housing type.

CLASS	CURRENT RESIDENTS	MAX POTENTIAL DEMAND	OCCUPANCY COVERAGE RATIO	TOTAL DEMAND
Freshmen	3,461	3,485	1.0	3,485
Sophomores	1,999	2,113	1.0	2,113
Juniors	1,390	1,823	1.1	1,665
Seniors	906	1,089	1.3	837
Graduates	77	102	1.5	68
Total	7,833	8,612		8,168
Housing Design Capacity¹	6,583	6,583		6,583
Delta	(1,250)	(2,029)		(1,585)

Note: The 6,583 figure is the permanently adjusted design capacity. The figure does not include FSH or any guest housing units.

FIGURE 4.1: STUDENT HOUSING DEMAND

HOUSING TYPE	STUDENT DEMAND	EXISTING SUPPLY	VARIANCE
Residence Halls	4,823	3904	(919)
Apartments	3,345	2,679	(666)
Total	8,168	6,583	(1,585)

FIGURE 4.2: STUDENT HOUSING DEMAND BY HOUSING TYPE

STUDENT FAMILY HOUSING DEMAND

The following represents demand for student family housing. Occupancy coverage ratios between 1.2 and 1.4 were applied to account for student sensitivity to price and competition in the private rental market. Factoring an occupancy coverage ratio, the analysis demonstrates demand for 203 units. Analysis by user type reveals that there are 128 units of demand for families with children and 75 units for couples with no children. Factoring the existing supply of family housing, there is a new demand of seven units. Figure 4.4 illustrates the ideal distribution of demand for new on-campus family housing by unit size.

COHORT	CURRENT RESIDENTS	MAX POTENTIAL DEMAND	OCCUPANCY COVERAGE RATIO	TOTAL DEMAND (Units)
Families No Children	100	90	1.20	75
Families With Children	80	179	1.40	128
Total	180	269		203
Family Housing Units	196	196		196
Delta	16	(73)		(7)

FIGURE 4.3: TOTAL FAMILY HOUSING DEMAND

COHORT	UNIT TYPE			TOTAL UNITS
	1BR	2BR	4BR	
Families No Children	56	19	0	75
Families With Children	39	79	10	128
Total	95	98	10	203

FIGURE 4.4: TOTAL FAMILY HOUSING DEMAND BY UNIT TYPE

CONCEPT DEVELOPMENT OPTIONS

Based on the demand findings, the Project Team recommends a multi-phased approach to develop additional on-campus housing.

Phase IA & IB – Phase one consists of the development of approximately 800 beds of apartment style housing in two consecutive phases on the West Campus. Targeted towards upper division students, the project should feature a mix of studios, one-, two-, and four-bedroom apartments in both single and double occupancy configurations.

Family Housing – Given the demand for student family housing, the University has a variety of options to replace the existing family housing. The project team recommends a 200 unit project that offers a mix of one-, two-, and four-bedroom units. A 200-unit project assumes that there will be a mix of married

students with no children and families. Should the University wish to limit the project to families only, the option exists to develop a 100 to 150 unit project.

Phase 2 – Slated for a Fall 2021 delivery, Phase II features 700 beds of apartment style housing on the West Campus. Similar to Phase IA and IB, the project will include a mix of studio, two-, and four-bedroom units.

Project	Project Type	Beds / Units	Gross Square Feet	Opening
Phase 1A	Apartments	400	160,000	Fall 2017
Phase 1B	Apartments	400	160,000	Fall 2019
Family Housing	Apartments	200	125,000	Fall 2017
Phase 2	Apartments	700	250,000	Fall 2021
Total		1,700	695,000	

FIGURE 4.5: PROPOSED PROJECT CONCEPTS

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Section 5

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FINANCIAL ANALYSIS

To understand the financial implications of developing new student housing, Brailsford & Dunlavy (“B&D”) created a financial model to test different scenarios with respect to project costs based on the results of the market study and current economic conditions. Several factors may impact the actual performance of the project; therefore the model was developed to test multiple scenarios and includes several sensitivity analyses to test the project concepts under a variety of market conditions and development options.

OBJECTIVES AND METHODOLOGY

B&D assessed the financial feasibility of four scenarios to construct new on-campus student housing at UC Santa Cruz. The model is based on the demand parameters outlined in B&D’s Demand Analysis and the operating budget for CHES on UC Santa Cruz’s campus for academic year 2013-2014. Likely project capital costs for new construction were derived through Conversations with CHES and B&D’s experience with comparable projects. Revenue projects were measured by projecting revenues based on current housing rates

The financial analysis includes a thirty-year pro forma showing all revenues, expenses, net operating income, debt service payments, reserves, and cash flow. The model assumed the University would pursue development and operations of the new facility. All variables were integrated to ensure that any change in assumptions would automatically modify corresponding components of the model to maintain consistency.

A full copy of the detailed financial models can be found in Exhibit D of this report.

PROJECT OVERVIEW

The demand analysis identified a maximum potential demand for 1,585 net new on-campus beds. B&D has developed a multi-phase program to meet this demand and replace the existing family housing. In total, the multi-phase development program will add up to 1,700 new beds and 695,000 gross square feet of space to the existing residential portfolio Figure 5.1 summarizes the four development projects.

Project	Project Type	Beds / Units	Gross Square Feet	Opening
Phase 1A	Apartments	400	160,000	Fall 2017
Phase 1B	Apartments	400	160,000	Fall 2019
Family Housing	Apartments	200	125,000	Fall 2017
Phase 2	Apartments	700	250,000	Fall 2021
Total		1,700	695,000	

FIGURE 5.1: PROJECT OVERVIEW

PROJECT ECONOMICS

PRELIMINARY PROJECT PROGRAMS

The purpose of the preliminary programs are to illustrate its impact on capital costs and housing rates. However, as UCSC moves forward, a detailed project program and site analysis for each project should be conducted to identify the potential of the project sites. Figure 5.2 is a summary of each scenarios development program.

Project	Project Type	Unit Mix						Beds / Units	GSF	GSF / BED
		Studio	1BR (S)	1BR (D)	2BR (S)	2BR(D)	4BR (S)			
Phase 1A	Apartments	48	0	20	60	72	200	400	160,000	400
Phase 1B	Apartments	48	0	20	60	72	200	400	160,000	400
Family Housing	Apartments	0	60	0	126	0	14	200	125,000	625
Phase 2	Apartments	72	0	28	80	320	200	700	250,000	357
Total		168	60	68	326	464	614	1,700	695,000	

FIGURE 5.2: HOUSING PROGRAMS

PRELIMINARY DEVELOPMENT BUDGET AND DEBT SERVICE

The project costs for each phase were based on conversations with UCSC administrators and B&D experience with similar projects. A construction cost of \$350 per square foot and 3.5% construction inflation were used for this analysis. Soft costs (not including financing costs) of 30% of hard costs were assumed for development.

Hard costs were assumed to include an enclosed building, excavation and site preparation, site utilities and infrastructure, landscaping, and parking spaces. Soft costs were assumed to include A/E fees, testing / survey fees, project contingencies, construction management fees, project management fees, and fixtures, furniture and equipment (FF&E). The debt service assumptions for this model were: tax-

exempt bonds, 6.0% fixed interest rate, and a 30-year term (straight-line amortization). Figure 5.3 outlines the preliminary development budget and annual debt service for each of the proposed projects.

	Phase IA	Phase IB	Family Housing	Phase 2
Project Delivery	2017	2019	2017	2021
Beds / Units	400	400	200	700
GSF	160,000	160,000	125,000	160,000
Hard Costs	\$60,000,000	\$64,000,000	\$47,000,000	\$137,000,000
Soft Costs	\$19,000,000	\$20,000,000	\$14,000,000	\$39,000,000
Total Project Costs	\$79,000,000	\$84,000,000	\$61,000,000	\$176,000,000
Annual Debt Service	\$5,700,000	\$6,100,000	\$6,900,000	\$12,800,000
Project Costs / SF	\$494	\$525	\$488	\$1,100
Project Costs / Bed	\$198,000	\$210,000	\$305,000	\$251,000

FIGURE 5.3: HOUSING DEVELOPMENT BUDGETS AND ANNUAL DEBT SERVICE

OPERATING PARADIGM

The model assumes that the total operating expenses are consistent with the current operating cost per bed for CHES.

REVENUE ASSUMPTIONS

Revenues for housing were derived primarily from room rentals. Rental rates used for this analysis are outlined below for the newly-constructed housing. All unit and occupancy types were assumed to offer an academic year lease and summer leases were not included in the rental revenue assumption. Rental rates reflected in the financial model are per academic year per person and include basic utilities, high-speed Internet access, and a fully furnished unit. Figure 5.4 illustrates the total annual rental income assuming 97% occupancy.

Project Delivery	Phase IA		Phase IB		Family Housing		Phase 2	
	2017		2019		2017		2021	
	Beds	Annual Rent	Beds	Annual Rent	Beds	Annual Rent	Beds	Annual Rent
Studio	48	\$13,050	48	\$13,050	-	-	72	\$13,050
1BR (Single)	-	-	-	-	60	\$14,850	-	-
1BR (Double)	20	\$12,600	20	\$12,600	-	-	28	\$12,600
2BR (Single)	60	\$14,400	60	\$14,400	126	\$16,200	80	\$14,400
2BR (Double)	72	\$13,050	72	\$13,050	-	-	320	\$13,050
4BR (Single)	200	\$13,950	200	\$13,950	14	\$13,950	200	\$13,950
Total Annual Rental Income	\$5,307,840		\$5,970,598		\$3,033,675		\$11,105,714	

Notes

1. Revenues are shown at first year of operation
2. Assumes 4% annual rent escalation
3. Assumes 3% vacancy

FIGURE 5.4: HOUSING RATE ASSUMPTIONS

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Exhibit **A**

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FOCUS GROUP ANALYSIS

OBJECTIVES

The purpose of our focus groups and intercept interviews was to engage a variety of individuals in dynamic conversation about on-campus residential facilities at the University of California, Santa Cruz (“the University;” “UCSC”). B&D focused on understanding ways that residential spaces can be repurposed, renovated, or expanded to meet current residents’ preferences, as well as assess the potential for a future student housing facility at UCSC. The focus groups are intended to yield qualitative data for the researchers, identifying sensitivities and previously unconsidered issues, as well as discover students’ preferences in new student housing.

METHODOLOGY

With the assistance of University Housing staff, B&D held focus groups to obtain a diverse mix of feedback from a wide range of UCSC students, faculty, and staff. Approximately 64 individuals participated in seven separate focus groups on March 11th and 13th, 2014, along with several intercept interviews in and around the UCSC campus.

A moderator from Brailsford & Dunlavey led each of the focus group sessions and guided the conversation to address housing and campus life issues. The moderator presented a series of open-ended questions and permitted individuals to discuss tangential issues and engage in dynamic dialogue. While the moderator was predisposed to obtaining answers to the questions asked, he or she also paid close attention to participant-generated issues raised during the discussion.

SUMMARY OF FINDINGS

STUDENT PARTICIPANTS

Why did you choose to attend UCSC?

- ◆ Students’ decision to attend UCSC was due in large part to the beauty of the campus’ natural surroundings.
- ◆ Participants stated that the University’s structure of multiple colleges enticed them to come live with people of similar interests.

- ◆ Others mentioned that the value of a “University of California” education was a large factor in choosing UCSC over other universities.
- ◆ Additional reasons given for choosing UCSC were:
 - Availability of desired major,
 - The student body’s awareness of current events and important issues,
 - UCSC was far enough away from home, but not too far,
 - Proximity of good school districts for students with children,
 - The availability of apartment style housing, and
 - Inclusion of financial aid or funding in their acceptance package.

What is your overall perception of the campus culture at UCSC?

- ◆ The most common response from students was that the University lacked an overall sense of unity. This response was in part due to the system of colleges at the University insulating students from one another.
- ◆ Students indicated a sense of open-mindedness and acceptance across campus as a positive aspect of the campus’ culture.
- ◆ Participants cited the loss of lounge spaces in residential halls as contributing to student isolation by inhibiting their ability to congregate.
- ◆ The lack of a central area on campus was seen as detrimental to fostering greater campus cohesion.
- ◆ Students repeatedly cited that the quality of academics at UCSC was stronger than its reputation. As well, many felt that their peers created an atmosphere of academic collaboration over competition.

What is your overall perception of the housing facilities on the UCSC campus?

- ◆ The consensus among students was that campus housing was too expensive and that they were not receiving enough value for what they were paying. Many upper-division students indicated they wanted to move back to University housing, but couldn’t afford it.
- ◆ Participants indicated that the size of their units was too small. Many cited the conversion of double rooms into triples as the largest cause of this problem.
- ◆ The issue of Internet availability came up as a recurring problem. Many claimed that students had started buying their own routers to ensure reliable Internet service.
- ◆ A majority of students described housing as being very convenient to their academic and campus pursuits. This was identified as the biggest reason students wanted to come back to University housing.

- ◆ Participants listed many areas of their housing facilities that were outdated or falling apart. Many expressed a need for the University to consider renovating its current facilities before building anything new.
- ◆ Another issue expressed by traditional students and those in student family housing was the ability for noise to travel across their housing facilities.
- ◆ Participants expressed that problems can occur when older transfer students are placed in the same housing facilities as freshmen, as is the case at Porter College.
- ◆ Students continually cited a general lack of social space due to the loss of lounges. As well, they felt there wasn't enough space dedicated to study areas.
- ◆ Other impressions of housing given by participants were:
 - Housing was very secure,
 - The roommate selection process needs improvement,
 - Residential programs do well at creating social opportunities for students, and
 - There are problems maintaining privacy.
- ◆ Students in family housing felt that while the housing facilities were outdated, its proximity to campus, affordability, and amenities for their children made it a preferred choice.
- ◆ Other impressions from students in family housing were:
 - The design of the facility needs to better incorporate the safety of children,
 - Parking for residents and visitors is difficult, and
 - Separation from the undergraduate population is very important.

What are your preferences for future housing? What aspects would you like to see incorporated?

- ◆ The most cited preference for future housing among participants was greater affordability among all housing options. Many students expressed that they would consider coming back to University housing if they could afford it.
- ◆ The second most desired feature in new housing facilities was greater space. This was primarily a result of students' frustration with double rooms being converted into triples.
- ◆ A common preference mentioned as part of any future housing was the ability to opt out of meal plans. It was highly desired that communal kitchens take their place.
- ◆ Students commonly referenced the need for a more extended and reliable transportation service on- and off-campus.
- ◆ Participants expressed a need for a stronger and more consistent Wi-Fi service throughout the residential facilities.

- ◆ Another potential improvement mentioned for future housing was greater lighting across campus as students walk home at night.
- ◆ Greater availability of housing during winter and spring break periods was listed as a feature to help accommodate students that can't go home over break.
- ◆ In response to the loss of lounge space, participants would like to see more social spaces incorporated into future housing. Participants felt that noise issues would decrease if students weren't forced to congregate in the halls.
- ◆ Other preferences for future housing were:
 - Greater efforts by staff to quickly resolve maintenance issues,
 - Greater cell phone service, and
 - Better wayfinding.
- ◆ Overall, participants currently living in student family housing saw affordability as the most important issue when considering new housing. Many felt a simple design was sufficient if it would keep prices down.
- ◆ Other preferences for future student family housing included:
 - Single story units to ensure child safety,
 - Sound and weather insulation,
 - Additional storage for families,
 - Updated lighting and fixtures, and
 - A community garden with an area for composting.

What is your overall perception of the off-campus market?

- ◆ The off-campus market in Santa Cruz was described as highly competitive due to a small supply of affordable and well maintained housing. As a result, students indicated that local landlords took advantage of the situation with numerous restrictions, difficult applications, and long leases.
- ◆ Participants described the market as being very expensive. In order to find a reasonable housing rate, students were forced to split the cost of housing with a large number of other tenants.
- ◆ The housing stock was characterized by students as being old and in disrepair. As well, they found that it was difficult to get their landlords to service their maintenance requests.
- ◆ An added difficulty placed on students in the off-campus market was the unreliability of public transportation.

- ◆ There exists a contentious relationship between students and the families that live among them. Students explained that they've received numerous complaints regarding excess noise.
- ◆ Of the students that said they would live off-campus next year, they gave the following reasons:
 - They were not guaranteed on-campus housing,
 - The price of housing in the off-campus market is more affordable,
 - The ability to opt out of the University meal plan was preferable, and
 - The sense of independence from living off-campus.

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Exhibit **B**

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	No.	Apartment Complex	Address	Miles from Campus	Lease Term	Year Built	# of Units	Allow Co-Signer	Occupancy Rate
Apartments	1	Cypress Point	101 Felix Street	1.8	7-12 mo.	1975	240	Yes	97%
	2	1010 Pacific Apartments	1010 Pacific Avenue	2.1	6-12 mo.	2004	113	Yes	100%
	3	Oceanview Apartments	222 Columbia Street	2.4	Flex	1969	104	Yes	100%
	4	Pacific Shores Apartments	1240 Shaffer Road	2	8-12 mo.	2003	206	Yes	99%
	5	Chestnut Street	143 Chestnut Street	1.9	12-13 mo.	2002	96	Yes	100%
	6	Westmont Place Townhomes	801 Nobel Drive	0.3	12 mo.	1998	54	Yes	100%
	7	Landing at Capitola	3045 Capitola Road	4.9	3-15 mo.	1973	50	Yes	100%
	8	Highland Street	217 Highland Ave. #3	1.2	12 mo.	1973	3	No	100%
	9	Chestnut Street	318 Chestnut #2	1.8	Mo.- Mo.	1988	6	Yes	100%
	10	Center Street	220 Center Street #2	2	12 mo.	-	6	No	100%
	11	Second Street Commons	108 Second Street	2.7	12 mo.	2008	44	Yes	100%
	12	Pacific Avenue	2030 N. Pacific Ave. #332	1.7	12 mo.	2008	70	No	100%
	13	Maple Street	502 Maple Street, Apt #1	1.9	Flex	1971	16	Yes	-
	14	Berry Steet	320 Berry Street #B	2.7	12 mo.	1972	-	Yes	100%
	15	Hidden Creek Apartments	200 Bulton Street	2.6	Flex	1972	146	Yes	100%
	16	St. George Residences	833 Front Street	2.0	6 mo.	1993	125	Yes	100%
	17	Swan Lake Gardens	755 14th Avenue	4.8	6-12mo.	1973	79	Yes	100%
	18	Breakwater Apartments	1630 Merril Street	5.1	8-12mo.	1972	100	No	98%
	19	Branciforte Commons	632 Water Street	2.2	12 mo.	2005	50	No	100%
	20	Plum Street Garden Apartments	501 Plum Steet	7.0	6 mo.	-	51	No	100%
Average		Averages	2.7	Varies	1987	82	70%	99.7%	

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 GENERAL INFORMATION - SINGLE FAMILY HOMES

EXHIBIT B
 HOUSING MARKET DATA

	No.	Name	Address	Zip Code	Miles from Campus	Lease Term	Year Built
Single Family Homes	1	Poplar	316 Poplar Ave	95062	2.9	12 mo	1977
	2	Third	1009 3rd St	95060	2.5	12 mo	1979
	3	Button	624 Button St	95060	3	12 mo	1946
	4	Woodrow	315 Woodrow Ave	95060	2.2	12 mo	NK
	5	Cayuga	230 Cayuga St	95062	3.2	-	1927
	6	Esperanza	1762 Esperanza Ct	95062	4.1	6 mo	1987
	7	Pasatiempo	58 Pasatiempo Dr	95060	4.3	12 mo	1976
	8	Fifth	390 5th Ave.	95062	3.7	12 mo	2010
	9	Morrissey	1114 Morrissey Blvd.	95065	3.9	12 mo	1973
	10	Grandview	222 Grandview St	95060	1.6	12 mo	2005
	11	Grandview	93 Grandview St	95060	1.7	12 mo	1980
	12	Carmel	620 Carmel St	95062	3.9	12 mo	1976
	13	Clinton	106 Clinton St	95062	3.5	12 mo	1998
	14	Hagemann	101 Hagemann Ave	95062	3.3	12 mo	1930
	15	Fourth	113 4th Ave	95062	3.5	NK	1926
	16	Beachview	233 Beachview Ave	95060	1.5	Mo. - Mo.	1976
	17	Alamo	333 Alamo Ave	95060	1.2	12 mo	1966
	18	Alta Loma	480 Alta Loma Lane	95062	3.6	10 mo	1976
	19	Mason	115 Mason St	95060	1.4	12 mo	1905
	20	Alta Vista	410 Alta Vista Dr	95060	0.7	12 mo	1976
	21	Walnut	905 Walnut Ave	95060	1.2	-	1953
	22	Monterey	302 Monterey St	95060	2.2	School Year	1986
	23	Storey	121 Storey St	95060	1.5	12 mo	1937
	24	Franklin	119 Franklin St	95060	2.3	12 mo	2001
	Average		Total Average		2.6	1 Year	1968

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 STUDIOS

EXHIBIT B
 HOUSING MARKET DATA

	No.	Off Campus Housing Options	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Apartments	1	Cypress Point	\$1,579	\$1,579	\$789.50	440	\$3.59
	2	1010 Pacific Apartments	\$1,499	\$1,499	\$749.50	385	\$3.89
	3	Oceanview Apartments	-	-	-	-	-
	4	Pacific Shores Apartments	-	-	-	-	-
	5	Chestnut Street	-	-	-	-	-
	6	Westmont Place Townhomes	-	-	-	-	-
	7	Landing at Capitola	-	-	-	-	-
	8	Highland Street	-	-	-	-	-
	9	Chestnut Street	-	-	-	-	-
	10	Center Street	\$1,095	\$1,095	\$548	450	\$2.43
	11	Second Street Commons	\$1,000	\$1,000	\$500	310	\$3.23
	12	Pacific Avenue	-	-	-	-	-
	13	Maple Street	-	-	-	-	-
	14	Berry Steet	-	-	-	-	-
	15	Hidden Creek Apartments	-	-	-	-	-
	16	St. George Residences	\$925	\$925	\$463	232	\$3.99
	17	Swan Lake Gardens	-	-	-	-	-
	18	Breakwater Apartments	-	-	-	-	-
	19	Branciforte Commons	\$1,000	\$1,000	\$500	315	\$3.17
	20	Plum Street Garden Apartments	\$1,158	\$1,158	\$579	376	\$3.08
		Subtotal Average	\$1,179	\$1,179	\$590	358	\$3.34

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 ONE-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

	No.	Off Campus Housing Options	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Apartments	1	Cypress Point	\$1,779	\$1,779	\$890	625	\$2.85
	2	1010 Pacific Apartments	\$1,650	\$1,650	\$825	705	\$2.34
	3	Oceanview Apartments	\$1,974	\$1,974	\$987	740	\$2.67
	4	Pacific Shores Apartments	\$2,007	\$2,007	\$1,003	804	\$2.50
	5	Chestnut Street	\$2,000	\$2,000	\$1,000	650	\$3.08
	6	Westmont Place Townhomes	-	-	-	-	-
	7	Landing at Capitola	-	-	-	-	-
	8	Highland Street	-	-	-	-	-
	9	Chestnut Street	\$1,175	\$1,175	\$588	650	\$1.81
	10	Center Street	-	-	-	-	-
	11	Second Street Commons	-	-	-	-	-
	12	Pacific Avenue	-	-	-	-	-
	13	Maple Street	\$1,350	\$1,350	\$675	-	-
	14	Berry Steet	-	-	-	-	-
	15	Hidden Creek Apartments	\$1,350	\$1,350	\$675	488	\$2.77
	16	St. George Residences	-	-	-	-	-
	17	Swan Lake Gardens	\$1,595	\$1,595	\$798	600	\$2.66
	18	Breakwater Apartments	\$1,613	\$1,613	\$806	624	\$2.58
	19	Branciforte Commons	\$1,200	\$1,200	\$600	486	\$2.47
	20	Plum Street Garden Apartments	\$1,358	\$1,358	\$679	610	\$2.23
		Subtotal Average	\$1,587	\$1,587	\$794	635	\$2.54

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 TWO-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

	No.	Off Campus Housing Options	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Apartments	1	Cypress Point	\$2,199	\$1,100	\$550	771	\$2.85
	2	1010 Pacific Apartments	\$2,344	\$1,172	\$586	940	\$2.49
	3	Oceanview Apartments	\$2,489	\$1,245	\$622	917	\$2.72
	4	Pacific Shores Apartments	\$2,522	\$1,261	\$630	1026	\$2.46
	5	Chestnut Street	\$2,500	\$1,250	\$625	990	\$2.53
	6	Westmont Place Townhomes	\$2,421	\$1,211	\$605	910	\$2.66
	7	Landing at Capitola	\$2,007	\$1,004	\$502	960	\$2.09
	8	Highland Street	\$1,650	\$825	\$413	950	\$1.74
	9	Chestnut Street	-	-	-	-	-
	10	Center Street	-	-	-	-	-
	11	Second Street Commons	-	-	-	-	-
	12	Pacific Avenue	-	-	-	-	-
	13	Maple Street	-	-	-	-	-
	14	Berry Steet	\$1,500	\$750	\$375	800	\$1.88
	15	Hidden Creek Apartments	\$1,800	\$900	\$450	686	\$2.62
	16	St. George Residences	-	-	-	-	-
	17	Swan Lake Gardens	\$1,950	\$975	\$488	750	\$2.60
	18	Breakwater Apartments	\$1,953	\$977	\$488	892	\$2.19
	19	Branciforte Commons	\$1,625	\$813	\$406	536	\$3.03
	20	Plum Street Garden Apartments	\$1,458	\$729	\$364	800	\$1.82
		Subtotal Average	\$2,030	\$1,015	\$507	852	\$2.41

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 TWO-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

Type: Single Family / Segmented Homes

	No.	Name	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Single Family Homes	1	Poplar	-	-	-	-	-
	2	Third	-	-	-	-	-
	3	Button	\$2,700	\$1,350	\$675	854	\$3.16
	4	Woodrow	\$2,200	\$1,100	\$550	1,100	\$2.00
	5	Cayuga	\$2,490	\$1,245	\$623	1,006	\$2.48
	6	Esperanza	\$2,300	\$1,150	\$575	1,580	\$1.46
	7	Pasatiempo	-	-	-	-	-
	8	Fifth	-	-	-	-	-
	9	Morrissey	-	-	-	-	-
	10	Grandview	\$2,500	\$1,250	\$625	1,100	\$2.27
	11	Grandview	\$2,350	\$1,175	\$588	924	\$2.54
	12	Carmel	-	-	-	-	-
	13	Clinton	-	-	-	-	-
	14	Hagemann	-	-	-	-	-
	15	Fourth	-	-	-	-	-
	16	Beachview	-	-	-	-	-
	17	Alamo	-	-	-	-	-
	18	Alta Loma	-	-	-	-	-
	19	Mason	-	-	-	-	-
	20	Alta Vista	-	-	-	-	-
	21	Walnut	-	-	-	-	-
	22	Monterey	-	-	-	-	-
	23	Storey	-	-	-	-	-
	24	Franklin	-	-	-	-	-
Average Totals			\$2,423	\$1,212	\$606	1094	\$2.32

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 THREE-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

	No.	Off Campus Housing Options	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Apartments	1	Cypress Point	-	-	-	-	-
	2	1010 Pacific Apartments	\$3,290	\$1,097	\$548	1106	\$2.97
	3	Oceanview Apartments	-	-	-	-	-
	4	Pacific Shores Apartments	-	-	-	-	-
	5	Chestnut Street	-	-	-	-	-
	6	Westmont Place Townhomes	-	-	-	-	-
	7	Landing at Capitola	-	-	-	-	-
	8	Highland Street	-	-	-	-	-
	9	Chestnut Street	-	-	-	-	-
	10	Center Street	-	-	-	-	-
	11	Second Street Commons	-	-	-	-	-
	12	Pacific Avenue	\$3,250	\$1,083	\$542	1500	\$2.17
	13	Maple Street	-	-	-	-	-
	14	Berry Steet	-	-	-	-	-
	15	Hidden Creek Apartments	-	-	-	-	-
	16	St. George Residences	-	-	-	-	-
	17	Swan Lake Gardens	-	-	-	-	-
	18	Breakwater Apartments	\$2,258	\$753	\$376	955	\$2.36
	19	Branciforte Commons	-	-	-	-	-
	20	Plum Street Garden Apartments	-	-	-	-	-
		Subtotal Average	\$2,933	\$978	\$489	1187	\$2.50

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 THREE-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

Type: Single Family / Segmented Homes

	No.	Name	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Single Family Homes	1	Poplar	\$2,950	\$983	\$492	1,626	\$1.81
	2	Third	\$3,000	\$1,000	\$500	1,672	\$1.79
	3	Button	-	-	-	-	-
	4	Woodrow	-	-	-	-	-
	5	Cayuga	-	-	-	-	-
	6	Esperanza	-	-	-	-	-
	7	Pasatiempo	\$3,300	\$1,100	\$550	1,848	\$1.79
	8	Fifth	\$3,500	\$1,167	\$583	1,252	\$2.80
	9	Morrissey	-	-	-	-	-
	10	Grandview	-	-	-	-	-
	11	Grandview	-	-	-	-	-
	12	Carmel	\$3,200	\$1,067	\$533	1,508	\$2.12
	13	Clinton	-	-	-	-	-
	14	Hagemann	\$2,500	\$833	\$417	988	\$2.53
	15	Fourth	\$2,400	\$800	\$400	1,192	\$2.01
	16	Beachview	-	-	-	-	-
	17	Alamo	\$3,000	\$1,000	\$500	1,206	\$2.49
	18	Alta Loma	\$2,400	\$800	\$400	1,250	\$1.92
	19	Mason	-	-	-	-	-
	20	Alta Vista	\$2,950	\$983	\$492	1,700	\$1.74
	21	Walnut	-	-	-	-	-
	22	Monterey	\$4,275	\$1,425	\$713	2,200	\$1.94
	23	Storey	-	-	-	-	-
	24	Franklin	\$2,500	\$833	\$417	1,150	\$2.17
	Average Totals		\$2,998	\$999	\$500	1466	\$2.09

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 FOUR-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

Type: Single Family / Segmented Homes

	No.	Name	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Single Family Homes	1	Poplar	-	-	-	-	-
	2	Third	-	-	-	-	-
	3	Button	-	-	-	-	-
	4	Woodrow	-	-	-	-	-
	5	Cayuga	-	-	-	-	-
	6	Esperanza	-	-	-	-	-
	7	Pasatiempo	-	-	-	-	-
	8	Fifth	-	-	-	-	-
	9	Morrissey	\$2,950	\$738	\$369	\$1,268	\$2.33
	10	Grandview	-	-	-	-	-
	11	Grandview	-	-	-	-	-
	12	Carmel	-	-	-	-	-
	13	Clinton	-	-	-	-	-
	14	Hagemann	-	-	-	-	-
	15	Fourth	-	-	-	-	-
	16	Beachview	\$4,000	\$1,000	\$500	\$1,506	\$2.66
	17	Alamo	-	-	-	-	-
	18	Alta Loma	-	-	-	-	-
	19	Mason	-	-	-	-	-
	20	Alta Vista	-	-	-	-	-
	21	Walnut	\$3,000	\$750	\$375	\$1,889	\$1.59
	22	Monterey	-	-	-	-	-
	23	Storey	-	-	-	-	-
	24	Franklin	-	-	-	-	-
		Total Average	\$3,317	\$829	\$415	1554	\$2.19

UNIVERSITY OF CALIFORNIA SANTA CRUZ
 RENTAL RATES
 FIVE-BEDROOM UNITS

EXHIBIT B
 HOUSING MARKET DATA

	No.	Name	Rent Per Unit	Rent Private Room	Rent Shared Room	Unit Size (SF)	Rent/SF
Single Family Homes	1	Poplar	-	-	-	-	-
	2	Third	-	-	-	-	-
	3	Button	-	-	-	-	-
	4	Woodrow	-	-	-	-	-
	5	Cayuga	-	-	-	-	-
	6	Esperanza	-	-	-	-	-
	7	Pasatiempo	-	-	-	-	-
	8	Fifth	-	-	-	-	-
	9	Morrissey	-	-	-	-	-
	10	Grandview	-	-	-	-	-
	11	Grandview	-	-	-	-	-
	12	Carmel	-	-	-	-	-
	13	Clinton	\$4,495	\$899	\$450	2,259	\$1.99
	14	Hagemann	-	-	-	-	-
	15	Fourth	-	-	-	-	-
	16	Beachview	-	-	-	-	-
	17	Alamo	-	-	-	-	-
	18	Alta Loma	-	-	-	-	-
	19	Mason	\$5,000	\$1,000	\$500	1,644	\$3.04
	20	Alta Vista	-	-	-	-	-
	21	Walnut	-	-	-	-	-
	22	Monterey	-	-	-	-	-
	23	Storey	\$4,025	\$805	\$402.50	1,675	\$2.40
	24	Franklin	-	-	-	-	-
		Total Average	\$4,507	\$901	\$451	1859	\$2.48

	No.	Off Campus Housing Options	Trash	Water	Sewer	Electricity	Gas
Apartments	1	Cypress Point	-	-	-	-	-
	2	1010 Pacific Apartments	-	-	-	-	-
	3	Oceanview Apartments	-	-	-	-	-
	4	Pacific Shores Apartments	-	-	-	-	X
	5	Chestnut Street	-	-	-	-	-
	6	Westmont Place Townhomes	-	-	-	-	-
	7	Landing at Capitola	-	-	-	-	-
	8	Highland Street	X	X	X	-	-
	9	Chestnut Street	X	X	-	-	-
	10	Center Street	X	X	-	X	X
	11	Second Street Commons	X	X	X	-	-
	12	Pacific Avenue	X	-	X	-	-
	13	Maple Street	X	X	-	-	-
	14	Berry Steet	X	X	-	-	-
	15	Hidden Creek Apartments	X	X	X	-	-
	16	St. George Residences	X	X	X	X	X
	17	Swan Lake Gardens	X	X	X	-	X
	18	Breakwater Apartments	-	-	-	-	-
	19	Branciforte Commons	X	X	-	-	-
	20	Plum Street Garden Apartments	X	X	X	-	X
		Total Average	60%	55%	35%	10%	25%

UNIVERSITY OF CALIFORNIA SANTA CRUZ
MULTIFAMILY FEES

EXHIBIT B
HOUSING MARKET DATA

	No.	Off Campus Housing Options	Application Fee	Require Rent Insurance	Pet Deposit	Pet Rent	Security Deposit
Apartments	1	Cypress Point	\$40	Yes	\$400	\$25	\$900
	2	1010 Pacific Apartments	\$35	Yes	\$1,200	\$25	\$1,200
	3	Oceanview Apartments	\$39	Yes	\$500	\$25	\$500
	4	Pacific Shores Apartments	\$33	Yes	\$750	\$25	\$800
	5	Chestnut Street	\$38	Yes	\$625	\$50	\$650
	6	Westmont Place Townhomes	-	No	\$500	-	\$750
	7	Landing at Capitola	\$40	Yes	\$400	\$25	\$900
	8	Highland Street	\$25	-	-	-	\$2,400
	9	Chestnut Street	\$20	No	\$400	-	\$1,000
	10	Center Street	\$30	No	-	-	\$1,000
	11	Second Street Commons	\$20	No	-	-	\$1,000
	12	Pacific Avenue	\$25	No	\$500	-	\$3,250
	13	Maple Street	-	No	-	-	\$1,350
	14	Berry Steet	\$20	No	-	-	\$1,600
	15	Hidden Creek Apartments	\$38	No	-	-	\$1,575
	16	St. George Residences	\$25	No	-	-	\$925
	17	Swan Lake Gardens	\$33	Yes	\$700	-	\$950
	18	Breakwater Apartments	\$39	Yes	\$500	\$30	\$950
	19	Branciforte Commons	\$25	No	-	-	\$1,275
	20	Plum Street Garden Apartments	\$25	Yes	\$200	-	\$800
		Average Totals	\$31	47%	\$556	\$29	\$1,189

	No.	Off Campus Housing Options	On-Site Laundry	Gym	Extra Storage	Pool	Assigned Parking	Covered Parking	Club House	Business Center	Total
Apartments	1	Cypress Point	X	X	-	X	X	X	X	-	6
	2	1010 Pacific Apartments	X	X	-	-	X	X	-	-	4
	3	Oceanview Apartments	X	-	X	X	-	X	-	-	4
	4	Pacific Shores Apartments	X	X	X	X	X	X	X	X	8
	5	Chestnut Street	X	-	-	-	-	X	-	-	2
	6	Westmont Place Townhomes	X	-	-	X	-	X	-	-	3
	7	Landing at Capitola	X	-	-	-	X	X	-	-	3
	8	Highland Street	X	-	X	-	X	-	-	-	3
	9	Chestnut Street	-	-	-	-	X	-	-	-	1
	10	Center Street	X	-	-	-	-	-	-	-	1
	11	Second Street Commons	X	-	X	-	X	X	-	-	4
	12	Pacific Avenue	X	X	X	X	X	X	-	-	6
	13	Maple Street	-	-	-	-	X	-	-	-	1
	14	Berry Steet	-	-	-	-	X	-	-	-	1
	15	Hidden Creek Apartments	-	-	X	X	X	-	-	-	3
	16	St. George Residences	X	X	-	-	-	X	-	X	4
	17	Swan Lake Gardens	X	X	X	X	X	X	X	-	7
	18	Breakwater Apartments	X	X	X	X	X	-	-	-	5
	19	Branciforte Commons	X	-	X	-	X	X	X	-	5
	20	Plum Street Garden Apartments	X	-	-	-	X	-	X	-	3
		Total Average	80%	35%	45%	40%	75%	60%	25%	10%	4

	No.	Off Campus Housing Options	A/C	Cable Ready	In-Unit Laundry	Furnished	Refrigerator	Microwave	Stove	Dishwasher	Walk-in Closet	Balcony/Patio	Total
Apartments	1	Cypress Point	-	X	-	X	X	X	X	X	-	X	7
	2	1010 Pacific Apartments	-	X	X	-	X	X	X	X	X	X	8
	3	Oceanview Apartments	-	X	-	-	X	X	X	X	-	X	6
	4	Pacific Shores Apartments	-	X	X	X	X	X	X	X	X	X	9
	5	Chestnut Street	-	X	-	-	X	-	X	X	-	X	5
	6	Westmont Place Townhomes	-	X	X	-	X	X	-	X	-	X	6
	7	Landing at Capitola	-	X	-	-	X	X	X	X	-	X	6
	8	Highland Street	-	X	-	-	X	-	X	-	X	-	4
	9	Chestnut Street	-	X	-	-	X	-	X	-	-	-	3
	10	Center Street	-	X	-	-	X	-	X	-	X	-	4
	11	Second Street Commons	X	X	-	-	X	X	X	-	-	X	6
	12	Pacific Avenue	-	X	X	-	X	X	X	-	X	X	7
	13	Maple Street	-	X	-	-	X	-	X	-	-	-	3
	14	Berry Steet	-	X	-	-	X	-	X	X	-	-	4
	15	Hidden Creek Apartments	-	X	X	-	X	X	X	X	X	X	8
	16	St. George Residences	-	X	-	X	X	X	X	-	-	-	5
	17	Swan Lake Gardens	-	X	-	-	X	-	X	X	X	X	6
	18	Breakwater Apartments	-	X	-	-	X	-	X	X	-	X	5
	19	Branciforte Commons	-	X	-	-	X	X	X	-	X	X	6
	20	Plum Street Garden Apartments	-	X	-	-	X	X	X	-	-	X	5
		Total Average	5%	100%	25%	15%	100%	60%	95%	55%	40%	70%	6

Many of the studios have mini-fridges, space is a premium

|

Exhibit C1
Student Survey Data

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University of California Santa Cruz Spring 2014 Housing Master Plan

Description:

Date Created: 4/7/2014 1:30:39 PM

Date Range: 4/14/2014 12:00:00 AM - 5/20/2014 11:59:00 PM

Total Respondents: 4693

Q1. What is your current status at UCSC?			
Count	Percent		
2769	89.84%		Undergraduate student
313	10.16%		Graduate/professional student
0	0.00%		Faculty
0	0.00%		Staff
3082 Respondents			

Q58. Do you currently live in UCSC housing?			
Count	Percent		
2015	66.24%		Yes
1027	33.76%		No
3042 Respondents			

Q59. If currently living on campus in UCSC student housing, in what location do you reside?			
Count	Percent		
203	10.51%		Cowell College
155	8.03%		Stevenson College
225	11.65%		Crown College
158	8.18%		Merrill College
271	14.03%		Porter College
95	4.92%		Kresge College
133	6.89%		Oakes College
208	10.77%		College Eight
146	7.56%		College Nine
143	7.41%		College Ten
30	1.55%		The Village
40	2.07%		Redwood Grove Apartments
29	1.50%		Graduate Student Housing
68	3.52%		Family Student Housing
11	0.57%		Camper Park
16	0.83%		University Town Center
1931 Respondents			

Q60. How important was the availability of on-campus housing in your decision to attend UCSC?			
Count	Percent		
1230	42.59%		Very important
998	34.56%		Important
498	17.24%		Unimportant
162	5.61%		Very unimportant
2888 Respondents			

Q61. Which years have you lived on campus in UCSC's student housing? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS

Count	Respondent %	Response %		
316	10.93%	6.96%		None
2223	76.92%	48.99%		Frosh year
1075	37.20%	23.69%		Sophomore year
616	21.31%	13.57%		Junior year
223	7.72%	4.91%		Senior year (including fifth year and beyond)
85	2.94%	1.87%		Graduate/professional year(s)
2890	Respondents			
4538	Responses			

Q62. If on campus housing was available to you throughout your time as a student, which year(s) would you choose to live on campus? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS.

Count	Respondent %	Response %		
238	8.27%	3.46%		None
2214	76.93%	32.19%		Frosh year
1829	63.55%	26.60%		Sophomore year
1268	44.06%	18.44%		Junior year
959	33.32%	13.95%		Senior year (including fifth year and beyond)
369	12.82%	5.37%		Graduate/professional year(s)
2878	Respondents			
6877	Responses			

Q63. How satisfied are you with your current residence?

Count	Percent		
762	26.35%		Very satisfied
1667	57.64%		Satisfied
372	12.86%		Unsatisfied
91	3.15%		Very unsatisfied
2892	Respondents		

Q64. How satisfied are you with the physical condition of your current residence?

Count	Percent		
694	24.06%		Very satisfied
1627	56.41%		Satisfied
452	15.67%		Unsatisfied
111	3.85%		Very unsatisfied
2884	Respondents		

Q65. How satisfied are you with the size of your current residence?

Count	Percent		
861	29.85%		Very satisfied
1345	46.64%		Satisfied
511	17.72%		Unsatisfied
167	5.79%		Very unsatisfied
2884	Respondents		

Q66. How satisfied are you with the amenities and services offered at your current residence?

Count	Percent		
567	19.72%		Very satisfied
1680	58.43%		Satisfied
517	17.98%		Unsatisfied
111	3.86%		Very unsatisfied
2875	Respondents		

Q67. How satisfied are you with the dining rate you are paying for your current residence?

Count	Percent		
283	10.07%		Very satisfied
1158	41.20%		Satisfied
944	33.58%		Unsatisfied
426	15.15%		Very unsatisfied
2811	Respondents		

Q68. How satisfied are you with the housing rate you are paying for your current residence?

Count	Percent		
274	9.52%		Very satisfied
875	30.39%		Satisfied
1145	39.77%		Unsatisfied
585	20.32%		Very unsatisfied
2879	Respondents		

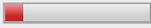
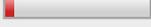
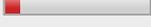
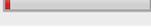
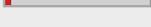
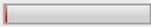
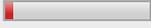
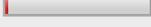
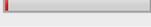
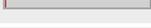
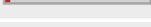
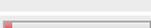
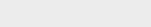
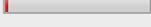
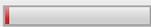
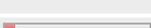
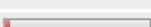
Q69. How convenient to your academic interests (e.g., classes, library, labs) do you consider your current living situation?

Count	Percent		
924	32.08%		Very convenient
1370	47.57%		Convenient
458	15.90%		Inconvenient
128	4.44%		Very inconvenient
2880	Respondents		

Q70. How convenient to your non-academic, on-campus interests (job, recreation, activities, etc.) do you consider your current living situation?

Count	Percent		
570	19.83%		Very convenient
1505	52.35%		Convenient
630	21.91%		Inconvenient
170	5.91%		Very inconvenient
2875	Respondents		

Q71. What were the FIVE MOST important factors in your decision on where to live this year? SELECT UP TO FIVE RESPONSES

Count	Respondent %	Response %		
1704	59.46%	12.59%		Total cost of rent and utilities
857	29.90%	6.33%		Ability to choose my own roommate(s)
1427	49.79%	10.54%		Proximity to classes
493	17.20%	3.64%		Proximity to other students
549	19.16%	4.06%		Proximity to, or availability of, convenient parking or public transportation
373	13.01%	2.76%		Proximity to my work
184	6.42%	1.36%		Proximity to shopping, entertainment, or restaurants
773	26.97%	5.71%		Availability of high-speed Internet
325	11.34%	2.40%		Reliability of maintenance and custodial services
257	8.97%	1.90%		Flexible lease/rental terms
137	4.78%	1.01%		Availability of a good building manager or landlord
486	16.96%	3.59%		Less restrictive rules and supervision
416	14.52%	3.07%		Ability to stay during breaks
673	23.48%	4.97%		Availability of a quiet place to study
671	23.41%	4.96%		Access to UCSC resources (computer labs, student services, administrative offices, etc.)
256	8.93%	1.89%		Opportunity to be involved in UCSC residential communities (living/learning programs, theme communities, etc.)
449	15.67%	3.32%		Safety and security features
700	24.42%	5.17%		Availability of a private (single) bedroom
351	12.25%	2.59%		Availability of a private bathroom
380	13.26%	2.81%		Availability of additional living space outside my bedroom but within my unit
961	33.53%	7.10%		Availability of a kitchen
463	16.15%	3.42%		Availability of convenient laundry facilities
648	22.61%	4.79%		Access to campus dining
2866	Respondents			
13533	Responses			

Q72. What were the FIVE LEAST important factors in your decision on where to live this year? SELECT UP TO FIVE RESPONSES

Count	Respondent %	Response %		
228	8.17%	1.79%		Total cost of rent and utilities
408	14.62%	3.21%		Ability to choose my own roommate(s)
321	11.51%	2.52%		Proximity to classes
778	27.89%	6.12%		Proximity to other students
545	19.53%	4.29%		Proximity to, or availability of, convenient parking or public transportation
677	24.27%	5.32%		Proximity to my work
1159	41.54%	9.11%		Proximity to shopping, entertainment, or restaurants
287	10.29%	2.26%		Availability of high-speed Internet
482	17.28%	3.79%		Reliability of maintenance and custodial services
619	22.19%	4.87%		Flexible lease/rental terms
577	20.68%	4.54%		Availability of a good building manager or landlord
684	24.52%	5.38%		Less restrictive rules and supervision
974	34.91%	7.66%		Ability to stay during breaks
303	10.86%	2.38%		Availability of a quiet place to study
457	16.38%	3.59%		Access to UCSC resources (computer labs, student services, administrative offices, etc.)
907	32.51%	7.13%		Opportunity to be involved in UCSC residential communities (living/learning programs, theme communities, etc.)
317	11.36%	2.49%		Safety and security features
650	23.30%	5.11%		Availability of a private (single) bedroom
584	20.93%	4.59%		Availability of a private bathroom
316	11.33%	2.49%		Availability of additional living space outside my bedroom but within my unit
291	10.43%	2.29%		Availability of a kitchen
191	6.85%	1.50%		Availability of convenient laundry facilities
961	34.44%	7.56%		Access to campus dining
2790	Respondents			
12716	Responses			

Q73. Who made the decision regarding where you lived this year?

Count	Percent		
1706	59.20%		I did solely
53	1.84%		My parent(s)/guardian(s) solely
905	31.40%		My parent(s)/guardian(s) and I jointly
139	4.82%		My spouse/partner and I jointly
79	2.74%		Other (please specify)
2882	Respondents		

Q74. Where do you plan to live next year while attending UCSC?

Count	Percent		
1209	41.86%		On campus
1135	39.30%		Off campus
19	0.66%		University Town Center
159	5.51%		Undecided on where to live
366	12.67%		Not applicable; I will not be attending UCSC next year.
2888	Respondents		

Q75. If you're considering living in campus housing next year, what location would you prefer to live in?

Count	Percent		
91	7.56%		Cowell College
146	12.14%		Stevenson College
152	12.64%		Crown College
82	6.82%		Merrill College
46	3.82%		Porter College
88	7.32%		Kresge College
78	6.48%		Oakes College
114	9.48%		College Eight
115	9.56%		College Nine
102	8.48%		College Ten
52	4.32%		The Village
59	4.90%		Redwood Grove Apartments
8	0.67%		Graduate Student Housing
41	3.41%		Family Student Housing
11	0.91%		Camper Park
18	1.50%		University Town Center
1203	Respondents		

Q76. If considering living OFF CAMPUS next year, why would you prefer to do so? SELECT UP TO FIVE RESPONSES

Count	Respondent %	Response %		
266	11.76%	2.88%		I may not be attending UCSC next year
58	2.56%	0.63%		I am ineligible to live in UCSC's student housing
179	7.91%	1.94%		UCSC was unable to provide housing for me on campus
329	14.54%	3.57%		To live in a quieter environment
78	3.45%	0.85%		To satisfy my parent's/family's wishes
800	35.37%	8.67%		Fewer rules and regulations
271	11.98%	2.94%		More convenient location
254	11.23%	2.75%		More convenient parking or public transportation
1638	72.41%	17.76%		More cost effective
249	11.01%	2.70%		My preferred on-campus living accommodation may not be available
173	7.65%	1.88%		Better Internet access
383	16.93%	4.15%		Better living unit amenities
35	1.55%	0.38%		Better security/safety
456	20.16%	4.94%		Ability to live with or near friends
144	6.37%	1.56%		Ability to live with or near family or partner
760	33.60%	8.24%		More privacy
707	31.26%	7.66%		More living space
711	31.43%	7.71%		No meal plan requirement
708	31.30%	7.67%		Access to my own kitchen
153	6.76%	1.66%		More convenient laundry facilities
185	8.18%	2.01%		Better physical condition of the building
28	1.24%	0.30%		Better building management and staffing
32	1.41%	0.35%		Better maintenance and housekeeping services
8	0.35%	0.09%		Better accessibility for persons with disabilities
126	5.57%	1.37%		To live away from other students
372	16.45%	4.03%		To have a pet
122	5.39%	1.32%		Other (please specify)
2262	Respondents			
9225	Responses			

Q77. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Provide modern and attractive living environments to students

Count	Percent		
1027	36.85%		Very important
1356	48.65%		Important
314	11.27%		Unimportant
90	3.23%		Very unimportant
2787	Respondents		

Q78. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Create more academically-focused residential communities

Count	Percent		
762	27.51%		Very important
1269	45.81%		Important
632	22.82%		Unimportant
107	3.86%		Very unimportant
2770	Respondents		

Q79. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Make UCSC more attractive to prospective students

Count	Percent		
749	27.24%		Very important
1210	44.00%		Important
615	22.36%		Unimportant
176	6.40%		Very unimportant
2750	Respondents		

Q80. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Help retain students at UCSC

Count	Percent		
904	32.85%		Very important
1269	46.11%		Important
478	17.37%		Unimportant
101	3.67%		Very unimportant
2752	Respondents		

Q81. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Increase the student residential population on campus

Count	Percent		
413	15.03%		Very important
900	32.75%		Important
1102	40.10%		Unimportant
333	12.12%		Very unimportant
2748	Respondents		

Q82. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Keep housing costs affordable

Count	Percent		
2511	90.75%		Very important
214	7.73%		Important
26	0.94%		Unimportant
16	0.58%		Very unimportant
2767	Respondents		

Q83. Please rate how important each of the following factors should be to UCSC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve existing residential dining programs

Count	Percent		
1521	55.19%		Very important
921	33.42%		Important
266	9.65%		Unimportant
48	1.74%		Very unimportant
2756	Respondents		

Q84. Once enrolled for the first time at UCSC, how easy was it for you to find a place to live on or near campus?

Count	Percent		
294	31.85%		Very easy
353	38.24%		Easy
192	20.80%		Difficult
84	9.10%		Very difficult
923	Respondents		

Q85. With whom do you currently live?

Count	Percent		
67	7.25%		I live alone
512	55.41%		With other UCSC roommate(s)
68	7.36%		With other non-UCSC roommate(s)
114	12.34%		With both UCSC and non-UCSC roommate(s)
32	3.46%		With my parent(s) or other relative(s)
112	12.12%		With my spouse/partner and/or children
19	2.06%		Other (please specify)
924	Respondents		

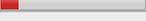
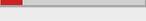
Q86. Do you currently rent or own?

Count	Percent		
875	95.21%		Rent
29	3.16%		Own
15	1.63%		Other (please specify)
919	Respondents		

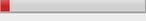
Q87. What type of unit do you live in off campus?

Count	Percent		
335	36.45%		Apartment/condo
392	42.66%		Single family home
91	9.90%		Townhouse
62	6.75%		Duplex/Tri-plex/Four-plex
39	4.24%		Other (please specify)
919	Respondents		

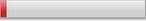
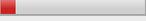
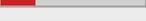
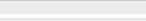
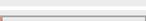
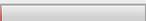
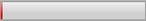
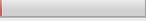
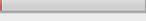
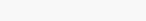
Q88. How many bedrooms are in your current housing unit?

Count	Percent		
151	16.45%		1 bedroom
270	29.41%		2 bedrooms
246	26.80%		3 bedrooms
112	12.20%		4 bedrooms
139	15.14%		5 or more bedrooms
918	Respondents		

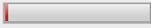
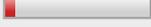
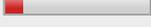
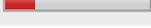
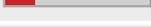
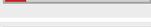
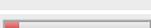
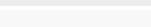
Q89. Do you share a bedroom?

Count	Percent		
465	50.43%		No
403	43.71%		Yes, with one other person
54	5.86%		Yes, with two or more other people
922	Respondents		

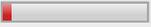
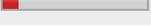
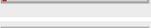
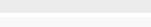
Q90. What is your personal share of monthly rent/housing costs excluding utilities?

Count	Percent		
37	4.24%		Less than \$400
90	10.32%		\$400 - \$499
137	15.71%		\$500 - \$599
208	23.85%		\$600 - \$699
194	22.25%		\$700 - \$799
104	11.93%		\$800 - \$899
31	3.56%		\$900 - \$999
23	2.64%		\$1,000 or more
11	1.26%		\$1,100 \$1,199
7	0.80%		\$1,200 \$1,299
2	0.23%		\$1,300 \$1,399
5	0.57%		\$1,400 \$1,499
12	1.38%		\$1,500 or more
6	0.69%		I don't know
5	0.57%		I don't pay rent
872	Respondents		

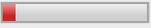
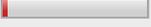
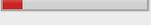
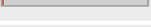
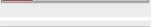
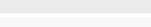
Q91. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
87	9.99%	2.52%		Not applicable; I do not pay for any utilities
254	29.16%	7.36%		Cable/satellite television
439	50.40%	12.72%		Heat
732	84.04%	21.21%		Internet
720	82.66%	20.86%		Electric
502	57.63%	14.55%		Water
262	30.08%	7.59%		Sewer
109	12.51%	3.16%		Telephone
346	39.72%	10.03%		Trash
871	Respondents			
3451	Responses			

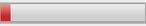
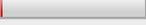
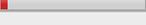
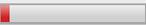
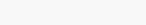
Q92. How much is your individual monthly cost for all the utilities selected in the previous question?

Count	Percent		
48	6.15%		Less than \$25
245	31.37%		\$25 - \$49
338	43.28%		\$50 - \$99
88	11.27%		\$100 - \$149
24	3.07%		\$150 - \$199
23	2.94%		\$200 or more
15	1.92%		Don't know
781	Respondents		

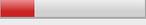
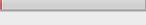
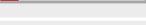
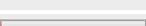
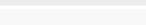
Q93. How long is your current lease?

Count	Percent		
76	8.78%		Not applicable; I have no lease
27	3.12%		More than 12 months
442	51.04%		12 months
119	13.74%		Academic year (approximately 9 months)
5	0.58%		Academic term (e.g., semester)
177	20.44%		Monthly
20	2.31%		Other (please specify)
866	Respondents		

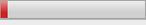
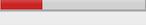
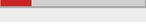
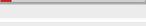
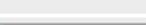
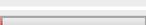
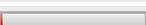
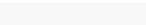
Q94. What was your personal share of the security deposit required for your current lease?

Count	Percent		
60	6.94%		No deposit required
10	1.16%		Less than \$100
25	2.89%		\$100 - \$199
39	4.51%		\$200 - \$299
35	4.05%		\$300 - \$399
59	6.82%		\$400 - \$499
85	9.83%		\$500 - \$599
94	10.87%		\$600 - \$699
100	11.56%		\$700 - \$799
71	8.21%		\$800 - \$899
35	4.05%		\$900 - \$999
200	23.12%		\$1,000 or more
52	6.01%		Don't know
865	Respondents		

Q95. What is your primary mode of transportation between UCSC and your primary residence during the school year?

Count	Percent		
201	23.21%		Car, drive alone
57	6.58%		Carpool (with at least one other person)
5	0.58%		UCSC Vanpool
445	51.39%		Public transportation/bus
110	12.70%		Bicycle
9	1.04%		Motorcycle
36	4.16%		Walk
3	0.35%		Other
866	Respondents		

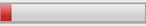
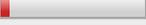
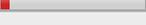
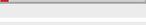
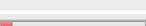
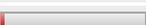
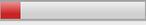
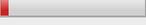
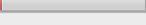
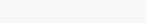
Q96. What is your typical one-way time in minutes from your residence to UCSC?

Count	Percent		
38	4.40%		Less than 5 minutes
252	29.17%		5 - 15 minutes
252	29.17%		16 - 25 minutes
185	21.41%		26 - 35 minutes
67	7.75%		36 - 45 minutes
27	3.13%		46 - 55 minutes
18	2.08%		56 minutes - 1 hour 5 minutes
3	0.35%		1 hour 6 minutes - 1 hour 15 minutes
10	1.16%		1 hour 16 minutes - 1 hour 30 minutes
12	1.39%		1 hour 31 minutes or more
864	Respondents		

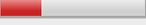
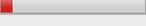
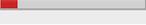
Q97. If all of the unit types described above were available on UCSC's campus at the rents outlined above, what would have been your living preference for this academic year (2013-2014)?

Count	Percent	
350	12.88%	Unit A: Double occupancy (shared) in a traditional bedroom for approximately \$604-\$623/month/person (CLICK HERE FOR IMAGE)
164	6.03%	Unit B Single occupancy (private) bedroom in a one-bedroom semisuite for approximately \$889 - \$911/month/person (CLICK HERE FOR IMAGE)
54	1.99%	Unit B: Double occupancy (shared) bedroom in a one-bedroom semisuite for approximately \$800 - \$822/month/person (CLICK HERE FOR IMAGE)
57	2.10%	Unit B: Triple occupancy (shared) bedroom in a one-bedroom semisuite for approximately \$689 - \$711/month/person
139	5.11%	Unit C: Single occupancy (private) bedroom in a two-bedroom semisuite for approximately \$867 - \$889/month/person (CLICK HERE FOR IMAGE)
115	4.23%	Unit C: Double occupancy (shared) bedroom in a two-bedroom semisuite for approximately \$711 - \$733/month/person (CLICK HERE FOR IMAGE)
116	4.27%	Unit C: Triple occupancy (shared) bedroom in a two-bedroom semisuite for approximately \$644 - \$667/month/person
37	1.36%	Unit D: Single occupancy (private) bedroom in full suite bedroom for approximately \$1,067 - \$1,089/month/person (CLICK HERE FOR IMAGE)
84	3.09%	Unit D: Double occupancy (shared) bedroom in a full suite bedroom for approximately \$778 - \$800/month/person (CLICK HERE FOR IMAGE)
86	3.16%	Unit E: Single occupancy (private) bedroom in a studio apartment for \$1,422 - \$1,444/month/person (CLICK HERE FOR IMAGE)
43	1.58%	Unit F: Single occupancy (private) bedroom in a one-bedroom for approximately \$1,733 - \$1,756 /month/person (CLICK HERE FOR IMAGE)
31	1.14%	Unit F: Double occupancy (shared) bedroom in a one-bedroom for approximately \$1,244 - \$1,267/month/person (CLICK HERE FOR IMAGE)
57	2.10%	Unit G: Single occupancy (private) bedroom in a two-bedroom apartment for approximately \$1,444 - \$1,467/month/person (CLICK HERE FOR IMAGE)
84	3.09%	Unit G: Double occupancy (shared) bedroom in a two-bedroom apartment for approximately \$1,111 - \$1,133/month/person (CLICK HERE FOR IMAGE)
303	11.15%	Unit H: Single occupancy (private) bedroom in a four-bedroom apartment for approximately \$1,067 - \$1,089/month/person (CLICK HERE FOR IMAGE)
758	27.89%	I would prefer to live off campus
240	8.83%	I would prefer to live in housing currently available on campus
2718	Respondents	

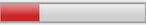
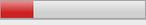
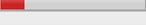
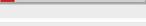
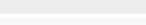
Q98. If you prefer to live in housing currently available on campus, which residence hall would you prefer?

Count	Percent		
18	7.56%		Cowell College
15	6.30%		Stevenson College
33	13.87%		Crown College
14	5.88%		Merrill College
13	5.46%		Porter College
13	5.46%		Kresge College
13	5.46%		Oakes College
17	7.14%		College Eight
19	7.98%		College Nine
17	7.14%		College Ten
6	2.52%		The Village
12	5.04%		Redwood Grove Apartments
0	0.00%		Graduate Student Housing
33	13.87%		Family Student Housing
13	5.46%		Camper Park
2	0.84%		University Town Center
238 Respondents			

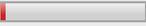
Q99. How many occupants would you prefer within your bedroom?

Count	Percent		
1428	52.12%		Single occupancy
777	28.36%		Double occupancy
220	8.03%		Triple occupancy
315	11.50%		I don't have a preference
2740 Respondents			

Q100. What is your class standing?

Count	Percent		
738	26.88%		First year
627	22.83%		Second year
578	21.05%		Third year
460	16.75%		Fourth year
71	2.59%		Fifth year and beyond
260	9.47%		Graduate/Professional
12	0.44%		Other (please specify)
2746 Respondents			

Q101. What is your current enrollment status?

Count	Percent		
2642	96.74%		Full time
89	3.26%		Part time
2731 Respondents			

Q102. What is your age?			
Count	Percent		
5	0.18%		17 or under
1601	58.49%		18 - 20
804	29.38%		21 - 24
206	7.53%		25 - 30
121	4.42%		31 or over
2737	Respondents		

Q103. What is your gender?			
Count	Percent		
882	32.34%		Male
1749	64.14%		Female
28	1.03%		Other
68	2.49%		Prefer not to answer
2727	Respondents		

Q104. What is your race/ethnic background?			
Count	Percent		
9	0.33%		Nonresident alien
628	23.16%		Hispanic or Latino
45	1.66%		African American or Black
1028	37.91%		White
11	0.41%		American Indian or Alaska Native
534	19.69%		Asian
25	0.92%		Native Hawaiian or Pacific Islander
299	11.03%		Two or more races
32	1.18%		Race/ethnicity unknown
101	3.72%		Other (please specify)
2712	Respondents		

Q105. What is your current residency status?			
Count	Percent		
2604	95.11%		In state (California permanent resident)
84	3.07%		Out of state (U.S. citizen or permanent resident outside of California)
50	1.83%		International student
2738	Respondents		

Q106. Please let us know if you have any other comments regarding UCSC's Housing program:			
Count	Percent		
926	100.00%		
926	Respondents		

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Exhibit **C2**

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SURVEY COMMENTS

STUDENT COMMENTS – ON-CAMPUS

1. 55 meal plan for students in an apartment being mandatory is greedy and should not be mandatory, it was a waste of money this year for me due to dining preference, my own cooking ability, and food allergies. If I had the ability to get out of paying for a 55 meal plan this year, I would have.
2. A better protocol and process to follow for future students that happen to get bed bugs during the year, please. Maybe a step by step guide.
3. A dining hall plan is WAY too expensive for the quality of food that is offered. The rooms are a good size for the doubles and singles. Rent is way too expensive though. You can rent a single room for less than \$800 per month off campus. Between my roommate and I combined we spend more than 4 times that amount for our double.
4. A lesser meal plan than 55 should be offered
5. A lot of the bathroom facilities are sub par. Plastic shower curtains are not exactly state of the art or very private; doors like the ones to the restrooms should be installed in the showers. Also, small chairs to set your stuff down would be nice instead of putting shower items on the floor.
6. A lot of the deciding factor in housing is based on price, rather than needs. For example, the current triples are often too small, especially for students who need quiet and personal space, but doubles or triples as they are are affordable.
7. A meal plan should be optional for students living in the residence halls, specially for non-freshman students.
8. Affordable housing would make everything easier and retain students at UCSC
9. All of the housing options shown in the previous question were amazing. having room floor plans such as those would be great and a large improvement to what we have now.
10. All options are fairly nice but are obscenely expensive compared with (frankly much nicer) off campus options.
11. All the new housing plans were way too expensive
12. Allow me to have my own contract with Comcast. UCSC's Comcast service is atrocious, the UCSC modem's are sub-par, and the policy is invasive. I want good internet and UCSC will not allow me to have it.
13. Amazing expeience!
14. Apartments are cool. I don't think they need much else but I do believe that it is about that time to get new vacuums. The vacuums we have shoot crumbs back at me feet.
15. Apartments need more bonding programs. The CRE @ 9/10 takes his job to seriously. Create a trail from the Community at 9/10 to that conveniently leads down to the forest trail that is a nice short-cut to Jack Baskin School of Engineering.
16. Apts, at least the older ones, should be updated in every way possible.
17. As a second year, I chose to continue living in Stevenson, but was bummed by the fact I had no access to a kitchen within my community. House 7 is the only place with a kitchen, which non house 7 residents are not permitted to use. I would like to request the addition of kitchen use in 1-2 more Stevenson houses for the use of trained students, whose work leads them to work late and early - thus missing many dining hall open hours. The mandatory 5 or 7 day meal plan is inconvenient for me as a second year spending time at work and the marine lab off campus and I would further propose

the option of students living within the kitchen house communities to have the option of signing up for a 55 meal plan - just as the apartment communities have the option. I recognize that the university wants to provide for the freshmen, as they are virgins to Santa Cruz and university life, but for the upperclassmen, choosing to live in the dorms for the convenience of classes and university services - more flexible meal plan options and kitchen assess would be very welcomed, and strongly influences where I wish to live next year. I may choose to live off campus for the mere fact that I need access to a kitchen and cannot afford to live in the apartments. Long story short, I'd like to be able to reside in the dorms, but with a kitchen and the option of a smaller meal plan.

18. As long as it is cheaper to leave in essentially equivalent housing off campus students will. The housing program either needs to be improved to the point where it is better than off campus accommodations or UCSC needs to find a way to make it cheaper. This is especially true given how insanely expensive rent is in Santa Cruz. The rates are comperable to San Francisco. That should provide some context for how extremely expensive campus housing is.
19. Better access to healthier foods. Healthy Mondays are a good start, but are currently being used to bring cost down, not present people with healthier options.
20. Better dinning hall food. lower costs. Room with private bathroom.
21. Better janitors!
22. Bigger singles!
23. Bring back apartment with 4 singles option to College Eight. And make more apartments have singles.
24. Bring back paper towels in the dorms, or install hand dryers.
25. Bring back the 75-Day meal plan!
26. Bring back the 75-meal plan!
27. Cheaper is always better.
28. Close proximity of the dining hall loading station is quite annoying. Very loud, noisy. Sometimes hard to sleep at night. Also, some students on my floor do not know how to: flush a toilet, keep the toilet clean, take a shit and have it land IN the toilet, not shit in the shower. Do we have grade schoolers at UC Santa Cruz?
29. College Eight housing is super nice. Friend at Merrill says Merrill apartments need to be updated badly.
30. Construction has been extremely inconvenient and disrupting of sleep and disrupting studying
31. Construction is inconsiderate to students. Even though we were told it would not interfere with us and would be done by the time we moved in, the construction is loud and restricts access to our homes. We live here and this is supposed to be a comfortable place for us to think of as home, but it's really not. The CSOs do not help keep people safe at all, and focus on writing people up for insignificant things (ie. noise after quiet hours-or even before quiet hours- when everyone in the hall is awake and ok with the noise level). I think it is hypocritical to enforce a noise level so militantly when we are woken up by construction earlier than 8am sometimes. I think that, especially if noise is such an issue, UCSC should offer a lounge open 24 hours all week for people to go and freely talk (or "make noise") for every residential community. I also strongly feel that there should be a music room open all week at least until quiet hours begin for musicians and music students to use. It is truly unfair that we cannot play/practice music in our dorms/homes, and the practice rooms restrict amplification and/or close too early. Aside from the proximity to beautiful hiking trails and the UCSC natural reserves, I did not feel at home or have an enjoyable experience in campus housing (Merrill dorms) this year.
32. Cost is really the only factor I really care about. Yes i would love a single but for the price I would most likely go for a triple.

EXHIBIT C2: SURVEY COMMENTS

33. Costs way to much for a building that is already paid off. And if it isn't payed off yet then where is my money going?
34. Cowell is in need of having the dorms remodeled.
35. Cowell/Stevenson dorms need to be renewed.
36. Crown College is extremely run down and in need of work. The bathrooms are immensely worse than the dorms.
37. Crown College really needs to have their dormitories renovated.
38. Crown Housing is the completely terrible. I pay the same amount of money as 9/10 and Stevenson/Cowell students but I get the smallest room, illegally cramped with 3 people and there stuff. Either Crown needs to only offer doubles or cheaper small triples or they need to break down walls between two rooms to create more living space. The current living condition in Crown is like living in a jail cell. There is no room, leg space, or even netting to ensure we don't fall out of the window. Overall, I am very disappointed in my living condition and I hope Crown is bulldozed and renovated VERY soon. The apartments are okay, but they need more room living space as well. Plus, the current housing program makes it insanely difficult for one to live in another college. I believe we should get the choice to change our living space every year. Coming to UCSC, I almost wanted to drop after seeing my room. This living condition needs to be fixed as soon as possible for the future of Crown. It's already bad enough that we don't have a two bus stops and that we live on top of a hill. One could at least hope for a castle on a hill, but that is exactly the opposite of what we are provided. It's disgusting that the school even expects so many students to be cramped up into these small triples.
39. crown overall needs to be updated! I feel we get the short end of the stick as crown is one of the older colleges and im all for keeping the historic features of crown preserved but the rooms are smaller then all other colleges. we end up paying the same but we are less comfortable in our environment. our rooms are small and we pay the same and that drives me up the wall. why pay more money for something we know others are getting more for it. The facilities need to be updated. i get that we are a smaller college but we have 2 bathrooms per floor while others have 16 bathrooms per floor we have two showers per floor. there is hardly any privacy. We need a remodel.
40. CSOs are assholes and the smoking ban killed the porter quad
41. Current housing is very expensive.
42. Currently my dorm housing is very stuffy and cramped. Better window ventilation would be appreciated.
43. deadlines for housing should be extended.
44. Definatly need new meal plans. The curret system is a waste of money.
45. Dining hall food all tastes rubbery or old or stale or tasteless. It's not worth the \$. Kresge Apts have stuff breaking down constantly. But I'd never live in a regular room because I want a kitchen. And a bathroom. Proposed options are all too much \$ or no kitchen. Kresge style 5 person apt is fine. Also why do you require meal plans? We're adults, if we don't want to spend thousands each year for bad food let us not do it. Seems to me you guys are afraid no one will buy meal plans if they don't have to bc everyone knows food isn't worth it
46. Dinning Program should be remolded. Having a smaller meal plan than the 5 day meal plan should be available for people living in the dorms.
47. Do not be like the mess that is the UTC. Poor internet service, adequate TV services, several problems with leaks and small rooms
48. Do not build in upper campus. There is enough housing on campus.
49. DO NOT EXPAND INTO UPPER CAMPUS. BUILD UP AND NOT OUT. Upper Campus is what attracts students to UCSC. Do not build new housing in the forests. PLEASE

50. Don't force meal plans.
51. don't force people to get a meal plan if they don't want it. Give them that option of not having a meal plan.
52. Don't make expensive options that are ridiculous and unnecessary on UCSC's campus. Having studio apartments seems too expensive and takes up a lot of space. Suites are useless, because the main attraction of having more space in the living area is to have a kitchen as well which makes life 10000 times better. Don't make huge residences that cram tons of students into a tiny space. It is inappropriate to have apartments with 8 - 10 people in them. Just make sure there is reasonable housing that is a viable option for everyone!!
53. Don't raise rent.
54. Doubles should not be triples
55. Drop the prices. We're paying through the fucking nose.
56. During the summer of 2014, I helped turn what were already triple-occupancy rooms, and some double-occupancy rooms, into quadruples. This is an egregious transgression against the students. Not only is it unsafe, but it is unethical to try and pass off a space meant for two individuals as a four-person space.
57. Expense is the most important factor
58. expensive and maintenance doesn't always replenish supplies, clean well, etc.
59. Expensive as hell
60. Family Student Housing facilities and technology is incredibly antiquated and not at all conducive to the academic-mindedness of the grad students that stay there. Please, please replace the internet technology with something even a bit more up to state of the art, current standards. At times, FSH actually feels like one has traveled back into the past, what with the state of the apartments and the technological amenities.
61. Family Student housing has enabled my family to live on campus in an environment large enough to comfortably live in. The rent has raised and yet the amenities and condition has stayed the same so the reason for the increases seem to not match the work being done. Also, the front office staff is not very friendly and do not go over and beyond to make sure the residents' needs are satisfied.
62. Family Student Housing is too expensive and is extremely stressful to find ways to pay for so much in summer
63. Family student housing needs to be remolded my apartment is full of mold and they clean it but it just comes back. These apartments are really old compared to others on campus and i pay just as much if not more than for rent.
64. Family student housing needs to be updated with cost efficient windows and doors, fixtures, lighting, etc. The cost needs to be lower because single parent families can barely survive, More families and less single people. Too many people get special treatment with parking, etc. Seems like the military are running this place!
65. Family student housing needs two major upgrades to be perfect: 1) better landscaping or fewer gardening restrictions. A little would go a long way. Currently we have dirt yards and the planting regulations are too restrictive, so there is no incentive to plant ourselves 2) the buildings are falling apart, but our rent is raised every year. This doesn't seem fair when upgrades are happening all over campus, and FSH is like the grad student ghetto. A third problem is housing for single parents. If we could have units of varying sizes and varying rates that would be very helpful. I would love a smaller cheaper apartment, but only if I could live in FSH.
66. Family Student Housing severely needs to be updated first before creating new housing. That way it would mean less cost and more availability in housing since most families take on roommates that are ucsc students and the rent is generally cheaper.

EXHIBIT C2: SURVEY COMMENTS

67. Faster internet. I don't like having 100+ mbps in computer labs and libraries yet a measly 9 mbps in the dorm.
68. fix the dryers please!! none of them work!
69. For C9/10 apartments: -There are electrical outlets no farther than 3 inches from the kitchen sink. That is a very poor design. Why? In the words of OPERs, "water+electricity=ZAP!" - I work in San Francisco and go three days a week. I have to park in Remote Lot (because too expensive for the C permits) and I have to walk over a mile to my car in East Remote or to North Remote! Can you also imagine how annoying it is to get groceries? Then, when I come back to drop things off, people are occupying the 10 minute spots for the entire weekend or for longer than 10 minutes. This makes it hard to park other places because I don't want to get a ticket! So i lug my groceries from East/North remote... sweating hardcore by the time i make it back!
70. For facilities that have a kitchen, let it be used by the residents!!!!
71. FSH needs energy efficient upgrades for the heater and water systems, structural upgrades. Old windows and not good isolation does not represent the environmental friendliness of the university.
72. Fuck being required to buy a meal plan. Thanks. Expensive low quality food. Also apartments are super expensive.
73. Gender neutral housing should be truly gender neutral, not limited to people who are trans*. I and multiple other people I know have been denied our ideal living arrangement because we are cisgender and wished to live with cisgender people of the opposite gender, which discriminated against us based on our gender identification. The people I live with matter far more to me than the configuration of rooms and beds.
74. Get a better housing coordinator
75. Good housing, but too expensive and we should not have to pay for a 55 day meal plan. Not all of us want it. Plus, everything on campus is over-priced
76. Great housing program. Made me who i am.
77. GSH is too expensive compared to similar off campus arrangements
78. have more activities on campus
79. Have the RA's be less rude to students. They're our age but they act so superior. It's kinda like the Stanford Prison Experiment and they're the guards. (not emily though, she's very considerate)
80. Hire RAs that actually care enough to enforce the rules everyone agrees to.
81. Honestly, I am not happy with the current state of the Merrill College dorms. It think it is unfair to charge full price to live in a building that has been under construction all year. When I applied for housing last year, I was not granted a Crown-Merrill Apartment, which was my first choice, so I settled for a dorm because we were told all construction being done on the dorms would be completed during the summer and the only construction being done at Merrill during the school year would be for the new college offices and a restaurant. If I would have known that the dorms were going to be under construction all year, I would have tried to get a dorm at another college. I wish the administration would have been more realistic about the state of the dorms and shut them for the entire year in order to renovate them more efficiently.
82. Housing and dining are far too expensive. I have honestly considered dropping out of this school just to save the outrageous amounts of money spent on sub-par (dirty, old, dark, broken) housing and unappetizing food.
83. Housing and dining rates are WAY too much.
84. Housing availability is really important, and because housing in Santa Cruz is so expensive it is important to take into consideration the need for affordable housing. Living on campus has its perks and drawbacks in terms of cost and proximity to certain locations, so transportation should be taken into consideration as well. I also think it is important to be

transparent about where these new potential living spaces will be provided. Will old structures be taken down and new ones rebuilt in its place? Or is the University looking to tear down more trees and make space for new dorms? I urge the University to look at all options before they tear down parts of campus, the natural beauty of Santa Cruz makes it unique, and it seems rather ridiculous for a University that is committed to making environmentally conscious decisions to want to tear down the trees and alter the natural beauty of the area.

85. Housing is beyond expensive. It is also unfair to force students to have a meal plan, especially when they live in an apartment with a kitchen.
86. Housing is far too expensive as it is now to be cost-effective. Rates ought to go down, not up, or else it will become cost-prohibitive (it really already is cost-prohibitive for those without grant/scholarship financial aid).
87. Housing is ridiculously expensive here at UCSC. Paying almost 1,500 a month to live in a single room in Porter apartments is just too much! When the university builds more housing, please build housing that is actually affordable for students. Thanks!
88. Housing is terrible, some are very mean and uncooperative, to the point of being rude, I will never live in the college again. The rooms are terrible, roommate selection sucks. The dining halls are overly expensive for what little they have.
89. Housing is too expensive
90. Housing is very expensive and competitive
91. Housing is way to costly here. For the same price I can get a single apartment elsewhere. I came thinking that commuting would be too difficult now after one year I realize that it isn't. I am going to look into other options because of cost and will no doubt go to a 55 day plan because the food is constantly undercooked, overcooked, flavorless, and just plain awful. If it was a restaurant I would never return and send my food back at least once a week. I do not feel that I get a good deal on housing at all. We have the most expensive housing in the UC system for subpar at best standards. The crazy cost for housing makes me wonder sometimes if I should have gone to school elsewhere. I could get way more for the exact same amount somewhere else. On a side note everyone I talk to that lives off campus loves not being on campus anymore. That speaks volumes to the rules, standards, and overall experience. Their voices and opinions really influenced and make me consider other options next year.
92. Housing like the images shown should be for continuing students only. First years should still have to stay in the residence halls like now and not in apartments and such.
93. Housing on this campus is never reliable. It's sad that you can never transfer to a different college to live in. Yes, you can if you would like to live in the dorms. However, if you want to live in an apartment with friends from a different college, that most likely won't happen. So, my friend living in Oakes was never able to switch to College Eight housing unless she wanted to live in the dorms. Also, the cost of living on campus is outrageous. If you compare on campus prices with off campus, there is a huge difference in price. So, after 2 years of being screwed over by housing, I will live off campus for my final year.
94. Housing on this campus is way to expensive and then the fact we have to pay for laundry when we already pay expensive tuition. And the meal plan here are ridiculous for the type if food we are served
95. Housing opportunities are great, but there are some complications with college affiliation and prices are a little steep.
96. Housing prices in Merrill A in the triple occupancy rooms need to be reassessed based on size. There are way to many people in the smaller sized rooms who pay the exact same amount as three placed in a much larger size room that can

comfortably fit three people. This is a huge issue and I have already begun the process to dispute this and bring some justice to those that are crammed in extremely small triples and paying unfair amounts.

97. Housing program is really inconvenient. It does not try to fulfill the accommodations of its students.
98. Housing rates have gone up, as well as dining rates, that tends to drive students into looking for lower-rate offers off-campus. If the UCSC wants to achieve less students leaving to live off-campus, then the UCSC needs to accommodate the rates so that students don't have to worry about their tuition and schooling, rather than their housing and dining rates.
99. Housing today is out of the question. It is ridiculous the amount of money Oakes students are being charged to live in a college that lacks constant care from maintenance. Instead of replacing couches (in apartments where rats have left feces on the furniture) Oakes maintenance does nothing, not even reupholster. The bathrooms in the Oakes Dorms desperately need to be re-tiled, and the paint is in desperate need of updating. I wish the University would stop putting the East side of campus on their radar and instead focused on Oakes; a college who is completely neglected and ignores the complaints of its residents. Update our lounges. Give us better studying areas. Repaint our hideous yellow/brown/white color scheme into something modern. Stop ignoring Oakes students and update our college.
100. How to maintain a better environment with residents and being more respectful to other people's spaces.
101. I absolutely must get accepted into housing for fall quarter, (at Stevenson dorms preferably!), and was already turned down by 9/10. I have a big fear of not being able to live on campus because I do not know where else I would reside!
102. I am excited to move into the Stevenson apartments in my junior year(I am a freshman now) as I was hoping to move into the apartments this year but the availability of the apartments did not allow me to do that. The faculty at the housing office have been wonderful in their kindness and assistance!
103. I am extremely dissatisfied with UCSC's dining plans. I am currently on a 7-day meal plan and I've actually found that some days that there is hardly anything, beyond cereal, to eat given my dietary restrictions. I wish that I could use my meal plan at the various campus cafe's, etc. as at times they are the closest option between classes and also would offer a second option in case a college's dining hall has not much for me to eat.
104. I am glad our school is building more dorms/apartments.
105. I am in a triple in Stevenson and it is quite cramped. The lounge is nice but it would be better to have a more central area for students to gather, and a kitchen in every Stevenson House to promote community and creativity, and to allow students to save money on the meal plan. Also, the doors in the residence hall are automatic shutting doors, which takes away from the community atmosphere and leaves a very insular, slightly unfriendly/unwelcoming environment. Also, very little light comes into my room on the the first floor, and I often am unable to get up in time for class because of the lack of natural light infiltrating the building in the morning hours.
106. I am living in FSH for last two years. I dont like my apartment but they did not show it to me earlier. Also my neighbor complains of children noise from my apartment. But, FSH will not let me change it :(
107. I believe it is seriously inhumane to house students in a building that is under construction, due to frequent deafening noise, frightening lack of security, and the severe inconveniences of living in a building that is only half finished. The experience is nothing short of nightmarish.
108. I believe that authorities are too strict and there should be more places that are open 24 hours for students to study.
109. I believe that building more housing would affect UCSC because it would tear down more of the forest and the experience students get from the forest.
110. I believe that there should be more units to live in for on campus apartments (specifically College Ten).

111. I believe the on campus housing is way over-priced and I wished that it was in better condition for the amount that I am spending.
112. I can save \$1,000 a month by living off campus (a double in a dorm with a 7 day meal plan vs. double in a condo), therefore the new housing plans need to compete with that.
113. I currently live in a small triple that is way over priced for the tiny space that it offers. We've had to place repeated fixits due to old furniture that is worn down and old. I could put up with these living situations if I wasn't paying over \$2,000 a quarter. The pricing is just plain outrageous.
114. I currently live in Family Student Housing and am curious why there hasn't been any major renovation in this area since the housing was established in the 70s. I often commute past the reconstruction of the housing by Porter/Kresge and feel that the FSH community has been denied similar attention for many years. The lack of renovation has been brought up by FSH residents for years but has never been adequately addressed. We feel forgotten, undervalued, and under served. When will UCSC help us?
115. I did this to get a prize and you're not collecting contact information -_- . Here is my email jmarti49@ucsc.edu
116. I do not support the addition of more residential colleges as planned in the Long Range Development Program. If any improvements are implemented, they should be made through renovations of existing colleges. The existing student body is impacting the local environment enough as it is.
117. I do NOT think that the university is lacking sufficient housing for current and prospective students.
118. I do think that it is great and offers a lot considering the price. However, that price is not affordable to all. I believe that the school should provide safe, clean, AND affordable housing for EVERY UC Santa Cruz student. No matter what their socioeconomic background is. I know way too many people who are forced to live off-campus because on-campus is too expensive.
119. I don't know how important having the kitchens and bathrooms in each room are. The idea of the bathrooms connecting a couple rooms is neat and could allow for more privacy but it think most people would be fine with just a kitchen to each hall, possibly with lockers students could keep their cooking supplies in.
120. I dont think a new housing unit is necessary. Make dinnjng hall food taste better and the rates for dinning less and students wouldnt be opposed to wanting to live on campus. Also, maybe installing a one unit bathroom at the end of each hall could be a start to making students feel more comfortable with their restroom situation, because the option to not have to always share a restroom is available.
121. I feel like rooms should be a little bigger and not tightly compacted with the big dresser closets in the way of out light switch.
122. I feel that I do not get enough for what I pay for. I live in a triple and I pay around 13000 a year for a room the size of my bedroom back home. I know that space is limited and American standards are extremely big compared to international school that offer the same size room but fit more people. I think having a comfortable place to live is more important. I leave my current college, Oakes College, and go to either College 8 or Stevenson College to study and/or eat. I do so because it's impossible to study in the dorms provided spaces, the lounge is always full of people playing around (which is not a problem but sometimes I need to study and I don't have time to go to a study area across campus. Also there are no study areas provided in Oakes college, to my knowledge. The meal plan alright but I would like to have the option for the dining halls to be open until midnight everyday or like some other other colleges open almost 24hours. I always feel

myself comparing UCSC to other colleges because the other colleges seem to have more for their students and not just housing wise.

123. I feel that Stevenson needs more themes and programs that revolve around diversity and inclusion because there isn't much and it would benefit and help many students feel welcomed in the Stevenson area.
124. I feel welcomed by the housing community to stay on-campus rather than move away to make room for other students. This feels really good to me as a student that's entering his final year.
125. I got lucky with a normal sized triple, but I wish I had more space to do stuff and have more storage. It would also be nice to not have to share a bathroom with the whole floor. I understand that it is tough to make drastic changes to residence halls, but some things should definitely be different for students in the future.
126. I hate everyone I live with. I made a mistake living at College Nine and on-campus housing.
127. I hate how slow and unreliable the internet tends to be. Also Oakes can would benefit from some remodeling. Finally the Oakes Cafe needs to get a new menu or change their current one.
128. I have been a UCSC Camper Park resident for the past three years, and am currently an RA there. Ever since discovering its existence, I have been enamored with the Camper Park. Living at Camper Park has truly been one of the best and most enriching experiences I have had at UCSC, and in life. The community of intelligent, creative and environmentally-conscious residents attracted to the vibrantly-painted trailers and beautiful environment surrounding them has been a family and an invaluable academic resource to me. I believe this unique living environment to be crucial to UC Santa Cruz and a jewel to both the UC system and the city of Santa Cruz. I urge the university to continue to support its existence and well-being far into the future.
129. I have been living on campus for 4+ years. I used to live in graduate student housing. Since I got married, I moved to family student housing. I love on-campus housing. I hope the University can do something to reduce the rental. Please don't raise it. The graduate student housing cost 899 USD per month when I moved it, while almost 1000 USD when I moved out. It seems the university will raise it further. Please, please don't do that, for the sake of poor student. Thank you so much if you can make the on-campus housing more affordable.
130. I have had great experiences with on campus housing, the triple was a little tight, but it was doable. The suite is everything i wanted and more. Love it.
131. I highly dislike living on campus, but that is my personal opinion.
132. I just feel like living on campus is very very expensive, what one student can pay in a double or even a triple room can afford a single room at an off campus unit. I feel like the cost of living on campus causes a lot of stress to its students and there are just way to many rules and policies some in which are not even taken care of by NAs and CAs, In this case i would do a lot better living off campus.
133. I just have one question: Is this campus interconnected?
134. I know this is not something that can be strictly enforced, but bathroom cleanliness is so important. The bathroom gets shared by so many people and those people's habits are all different, which can lead to extremely disgusting and potentially hazardous situations. Since I won't be living on campus anymore, it would be great for future or continuing students to have more options in regards to shared spaces, i.e. bathrooms. I would have chosen and perhaps paid a little more to have a (more) private bathroom because I'm a really clean person and others are not necessarily the same. I felt so disgusted this year having to share a bathroom with like 40 people, it was so horrendous. Students should have the

option to have less communal spaces, especially if the surveys given before moving in the dorms are supposed to gauge peoples' personal habits and match them up with compatible roommates, and consequently, hallmates.

135. I like FSH mostly because of it's convenient location, affordability, and safety compared to options off campus. The only complaint I have is the thin walls because I have a baby and we hear everything. My suggestion is that it would be awesome if we had a cafe right here in the housing area, I would definitely eat there often. Otherwise we love it here so much and are thankful to be here!
136. I like it
137. I live in a small triple and its too small. I wanted a single but i have no money. The meal plan is too expensive for how much most of the students complain about the food.
138. I live in an apartment in Kresge. Since I live in an apartment, clearly I have to pay more for housing than I would've if I lived in a dorm. I have access to a kitchen so I don't need to go to Porter or to other dining halls on weekends (Porter dining hall is closed on weekends) for food. It is however, inconvenient that I have to buy a meal plan I don't plan on using. I think dining plan should be made optional for people living in apartments, or maybe made compulsory only for freshmen.
139. I live in Family Student Housing with my spouse, our baby and my parent. While I am satisfied with the sq. footage of the house, I am not satisfied with the condition of the house (all houses are over 40 years old) which includes improper ventilation in the restroom causing mold. I am also highly unsatisfied with the cost of rent, we are barely making it. I would also like to be able to sublet the house during summer (which used to be an option but starting this year, it is no longer accepted) because of the high cost and no available work in Santa Cruz.
140. I live in Merrill and it was very disappointing! I live in a small triple thats the same size as some peoples doubles and I'm paying for a large triple (which is still an outrages price considering there are 3 people each paying that same price). There was construction going on the entire year which we were told would be finished by the time we moved in. It was a disturbance as well as an inconvenience and just plain ugly. We have to use our IDs as keys instead of actual keys which I did not like at all. The showers are not efficiently built. At the beginning of the quarter some people didn't even have bathroom doors! We are constantly having to compromise and it was absolutely not worth the amount that we were paying. I refuse to live in a place like this again.
141. I LOVE Cowell College!!!! MoHouse forevaaaa <3
142. I love living on campus because it is very convenient and is helpful because I don't have a car. I like living on campus because it is easy to get to class and go to the libraries, especially when I need to stay in the library till late at night and can just walk or bus back to my on campus apartment. Having a single provides me with privacy and it is very helpful for me in my studies. However, the cost of having a single on campus is currently ridiculously high, and cost is the most important factor for my housing status during the school year. I speak for myself and many other students on campus for lowered housing rates. I am currently looking for off campus housing for next year because the cost of living on campus next year is just too high and unaffordable.
143. I love my 1st year here so far and am excited for next year!
144. I love my single room # 308 at Turner Hall on Cowell College Grounds. Tabby is the best RA ever!!!
145. I love this campus, but the prices are insane. I understand we're paying for location & amenities as well, but my apartment was literally falling apart and moldy, and I don't think that's fair given that I paid close to 16 grand on housing alone this

year. I think if the university doesn't want to spend the money fixing places like Oakes apartments, they should at least lower the rent.

146. I only want housing that's cheap, will provide convenience and be attractive, if possible.
147. I prefer apartments because we get the option of a 55 day meal plan instead of having to go to the DH 5 to 7 days a week. If you want to know what would make apartments more attractive, add large white boards. It would attract new students because they will think it is cool, and for current students we would have an extra resource for studying in our own home instead of having to reserve a room at the library (which is difficult during finals week)
148. i really appreciate you guys having a place for students and their families but I would like for the place to in better shape
149. I really enjoyed most of my year in the dorms. I was lucky to get one of the bigger doubles living with one of my friends. It would have been nice to get a bathroom. The only problem I had was the the food was satisfying and I found that I did not want to eat there. I would just suggest improving the dinning food.
150. I really hope that the outlines for the apartments and suites are not really something that the university is considering. It seems like a waste of money and resources.
151. I really hope you guys utilize these. I liked the look of them and they seemed very affordable, especially compared to what I'm paying now.
152. I really like the new housing ideas. They seem very convenient and very comfortable. I would LOVE to live in these apartments in the next year or two.
153. I really need a single, it is very important to me and the space for the Fall is extremely tight and not really accessible to my needs.
154. I really wish there was access to a kitchen in the dorms
155. I recall that Merrill's construction was supposed to be finished before this school year started. So much for that.
156. I still feel that the price of housing is still too much, which is why many choose to go off campus.
157. I think freshman year at the very least should be required to live in a dorm setting with at least one other roommate just to experience living in the same room with someone else. I think it helps people to learn to manage space and create ground rules between another person to at least live in a reasonably comfortable way.
158. I think if the university is considering expanding it is very important to increase the amount of housing available on campus
159. I think it is a good idea to provide more options to the UCSC students, i would have definitely picked to lived in the suite that was shown the blue prints. i might even attract more students.
160. I think more apartments would be a plus for all of the campus. As I live in Crown, I believe renovations would be nice, but I still enjoy the aesthetic of Crown housing.
161. I think practicality is way more important than aesthetics, but this is not really the case with the newer dorms like Merrill.
162. I think that a meal plan should not be mandatory for students living in any ucsc apartment. FSH is the best and should be advertised more, if I had known about it last year my partner and I would have moved in sooner.
163. I think that housing needs to be reconsidered. Building new building like the rooms proposed in this survey was beyond ridiculous. Also, I am at a loss with actually providing quantitative feedback instead of just choosing a bubble. I cannot afford to live on campus because it is really expensive even for the community of Santa Cruz.
164. I think that the apartments on campus are really great, they're just too expensive on top of all the other cost we have as students.

165. I think that the fact that many lounges around campus were/are being converted into dorms makes living spaces more secluded and takes away from that feeling of community that one would feel other wise. Being from College Ten I have already seen lounges that were used in previous years be converted into rooms to accommodate for 2-3 individuals while taking away a space that would benefit many students to have.
166. I think that there is an uneven distribution of housing resources. Students from Oakes are not able to enjoy a beautiful infrastructure like Merrill, or Cowell. Our buildings are old and the study spaces are too small, and the furniture is super old. We deserve better infrastructures and study spaces to improve our academic performance
167. I think that there should be some sort of program where students who are in long term committed relationships have the option for affordable housing on campus together, such as a studio where they have a kitchen/ bathroom etc. The main reason I am moving off campus is to be able to live with my boyfriend, and also that housing is very expensive here.
168. I think the Janitors do a fantastic job! However, people don't clean up after themselves in the bathrooms. Which is a really big problem.
169. I think the locations need bus stops everywhere. Every college but merrill has two bus stops one for arriving one, for leaving, give us a bus stop please! The rooms in Merrill dorms are horrible, why pay so much when you fit three people into one single sized space and make them pay a ridiculous amount for them.
170. I think there should be an option of having no meal plan for apartments because it would allow us to save, and there is access to a kitchen. Also, housing rates in general should be much cheaper especially if the school wants more of the students to remain on the campus.
171. I think there should be availability of apartments that have co-ed rooms. Not available to frosh, but available to upperclassmen. Some people don't live as well with one gender as they do with another. It could be request only.
172. I think there should be female only and male only bathrooms.
173. I think they should make repairs on current housing not make them look different. There are several problems within our apartment that we haven't had fixed.
174. I think ucsc could improve family student housing by upgrading the buildings on par with the housing the single unmarried students have. I think there is a big gap in how fsh is maintained in comparison with the other residence halls.
175. I think you guys should check buildings more often for repairs, and such, many of the lights in certain buildings in Oakes, such as Casa Huerta, have lights which are non-functional.
176. I very much like the state of housing. I have lived on campus for all four of my years here, three years in the Merrill dorms (before the renovation, and I still thought it was a great housing experience then) and this year in the Merrill Apartments, which I also find to be a great housing experience. I do not think Suites should be available to freshmen whatsoever. The experience of living on a hall is critical. I am an RA, and I have seen the power of this simple thing in action. I have also visited UCSD and seen the isolation and lack of personal growth which I attribute in large part to Suite-based freshmen housing. People hate triples, even if the triple is nice and large. The problem is people. 4 times out of 5, the occupants of the triple hate each other and hate their room in a big tangle of hatred which began with hating each other. I'd advise making lots of nice doubles that cost more (so you can recoup your money better) instead of fewer triples that pack in more people. It's the psychology of the thing. No matter how nice you make the triple, the resident will probably hate it for reasons other than the room itself.
177. I want better food options, not more.

EXHIBIT C2: SURVEY COMMENTS

178. I WANT TO LIVE IN THE STEVENSON APARTMENTS BUT IT'S SO DIFFICULT. SORRY, BUT THE SYSTEM ISN'T WORKING.
179. I was appalled by the living conditions in Merrill and how the students there were being treated there. To a point where students quit the University because they could not continue living in Merrill due to construction and disrespect from certain "Fix It" members. Investigation at Merrill is crucial.
180. I wish access to parking space and downtown would be easier, so students' time is used more efficiently, and not wasted on transporting that could be made more efficient or fast.
181. I wish I could live in the apartment with out having to pay for the 55 meal plan. I live here for the purpose of preparing my own food to meet my dietary needs, therefore I am paying for a meal plan i do not need.
182. I wish I had access to the Porter Dorm Kitchen. A freshmen in our building is allowed to use it to make cookies but no one else is. I'm sick of dinning hall food I would like to use it.
183. I wish someone told me how loud Porter is, it's nice but not for someone who just wants to study. Also, I really wish the no smoking rule was enforced better. So many people smoke in the parking lot at Porter and I smell it from my room. It's disgusting.
184. I wish that there would be one floor were the bathrooms are gender separate in the dorms because I do not like the gender neutral bathroom situation.
185. I wish the beds in graduate student housing were full instead of twin. We are all adults living here, and other universities furnish graduate student housing with full beds.
186. I wish the housing advisor would not squeeze three students in a room meant for two people. It was very crowded to clean and just stay in the room. I had to mostly spend time outside my dorm because it was too small and not enough space for studying.
187. I wish we had more say in how housing/roommate/RA problems were handled. I feel like my RA and my CRE did not adequately handle or resolve any problems some of the people in my building, including myself, encountered.
188. I would attempt to get te cheapest housing off campus possible even if this means picking an option not ideal for me.
189. I would have chosen the housing type C, but A was my first choice due to the price, which is about the average when living off-campus. The meal plan should either be reduced OR there should be an increase in either dining options (like different variety of stations, food made to order, etc) or more healthier and delicious food.
190. I would like for UCSC to have more colorful rooms with more options and technology.
191. I would like housing on campus to be more affordable and have more privacy
192. I would like less mold, better food quality, and cheaper housing.
193. I would like to get updates on the new on campus housing
194. I would like to make a suggestion. Perhaps instead of making more buildings for housing. Maybe remodeling the older buildings to have such rooms would be good for publicity for older buildings.
195. I would like to see improvements on the cleanliness of the bathrooms and have better screens!
196. I would love to have no meal plan and still live on campus
197. I would prefer a double but can only afford a triple. The meal plan rates are exorbitant, especially for the 7 day meal plan holders because of the lack of hours certain dining halls are open/weekend dining hall closures.
198. I would really like the prices to go down on housing.
199. I'd imagine the University could offer lower rates than what surrounding private property owners can.

200. I'm moving off campus because it's \$1000 cheaper per month. On-campus housing should be affordable; students are paying exorbitant amounts for housing that is unsatisfactory or sub-par at best. Please fix the housing we currently have on campus before expanding into Upper Campus. Please make the rent affordable for students. I know many students who would love to live on campus, but it's not a financial possibility for them. The housing market in Santa Cruz is very competitive, and instead of profiting off the students who pay an increasingly rising tuition to go here, UCSC Housing should provide affordable living spaces. Next year, I'll be able to stay in my residence over breaks without worrying about the power being shut off, or maintenance entering anytime from 9AM - 5PM, like this past spring break. I'm also looking forward to not living in a room where the windows rattle every time a bus passes, like the room I currently occupy.
201. I'm seriously reconsidering living on campus due to the behavior of my CRE at Cowell. My building just went through a horrendous experience with her regarding our lounge.
202. I'm sure the university will build new housing on campus as they want to increase the number of students attending the school, but I think you could do some renovations to your current housing first. I'm not sure about other colleges, but Oakes desperately needs some new furniture: foam comes out of the holes in our couches, our curtains are stained, and last year I got bed bugs while living in the dorms. Make sure what you already have is working before adding more, please.
203. I'm very upset about not being able to live in an apartment with 4 singles next year. That's where I lived this year and it worked perfectly and it's not fair that we got that taken away from us.
204. ID card key in Stevenson cowell
205. If that unit b setup is available for this upcoming year, I'd definitely take it.
206. if the rent for a two bedroom is around \$1,300 per person for a month, and it is expected at least two adults stay in the apartment, the rent is far too high. if i read this incorrectly, then it should be better clarified.
207. If there were some way to lower the cost of living on campus, it would be a great help financially, but it is obvious we're paying for convenience and living on campus is very convenient!
208. If two family members want to share a room they should not be allowed a third roommate. This causes a lot of problems when one roommate is excluded.
209. If you are going to tear down FSH to make room for the proposed housing listed in this survey, and not offer the same affordable housing to families then that's a bad idea. I know that the affordable FSH plans are a godsend for many of us here.
210. If you are trying to come up with a new suites for people to live in, the prices are way too high for anyone and that is what made me not even pick any of them, even if they were hypothetical.
211. If you decide to build new housing, please don't take away the camper park. It is essential to the university in remembering where the university started and holds a lot of the values we started out with. Thank you =]
212. If you make this happen, I will stay on-campus for my remaining years here at UCSC.
213. im an RA, so i don't get to choose too much!
214. improve dining
215. Improve dining hall food; have my residential activities; lower tuition (housing on-campus is expensive);
216. Improve dining hall meals.
217. Improve soundproofing and showers! The tiny shower heads make it hard to get clean quickly when it only washed off 4 square inches at a time!

EXHIBIT C2: SURVEY COMMENTS

218. Improvement on washers and dryers is a MUST
219. In Graduate Student Housing. When moving in, I was not satisfied with the state of the apartment. The place was not very clean upon moving in; please make sure that in the future that the place is thoroughly cleaned between tenants.
220. Incredibly expensive and small. No kitchen available at Porter, but CA's have access to it, that's fair.
221. internet speed/stability always most important.
222. Internet in residence halls is bad. Some triples in college 10 res halls (like mine) are too small and should be either doubles or cheaper triples. Roommate selection is not so good
223. It is far too expensive. I have a triple in Kresge and pay nearly 3,000\$ a quarter. With a double in an off campus apartment I will be paying less than half this. I was not able to afford anything but the 55 day meal plan and have been seriously dis-satisfied with it. I have little money to afford food outside of the meals I receive at the dining halls and most days have one meal total. It is unhealthy, and with the money I spent on this meal plan I could have been eating much healthier, and three times a day. The current housing program is extremely hard on poor students who rely on their financial aid to live. These students are forced to live unhealthily, while seriously over paying for the housing provided. Maybe this is fine for students who have funds, and they may even over look the ridiculously expensive housing for the convenience of living on campus, but some can not afford such a luxury. Fairly priced housing should be offered to students on financial aid, at the least. I could spend half as much living off campus, and would have better accommodations, and a healthy diet. I would not choose to live on campus again, nor would I recommend it to entering students.
224. It is MUCH too expensive! These options shown are less expensive than current housing, which is encouraging but they are still way more than students pay off campus. Also it would be wonderful for every residential dorm building to have a communal kitchen.
225. It is too expensive and a meal plan should not be required if living in the apartments.
226. It is too expensive and we do not get much out of the rooms. They are small and so closed off.
227. It is too expensive to live on campus because if you are a minority is hard to pay for housing.
228. It NEEDS to be more affordable
229. It seems ridiculous for UCSC to be considering creating more housing units when they cannot maintain the current ones they have, and the student body is already too high for the campus. The beauty of the natural facets to the campus is more important.
230. It should not be so difficult to get apartments.
231. It was great living in Cowell. The proximity to OPERS and the athletic fields was excellent. However, the noise and cramped space of dorms contributed to me moving off of campus.
232. It works well
233. It would be great if each residence hall had a microwave available in a common room. also the showers only have a curtain separating them from the rest of the shared bathroom. I feel very uncomfortable because I feel like people can just walk in on me or peek. could the showers have a locking stall door like the toilets?
234. It would be great if students living in apartments do not have to get a meal plan. I think it should be optional. Please do something about the poor cell phone reception and the noisy stairs
235. It would be nice if it were easier to get in for priority housing.

236. It would be very beneficial if the dorm residents had access to the kitchen. Although we are required to get a 5-day or 7-day meal plan, we are only allowed to use the kitchen under a CAs supervision. I live in the Porter A Building (Transfer Dorm). The majority of us are 20-25 and have had lots kitchen experience and do not supervised. Please open kitchen access. And install windows in the bathroom or ventilation. People take steamy showers and defecate quite frequently and this smells just linger and there is no way to avoid it. Thank you.
237. It would make it better to not have construction during the school year.
238. It'd be nice if housing were available to non-affiliates of a certain college, or at least make the process of applying for housing at another college. easier for non-affiliates because we were assigned affiliation to a college we did not want.
239. It's alright. I just want to live off campus now.
240. It's disappointing that my floor in Angela Davis college 10 had to sacrifice it's lounge to accompany more students. That would have been a nice study space.
241. It's inconvenient to live on campus because if you don't have a car you are dependent on the bus system. When the bus system is not functional for whatever reason students without cars are basically trapped on campus, unless they have friends willing to drive them to where they need to go (very unlikely when everyone is busy). Second, for the price that is being payed \$1,019 per month in my case, it doesn't seem quite worth it. No adequate heating, extremely loud (with busses passing through frequently and loud obnoxious undergrads) frequent bug infestation, and slow response from the maintenance team. For the inconvenience I have experienced the grad housing price should at least be lowered to 700 a month.
242. It's ridiculously expensive.
243. It's so costly to live on-campus, in addition to tuition and meal plans it's intimidating and hard to manage month-to-month. Once renovations are done with the apartments, it would be nice to see prices return to normal, perhaps? I have a small-triple room and it is FAR TOO SMALL FOR THREE PEOPLE. For the cost, this is not an acceptable living space.
244. It's too expensive and crowded.
245. It's too expensive. I'm paying way too much for way too little. Unpleasant showers. Mediocre food choices etc..
246. It's worked for me. The meal plans seem a little expensive and it would be nice if people in apartments didn't HAVE to have one but whatever.
247. its too expensive :(
248. Jacob Youssefzadeh 1339548
249. Just think Kresge needs remodeling. Or just think that maybe it should have priority over the newer apartments. Kresge's pretty old.
250. KEEP EVERYTHING CLEAN AND MAINTAINED IF YOU ARE GOING TO CHARGE US A LOT!!!
251. Keep the cost low!
252. Keep the housing modern, or update it to what is shown in the examples, but keep the prices low, or "affordable."
253. let people of different genders live together. get with the times
254. Living in a triple frankly isn't that bad, however, I learned that my triple used to be a double, which I think makes a lot more sense given the small amount of space to be living in with two other humans. I wish this were the size for a double.
255. Living in the dorms is ridiculously over-priced, and rooms are too small and cramped. We are living like prisoners in these small spaces. Dining halls do not accomodate all students.

EXHIBIT C2: SURVEY COMMENTS

256. Living on-campus is very convenient, but lower costs would make it even more satisfying for those who are concerned about money.
257. LOWER COST OF HOUSING AND DINING!
258. Lower costs and actually promote study halls that are quiet.
259. Lower dining costs/offer other options
260. Lower prices would significantly help students be successful.
261. Lower prices. Bring back the 75 meal plan.
262. Lower the price. Dorm kitchens are nice. Meal plans should be optional/at least make the 55 day an option (instead of just the 5 or 7 day) to people living in the dorms.
263. Maintaining the health and beauty of the redwood forests on upper campus should be the number one priority as opposed to expansion for housing. I came here for the natural setting, and accept the living conditions as par for the course of living in on-campus residences. The forest is the most outstanding attraction.
264. maintenance should also be done on the weekends in the residence halls.
265. MAKE AFFORDABLE FOR GRADUATE TAs. The standard is to pay 30% of income on rent. 30% of \$1750 would be a little over \$500, especially if you are sharing a space on campus. Asking over \$1000/month is unacceptable, and creates a cycle of poverty.
266. Make apartment living cheaper, please.
267. Make housing more affordable!
268. Make it affordable and different style.
269. Make it cheaper. Also give option to people living on campus in apartments to not have a meal plan.
270. Make kitchens more available, and other meal plan options
271. Make more housing around campus!!!!!!
272. Make singles more affordable so students have the accesibility to have a quiet place to work and sleep.
273. make things cheaper if possible
274. Make triple rooms bigger they are way too small to accommodate 3 people, or at least make all triple have 2 REAL closets and not wardrobes
275. Making it cheaper would be nice. Especially the apartments.
276. Many of the appliances need to be replaced.
277. Maybe clean only every other day, so someone can come on the weekend, because the bathrooms get terrible in that time. It would not only better for the cleaning staff, because they won't have to clean the disaster created over the weekend, but also better for the environment because cleaning everyday is a waste of supplies and water.
278. Meal plan: It would be nice if there was a way to convert meal plans into grocery money instead. The quality of the food provided by the dining halls seems to dip as each quarter nears its end. Often there is little I can eat as a result I go once or twice a day even though I have a 7-day plan. It also occasionally makes me sick. I would prefer to buy my own groceries. I can feed myself better and for less than what the dining halls have to offer. I understand why meal plans are required for on campus housing. I would suggest the possibility of a grocery money plan as an alternative to dinning hall meal plans. To prevent people from starving maybe have either an on campus grocery store(unrealistic) or do a weekly small direct deposit to the students account. Some of the housing units desperately need to have air conditioning. My apartment at oakes was nearly unlivable during spring quarter. On the bright side at least the heater there was not next to

my bedroom. If you are building new housing please for the love of all that is holy don't put noisy climate control equipment next to somewhere that someone is going to be trying to sleep. Someone was clearly not thinking in that respect when they designed the redwood grove apartments.

279. Meal plans should be optional for everyone.
280. measuring rooms to accurately charge residents should be very important. as an RA, i think it is very unfair that some of my residents are paying as much as the person next to them when clearly their room is significantly smaller. DINING HALLS NEED TO HAVE FOOD VARIETY!!! and if possible, can the food actually have some taste to it.
281. Merrill Apartment location is inconvenient although there is nothing you can do about that. Dining halls have usually been sub-par, or at least not worth the money you spend for it. Housing is much more expensive on campus.
282. Merrill B dorm is too small
283. Merrill needs major social improvements
284. More accessible housing office
285. More communication between FSH mgmt and residents re: things like internet e.g. device limit on modem).
286. More housing options on campus should not be required to have a meal plan, especially apartments that have a full kitchen.
287. More kitchen availability would be preferred.
288. More living options for second year apartments would be nice, and it would be great if it was more affordable.
289. More single rooms, roommates are the reason I am sick of living here. I wouldn't care if it was more expensive, for god's sake offer more singles. I think the graduation rate might even go up.
290. More single rooms.
291. My apartment in kresge was falling apart. We had to put in multiple fix-it's throughout the year. The lights flicker, respond slowly, and sometimes never turn on. The internet sucked. The washing machines in the laundry room made my clothes smell weird, and the dryer wouldn't completely dry my clothes sometimes. AND THERE IS A HORRIBLE MOLD PROBLEM. This was not worth the money that is charged to live here.
292. My CA told us we had no access to the kitchen, which needs to be changed. She said she would have to supervise and she has no time for that. As a 24 year old, almost 25 year old woman, being supervised is laughable. Not only am I several years older than my CA, I can cook better than 99% of the people who cook at the dining hall (which if you knew me, you would be horrified because all I usually cook is top ramen). I can't tell you how important it is to be able to often cook for myself or others, for possible holidays (not widely celebrated) or even for comfort. Also, the dining hall situation is a disaster. Students hired there for work-study are the ones concocting these "meals" in which are inedible. Mac n cheese all of a sudden has papaya in it? Meat-less Mondays? One student "cook" told me I should appreciate his originality in concocting some type of "california pasta" that had 6+ ingredients in it, none of which should ever be on the same plate with pasta. Why don't they just take whats left over from the trash and throw it in a dish, because it would look and taste the same. Please know that my scrutiny comes from not cruelty but absolute frustration. Coming back from an exam, work or both at the end of the day to find out you have 10 minutes to eat because porter dining closes at 7, and all you want to do is eat something WARM or even REMOTELY WARM, or just bite into a nice cheese burger, but you cant because, 1. the food is NEVER warm, it is ALWAYS room temp, which is most nauseated out of all of it. and 2. EVERYTHING is GONE, and they kick you out and even shut off the ice cream machine at 6:30 so you can't even have a simple ice cream cone, or 3. BECAUSE THERES NO MEAT CAUSE ITS MONDAY. how awful. I wish I had done more research about

these living conditions in terms of food, because this is an important, crucial part of mental and physical survival, one in which all of my fellow peers and I have struggled with this past year. No one except 2-3+ years of cooking/culinary arts should be allowed to touch the food, and the availability of a kitchen and later dining availability needs to be addressed. If this all was to be guaranteed to me, I would love to live at porter another year. Overall my stress was increased due to the nightmare of the dining halls, and I really have become resentful towards how much I am paying for this stuff. Never again.

293. My first year wasn't a great one. I had many bad experiences in my building that made me want to leave this school and return home. No one around campus could help me and just left me to deal with the problems I went through which I found to be very saddening and so did my parents. Although this has happened to me I have had to deal with it in order to maintain my grades and standing here at ucsc . I wish things would have been different
294. My housing decision and preferences are entirely dictated by cost. Note: not cost effectiveness as in yeah this housing may be worth the money but i just don't have that money (don't want to take out loans for this). I'm sure this applied to most students as well.
295. My RA made my first year at UCSC amazing!!
296. My roommate bullied me, moved my stuff, and constantly tormented me until I stopped staying there completely. I reached out to my RA's but despite having a roommate mediation he did not do anything to help and the situation has gone unchanged.
297. need more housing space
298. Need more kitchen availability.
299. need to have bunk beds in small doubles, otherwise it's really too small
300. need to update oakes and make it cheaper. living on campus is too expensive for the quality of living we are given
301. Needs more musical facilities. Why is it so incredibly difficult to get access to drum kits around here? Seriously. Not all of us are solo acoustic guitar crooners, and not all of us have friends with drum kits. I was lucky enough to have the latter, but seriously. We need more drum around here.
302. Needs to be more affordable.
303. Nice blueprints
304. NO MORE ANTS PLEASE! :(
305. Nothing needs to be renovated. Everything is beautiful and awesome as it is.
306. Oakes housing is great!
307. Of the options offered, none are ideal. The ideal for me as a graduate student would be to have a single occupancy studio apartment with a kitchenette.
308. Off campus housing is still cheaper
309. Older residential houses need to be upgraded, and be reduced of their current prices
310. On campus housing pricing is not attractive, off campus housing is more desirable and has a lower cost
311. On-campus apartment rooms are tiny. For instance, my chair for my desk is right against my bed. If I back up my chair even slightly, it will hit the bed. I have to turn the chair to even get in/out of my desk. Ridiculous. If a single room needs to be this small, the beds should be lofted to give more space to move around the room.
312. On-campus housing costs too much

- 313. One of the biggest CONS about the UC's is the small dorm situations, especially putting three people in a double etc. A suite bathroom at SDSU is the same size as my triple. Make UCSC attractive for prospective and current students with better dorms!
- 314. Our community at the UCSC Camper park has felt extremely violated by the programs Manager, Katherine due to many unexpected disturbances to our individual homes at late hours and on weekends. Her unprofessional behavior is greatly concerning and we are working on furthering our action to deal with this situation.
- 315. Our room this year in the Crown College dorms was well below standards: a converted small-double room made to fit three people. Conditions were prison-like for sure. Enjoyed this year without a doubt, but I am certainly upset that we had to pay the same in these tiny, ancient Crown Dorms as those in the souped up College 9 or 10 rooms, which could have easily fit ours inside twice. Prices should be adjusted per college based on condition of living space, because there is very little equality regarding this between colleges.
- 316. Overall I have been very satisfied with my housing. Some updates/improvements are needed to some of the older buildings (such as Stevenson), but overall everything has been very nice.
- 317. Overall, I have been satisfied with the effort that UCSC has provided to its students. However, I believe that the stevenson apartmenta were fine just the way they were. I would have liked to live there this year (my senior year), but the construction disallowed that from happening. I am excited to see how the apartments turn out once they are finished.
- 318. Overall, very good
- 319. People in doubles should never have bigger rooms than people in triples, that's ridiculous.
- 320. people keep stealing the toilet paper.....
- 321. Pets really need to be allowed.
- 322. Please consider greater investment in soundproofing multi-occupant apartments.
- 323. Please consider prices we pay on campus versus comparable housing off campus. I pay for a 7 day meal plan and double at a rate of \$1671 monthly for food services closing at 8 and shorter times on weekends, a bathroom shared with 30 other people on my floor, having to share a laundry machine between 2 floors (since the third is an all girls floor), having to use my own devices to have reliable internet service in my room, and not allowed to alter so much as the height of my bed (I'm not living here for 3 quarters having to jump onto my bed like a child) when I can pay a monthly \$600-\$1000 rent in a house of 5-8 people with a kitchen, 2 bathrooms, laundry machines, and freedom to do more with my living space.
- 324. Please do not build our housing/dorms as if you were building a prison. Windows, at Merrill, do not slide all the way. (First floors). Safety reasons? Yeah right.
- 325. Please do not demolish our beautiful campus to create more housing. As it is, it is very difficult to obtain one's desired classes because our bloated school population. We need lower acceptance rates in order to be considered a more impressive university. Please put funds towards improving our existing facilities.
- 326. Please don't develop upper campus
- 327. Please don't expand into the forest, the natural environment was my main reason for choosing UCSC.
- 328. Please don't make us pay for a super expensive meal plan that I rarely if ever use.
- 329. Please don't tear down Family Student Housing to build these things in the name of greed. :/
- 330. Please equip freshman dorms with a nice study/socializing place and enough bathrooms. Sharing a bathroom with +50 students on one floor is just horrible.
- 331. Please fix the crown apartments!

EXHIBIT C2: SURVEY COMMENTS

332. Please have custodians to clean the communal bathrooms on the weekend!
333. Please improve the dining services.
334. Please improve the maintenance of housing structures and equipment.
335. Please keep it affordable
336. Please lower the cost of all housing, it is ridiculously high for no apparent reason!
337. Please lower the rate of dorm and apartment living. At the very least, please don't force students living in apartments to buy a meal plan.
338. Please make bigger triples!
339. Please make housing cheaper! Glad to take this questionnaire!
340. Please make housing cheaper. It's too expensive and it keeps going up. If you want to make new places for people to live on campus, do it on places where there has already been construction done and don't expand to the forest!
341. Please make housing more affordable to students! And please do not turn a double room into a triple, students need the spaces! We need affordable and livable housing.
342. Please make it more affordable.
343. Please make meal plans optional for all students. I am a vegan and also prefer to eat healthy, and I am wasting so much money this year paying for food I cannot eat. I'm living in an on campus apartment next year and am going to try to petition to be allowed to not purchase a meal plan. I don't see the point in forcing people to get a meal plan if they have a kitchen. The university needs to be more sensitive to those with alternative diets, but all they care about is getting more money out of every individual. There should also be communal kitchens available to those in the dorms. I know that there are kitchens in Porter, but they are always locked. My entire desk is cooking supplies, and it would be nice to actually use it for homework and do my cooking elsewhere.
344. Please make meal plans optional for students in apartments. The fact that we have to pay for a meal plan is making me and my friends seriously consider moving off-campus. The cost is ridiculous and given that we have a full kitchen I see no reason (other than profit) for the university to force us to pay for a meal plan.
345. Please make meal plans optional.
346. please make more apartment housing available at college eight. I love this college the only downside is the limited apartment housing available to students.
347. Please make more apartments available at Crown/Merrill.
348. Please make sure rooms are clean before new students move in, especially in the middle of the school year.
349. please make the housing rate affordable. the housing rate right now is too high, and it's going up in the next year, which is not acceptable!
350. Please make water accessible in the residence halls. Our water fountain at Leo in Crown has a lot of minerals/chemicals in the water and I cannot drink it because I am allergic to some metal in the water. I am very dehydrated constantly here. I put in fix-its but its still the same.
351. Please refurnish Oakes. The furniture is often unsanitary and physically unappealing and uncomfortable.
352. Please send reminder emails to Study Abroad students. It's hard to keep track of due dates when you're out of the country and very busy.
353. Please try to make housing on campus more affordable.
354. Please update the online pictures because they can be very misleading. Especially at Merrill.

- 355. Please, reduce the cost of living on campus a lot more affordable.
- 356. Prices are so high! could be lowered by a bit (single)
- 357. Prices for menu items in facilities like Banana Joe's rose rather high this year, making the current "Meal" in the 55 Meal Plan inefficient for purchasing more than a single burger (no side or drink), and has resulted in trying to compensate by using more than one meal per visit (even if unneeded). Meals go faster at the beginning of the quarter, but are more useful in the middle-end of the quarter during midterms and finals since they mean one does not need to leave campus or cook their own food and use time better spent studying. Please consider reducing prices again.
- 358. Pricing has been too high lately.
- 359. Pricing SUCKS
- 360. Priority system is disadvantaging to many students, causing them to flee and live off campus
- 361. Provide affordable rent is the most important thing
- 362. Provide high speed internet at the university town center.
- 363. Put designated smoking areas around the school, removing ashtrays solves nothing and just adds to litter.
- 364. Put something where Tacos Morenos was.
- 365. Rather than building a new residential community, I think the UC should rebuild Kresge college (which is falling apart) and a more space effective way that would be safer, healthier, and more economic for students residing there. Kresge could be built as higher story building a and also have some traditional dorms and would thus be able to house more people.
- 366. Really expensive and the buildings need to be redone.
- 367. Renovate Oakes Apartments please!
- 368. RENOVATE OAKES!!!!!!!!!!!!!!!
- 369. Renovation to crown college is a must. The ceilings of some rooms are cracking due to movement on the upper floor which can be a safety hazard in the near future. Also crown dorms are much smaller than say college 9/10 dorms which is unfair since the price for rent is the same.
- 370. Rent is too high, especially for students who have to pay for both tuition and housing with no financial aid.
- 371. Rent is too high. The university is draining students' pockets.
- 372. rent should be in line with what graduate students make as a TA. For example, if I make \$1900/month, rent should be no more than 50% of my take-home: \$950/month. Or if Rent is \$1500 my take-home should be \$3000. Otherwise I cannot afford to be a graduate student.
- 373. Restrooms need cleaning everyday. They're disgusting.
- 374. Roommate surveys need to be matched up more accurately.
- 375. Rooms are stupid expensive for the living space provided
- 376. Rooms are too confined and living spaces are too cramped for what we're paying. Please offer upgraded living spaces for the current price or decrease the price for current on-campus housing.
- 377. Rude and incompetent housing staff, poor physical condition of the building, and CAs that do not do their jobs. The noise level was always high and it affected by sleep pattern. On top of that, ridiculously expensive. I would rather commute an hour every day than pay this much money to live in such a place.
- 378. seriously fuck the village. that place is a joke. There is some really shitty stuff going on there. It is a complete rip off. Also the staff down there does not give a fuck about you. seriously bulldoze that whole place.
- 379. Single Apartment/Studio with Kitchen & Bathroom for one person

EXHIBIT C2: SURVEY COMMENTS

380. Singles in a dorm is way to expensive especially for merrill B dorm. Constuction was disruptive and was not worth/ given, my money.
381. Some apartments in Oakes have damaged furniture, such as sofa's with holes in them I think it it unfair that we all pay the same for apartments yet some colleges like Oakes have damaged furniture or poor functioning facilities. Specifically in my apartment we are lacking a dustpan when one was provided last year when I lived in the apartments.
382. Some housing building is a lot older than other housing building and it doesn't seem fair for those living in older buildings to be paying the same amount as those living in newer buildings.
383. Some of the rooms could definitely be larger.
384. some of those rooms looked awesome, BUT THEY ARE COMPLETELY OVER PRICED!!
Students in on campus apartments should not have to get meal plans...
385. Stevenson dorms are DISGUSTING and need remodeling!
386. Stevenson needs to be updated. I walk up to College Nine and Ten and I see beautiful couches with wide screen TVs and then I come back to my house and we barely get 10 channels on the tiny box screen TVs. The furniture is in terrible condition and extremely dirty too. For the amount we pay to come here, its not fair that all the money seems to going to the more recent and newer colleges.
387. stevenson residence halls are super old and are falling apart. There were termites, ants, and ladybugs in my room through out the course of the year. If you aren't going to renovate them, at least put a considerable amount of effort fixing them for next year. I have tape on all my windows because the windows are too small for the space provided. I lived in the Porter transfer building last year and it was much cleaner and nicer. I chose Stevenson for the location because it is near OPERS and I love the convenience.
388. Stevenson students should have priority over Cowell students for Stevenson apartments.
389. Stop raising Camper Park rent!
390. Sucks you can't make them young'uns turn down their awful music and guitar in middle of the day.
391. The ability to change our roommates should not be complicated and there should be an available kitchen for everyone and not just the RA because some people would prefer to make their own meals sometimes or would rather not spend a lot of money on dining hall food.
392. The ability to receive housing, even if it isn't the ideal living situation, is the greatest feature here. The requirement for a meal plan is outrageous. I waste so much money per quarter on a 5 day meal plan that i don't even use. Make the students buy a slug club card or drop the requirements to allow all housing situations to have a minimum of a 55day meal plan if desired.
393. The amount Cowell college resudents pay for dorm housing is ridiculously expensive.
394. The amount of policing of loud noise on this campus is absolutely awful. It would be nice if there was a harsher policy on noise at all hours. There is no reason whatsoever to not wear headphones. Not everyone wakes up at 8am or goes to sleep at 2am.
395. The apartments in Cowell have a nice setup. The other colleges, including Oakes needs to be remodeled badly.
396. The apartments shouldn't be closed during the school year.
397. The assistance for students pursuing off-campus housing is very helpful and increasing its services offered would help many students.

398. The bathrooms are horrific. I also feel like the triples in cowell are incredibly crowded. Doubles should definitely be more of an available option to EVERYone.
399. The bathrooms get dirty and the showers need to have better water pressure. The food in the dining halls is bad
400. The best change to the housing program would be adding reliable and high-speed wifi in all housing buildings.
401. The buildings are comfortable but I think the housing department could do a better job of placing students together who are like minded.
402. The CA's in the Porter B building do an awful job. It is unfair that they are paid so much for doing so little. They are abusive toward residents, unavailable when needed, and subjective in their enforcement of housing rules. I suggest that the screening process for these people be heavily improved.
403. The camper park is a beautiful part of UCSC. Management needs to be improved. The system as it stands is inherently flawed and many things should be fixed (janitorial services provided, community cleaning standards, more regular inspections that are less intrusive, better seller-buyer contract facilitated through university?? The system as it is is corrupt. This year I was forced to pay for many problems that the university deemed were passable last year, yet the conditions have not changed at all.), but it is a vital part of UCSC community. Please do all that is possible to keep a beautiful, special tradition alive.
404. The construction during the school year is horrible.
405. The cost is what most student's look at followed by location
406. The cost should be a bit lower despite all the accommodations.
407. The cost to live on campus is increasing as the years are passing by which is making it non-affordable for several people along with the dining services not being that great anymore. The food contains a lo of oil/greasy. Too many sweets are put out and the salad bars can be a lot better.
408. The cramped spaces shared by most incoming students is rather discomfoting for not only those living in limited quarters, but those who have a reasonable living situation like myself in a double. It causes crowded bathrooms and a strain on the internet network which causes everyone's standard of living to decrease. Having lived in a triple last year and currently residing in a double this year, the quality increase is noticeable. A short list would be more privacy, lower bedroom temperature relating to the number of occupants as well as the position of the beds closer to the ceiling where the temperature is drastically higher, lower ventilation, lack of appropriate space to feel comfortable doing homework or tasks within your own room. That being said, a double is what it seems these buildings were built for and the recent surge of admits has made living on campus undesirable in terms of comfort and rising price.
409. The current amount me and my housemates pay for this ugly looking apt in the college9/10 apts is outrageous. The buildings look nothing less than an ugly zinc'd-walled and concrete prison, why does the toilet room not have proper ventilation? or even better a window! Buildings 1&2&3 are awkwardly positioned to maximize no student-bonding or community because of their separations, also building 1 is extremely far away from the laundry room, relative to the other 2 buildings. The ILC, however, was a job well done, their buildings are positioned like a "semi-circle" that allows a better student community and easy access to laundry room and lounge room for all residents. Finally, there should be workstudy options for students to work by cleaning the outside of the apts area, our stairs are so dirty, dusty, leaves everywhere and even what seems to be a fresh vomit stain on the steps that has remained there for many weeks.
410. The difference in single and triple room prices (for the stevenson appartments) is huge and is a big damper on room coordination

EXHIBIT C2: SURVEY COMMENTS

411. The dining hall sucks
412. The dining halls have gotten terrible. Often the food tastes horrible. I recently contracted food poisoning from a dining hall. Also why are all the resident halls the same price when some of them have much larger rooms than others?
413. The dining halls should supply more cruelty free (i.e. vegan) foods and be more consistent with their labeling of them.
414. the dinning halls are terrible quality. The food is terrible for your health. Even the salad bars are terrible, the salad is frequently not fresh or washed. There are not very many healthy good food options. we pay way too much for the food we get. The meal plan also should not be required.
415. The dorms/housing buildings need to be renovated because we are not getting the condition we are paying for. There needs to be up to date appliances and toilet paper and trash bags should come along with the on campus apartments.
416. The facilities are old, worn down, and not worth the rent. Honestly, if there were cheaper places off campus, I would take them in a heartbeat. The worst housing and most expensive I have ever had. Also, the staff is overbearing and makes one not feel welcome in the community. Pets should also be allowed on campus.
417. The housing and dining programs are very overpriced and somewhat unsatisfactory. I would like to see either lower prices for the very cramped living spaces provided, or larger living spaces to match the high prices. Also, the meal plan options are extremely limited. It would definitely be more affordable and attractive to live on campus if the meal plans had more options and weren't compulsory for students living on campus, Maybe even customizable meal plans would help. The 7-day, 5-day, and 55-meal plans do not fit all needs.
418. The housing cost is ridiculous for the amount space an individual who is sharing rooms gets.
419. The housing cost is too high and honestly I believe the university set the price solely to profit from it. Sharing a room with two other people is supposed to reduce the housing cost per person. But no, a university gain \$4122 from a single room and \$8334 from a full small triple.
420. The housing in Cowell is fucking terrible but it is convenient and has a nice view and attracts wonderful students. Three people DO NOT work in a small triple. Almost all the triples in my building are now doubles. Also the bathrooms and lounge are gross and overcrowded.
421. The housing is more expensive than it's worth
422. The housing is very expensive, and I really wish that I was given more knowledge on where I would be living before I had to make a final decision. I think that Porter college is both a great and beautiful place to live, but, I feel my experience here would have been much better if I could have been around students with majors similar to mine.
423. The housing options are varied but I would prefer if there were cheaper options as well as I am an out-of-state student and already have to pay extra for school.
424. The housing program is very expensive, including the dining hall. We shouldn't have to pay so much. I am a low income students and cannot afford to pay all of the tuition and housing fees. I have to take out so much in loans to help pay off, i'm gonna be in so much debt after school.
425. The housing rate is a little bit higher. (e.g. Graduate student housing rate now is >\$1000 per month.)
426. The housing situation at Family Student Housing is good for students with children. One observation is that students living here that do not have families are likely to rent out spare bedrooms to undergrads who would otherwise not qualify to live at family student housing. On the other hand, for students with children, it is hard to rent out a spare bedroom. Meanwhile, students with children are the ones with higher living expenses and are more at risk for dropping out. In this way, whether or not it is intentional, the current system seems to favor students without children at Family Student Housing. Another

issue is that residents who do not have children sometimes complain or seem to get upset by children playing outdoors. These residents should not be protected by the FSH staff, instead they should be asked to consider moving to another residence. FSH staff should screen potential residents to insure that they are okay with children playing outside.

427. The internet at Family student housing needs to be better. There have been times it is so slow it impairs my school studies.
428. The internet is hardly "high-speed" and is worse than it has been in previous years. I am also incredibly disappointed with the removal of paper towels from residential halls. It is nonsense to take paper towels away and then neglect providing any other means of drying hands. I am extremely disappointed that living features are being reduced and yet housings costs are increasing next year. It is in unfathomable that a school which thrives on offering alternatives does not maintain consistency among the different departments. I propose that if the school wishes to go waste free certain amenities must still be offered. As such instead of removing paper towels from residence halls and ignoring the needs of residents, the UCSC Housing program should pay for some alternative such as air dryers.
429. the internet needs to get better! please, wer seriously paying so much money and working so hard to succeed at the university its really frustrating when it becomes a struggle to complete the online hw that the university is telling me to do because of poor internet access.
430. The limited amount of rooms in Stevenson apartments is very inconvenient and has made housing plans for myself and friends very difficult.
431. The main reason why students do not want to live on campus is because you require a meal plan. If a meal plan was not required then more people would be inclined to live on campus because it is more convenient.
432. The Merrill Dorms were terrible. As a first year student my experience was very tainted. The amount of construction and commotion all year was unacceptable. Merrill was the last place I wanted to be for this exact reason. The amount of money I pay to live in those dorms is not equivalent to the amount of problems and inconveniences there have been this year. UNACCEPTABLE.
433. the most important is the roommate selection which is not very good in the way its is done now I know so many people who have trouble with their roommates.
434. The number of people who can access restrooms at Porter dorm buildings is extremely uncomfortable. The doors should be locked to only those who live on the floor, so that there may be fewer issues and a higher level of respect for a common space.
435. The only problem with your housing plan is that they aren't cost effective. The housing prices are going up significantly in A short amount of time and thats not okay. Thats going to cause a lot of students an inconvenience.
436. The phone reception in the college 10 apartments, especially for Verizon, is very poor.
437. The plumbing is not all that great and the water pressure in the showers is terrible.
438. The preponderant issues are as follows: Outsized security at College 9 & 10 compared to other colleges. Folks are tired of being harassed by CSO's for simply choosing to live at the flagship college. Also the emphasis on triples instead of doubles unduly affects the hygiene of bathroom facilities. Worse is the conversion of floor lounges into bedrooms which DRAMATICALLY escalates the latent noise levels. People hang out and study in the halls since there is no available place on our floor after the lounge conversion. The consequent noise is the principle reason my friends and I are moving out next year. It's hard to describe how loud it is at all hours.

EXHIBIT C2: SURVEY COMMENTS

439. The price for laundry is outrageous. To start, it costs \$1.75 just to wash and dry one load. That is too expensive by itself. When you add the amount of times you have to wash and/or dry each load because the machines DO NOT WORK the price is outrageous. I have had the laundry machines literally take money off my card and not do anything. The on-campus housing is already expensive, making many worry about affording it. The additional cost of laundry is outrageous.
440. The prices need to stop going up. Do fundraisers outside of campus to raise money for the students. Maybe bring up sports, make nicer apparel, do SOMETHING to let the world know we exist.
441. The primary reason I would choose to live off campus is finances.
442. The proximity to classes and the library/other resources make it very convenient to live on campus, in addition to less responsibility (ie. grocery shopping or maintenance is not necessary if I live on campus).
443. The RA program needs to be greatly improved. I am currently living on campus this year and I feel that my RAs are not performing their duties, I also do not feel comfortable going to them with my issues because of their dismissive behavior in the past. A huge part of the living environment is not only the structure but the behavior of those around you and in my case the RAs have done nothing to ensure that I feel safe.
444. The rent is too expensive for the living quarters that are offered.
445. the rooms are toooooooo small. Dont try to put three people in a room that was meant for only two. It doesnt work.
446. The school should offer a cheaper alternative to the 55 meal plan for those who live in the on-campus apartments.
447. The set up of the apartments could be better/not so many triples!
448. the shower room too small. Single room too small, single room should have their own toilet. Students should be able to stay on campus during winter break
449. The Stevenson houses need to be remodelled. The floors creak excruciatingly loud and the lounges are, to be quite honest, pathetic --especially house 6's. The floors and walls are just too thin. Every time someone walks in the house, everyone is woken up to the sound of creaking floorboards.
450. The tuition for out of state students is extremely high, I almost didn't want to come to UICSC because of it.
451. The UCSC Camper Park has been an absolute pleasure to reside in. It is the perfect environment from which to enjoy this beautiful campus. Please continue to keep it a part of the UCSC experience!
452. The UCSC trailer park housing option has been a phenomenal experience in terms of on-campus living. In terms of adding additional housing options to campus - WE DO NOT NEED TO EXPAND CAMPUS!! Our campus is already impacted and housing is simply outrageously unaffordable to anybody trying to pay their own way through college (such as myself). The notion of clearing natural reserve/wild parts of campus to make MORE established on-campus housing is quite honestly REVOLTING.
453. The UCSC Trailer Park is a gem among on campus housing. I have grown more in this community than any other living space prior to this year. The University should recognize the creative power and potential for the trailer park.
454. The walls are too thin
455. The walls need to be thicker. Noise travels too much. Better and more storage space. More academic themes, residential themes in general. More places to study (in each residential building). Recreational rooms in each building.
456. The water fountains in my building are so yucky! Please fix them so that they don't taste like metal
457. The way you determine housing is ridiculous. When I applied to the school I did not know that the college I associated with would pretty much determine where I live. Just because I associate with crown does not mean I want to live there. It would be nice if this was made more clear rather than talk about the college values and moral stance. I can always

partake in those events the once or twice they happen a quarter I want. I do not want to go from science hill to crown everyday. End rant.

458. The windows in the Crown dorms need screens just like many other buildings here have. The way things are now, birds and insects (specifically bees, wasps, and mosquitoes) can fly in if the windows are open to allow ventilation in the room, and that is honestly a health hazard.
459. There are bug issues in the dorm. The dorm rooms can get really hot and there's no way to get the room cool down
460. There are flies in the College 10 Angela Davis bathrooms.
461. There isn't enough noise regulation in the dorms, making it very difficult to study and/or sleep (and I live on the so-called 'quiet floor'). It would be very helpful if you're going to put rooms directly across from bathrooms if the doors were quieter, but it would be better if this just didn't happen at all. Apparently bathrooms are gathering places for late night conversations...loud conversations. Also, the food in the dining halls is in serious need of variation. Also, healthier options that don't come in the form of a salad bar would be great. Late night is particularly bad. There are nights where I'm not done with homework or study groups before eight o'clock and therefore only get to eat late night for dinner and it's always deep fried and/or covered in sauce or gravy. Just because people are eating at a time that you consider late, does not mean that they are high. You should also do a better job of enforcing the smoking ban, for both cigarettes and marijuana. There are constantly people smoking, not only outside, but in their rooms. This is just ridiculous, and really hard to live with when you're highly allergic to both.
462. There needs to be a better sense of community within the campus.
463. There needs to be more information about different colleges at UCSC for incoming freshmen. I do not feel like I'm in the right environment more my interests
464. There should be a correction period for priority housing applications! I work closely with Res Life and a large amount of people made the same small mistake on their application (Applying for different communities by accident. I.e. A group of students affiliated with sister colleges, applying to be in the same apartment but not realizing they need to apply as a group for strictly one community). I think it's reasonable to allow them to fix this mistake.
465. There should be a website for housing reviews. It would really help in making housing decisions.
466. There should be more doubles in the residence halls and they should be cheaper
467. There should be one dorm building and one apartment building in each college that has no college affiliation, but only seniority affiliation. This would create diversity and a better community where people from other colleges each other know and meet new people, not only from their respective college.
468. These costs are just too damn high
469. They should be more affordable. Also if you are going to charge everyone the same amount for an apartment that is supposedly the same size as the rest you should really make sure they are all the same size. Cause you charge the same price to student with smaller apartments which is unfair.
470. Thicker or more insulated walls would be appreciated in their moments.
471. This campus has pathetic family student housing. It's a disaster. The entire purpose of family student housing is to have an affordable and supportive environment for single parents in school or married parents who are both in school. The only reason we are still here is because all of our money is wrapped up in this junky unit so we can't gather 1st, last, and security deposit plus the 2 months rent it would take to get out of here. Coming from a college town that appreciates its student families I can say with certainty that this campus has no regard for families and it makes me sad. You can't even

stop a huge illegal event from taking place directly behind family housing and the preschool which puts our children in danger. campus should be ashamed of itself.

472. This university has been longstanding as an extremely kind, and vanguard experience, however the administration's plans to expand have destroyed student sentiment & respect among all other campuses. I am currently a residential assistant and have been extremely disappointed with the housing offered at UCSC. As a Porter affiliate, and current Cowell RA, there are quite a few renovations that need to happen on our campus before we decide to expand our campus. The Cowell Dorms, Kresge Aptmts, College 8 dorms, and especially Merrill Aptmts need to be up kept or completely destroyed. They are simply disgusting. Aside from their architectural ingenuity, it is heart wrenching to show these places of residence to prospective students. My university has not given me a single reason to suggest that prospects to live on campus. People are beginning to laugh at us because of YOU. If you wish otherwise, and our school to maintain some form of integrity, start with renovations of our current dorms instead of the already endangered California redwoods. After all, isn't that supposed to be some sort of selling point to our university? -Christopher K Rad
473. Those housing options looked so good!
474. Three students in a double-sized room is too many. I don't think one of three roommates should have to receive less space, i.e. wardrobe instead of closet.
475. To make housing/meal cost affordable. Not all students have the same privileges as other students.
476. Too expensive especially in my situation
477. TOO EXPENSIVE! It's upsetting that we pay so much, and still have to pay for washing and drying our clothes. It's frustrating that people say they understand how expensive it is, but they don't. We are poor college students, we are struggling and it's not entirely impossible to work and be in school, but you expect us to do well, you should consider how difficult it is for most to do well while worrying about paying for school.
478. Too expensive!!!
479. Too expensive.
480. Too expensive. Need to go off campus because of costs!!
481. Too freakin small
482. TOO FUCKING EXPENSIVE.
483. Too much weed, too little action.
484. Try to cut the cost of rents to be more competitive with off-campus housing options
485. U really hope the cost of the housing next year can be brought down to more reasonable prices. So many of my friends I know who wish to stay on campus but can't afford it are seeking off campus housing and sacrificing transportation cost and convenience.
486. UCSC doesn't need more/fancier housing. Continue to maintain what there is. Hold the line at the current population and be a shining symbol of the wisdom of limiting growth and maintaining quality of life. The Santa Cruz area has exceeded its carrying capacity. Desalination is insanity. Don't mess with the beautiful communities of Family Student Housing and the Trailer Park. Realize that they are incredibly important in terms of being exactly the sorts of things that lend to UCSC being a desirable academic destination for many. Don't turn us into another giant edifice with misconceived pretensions to being glamorous.

487. UCSC has the 14th highest residential housing cost in the nation (public + private colleges) according to CNBC. Lower. Housing. Costs. Expensive on-campus housing pushes students into dangerous neighborhoods in Santa Cruz. Should anything happen to them, the blood is on your hands.
488. UCSC is a growing school! In people and prestige, both need to be accounted for in improving on campus Housing and food. It is really important to keep the nature-loving, natural feel of the campus though. Here are some things! -Keep up the organic and other healthy food -Increase Dining hall operation times if possible -More student input about food (more suggestion boxes and such) -Re-establish what the CSO's are supposed to do. Keep the peace, keep people safe, not cut down on petty stuff like "noise". It feels like harassment Another thing about Stevenson dorms. I think the smaller houses form much better communities, so I wouldn't want them demolished and rebuilt. But the bathrooms definitely need a huge improvement. And the lounge amenities too.
489. UCSC residence halls are often unclean and not affordable for many, should be improved to look more attractive to prospective students (particularly Stevenson College)
490. UCSC should take out the meal plan requirement. They over charge students.
491. ugh
492. Upon seeing some of the options some looked really nice. The price and rent that is being asked for them seems a bit ridiculous especially as many students do not actually have a job. Providing an affordable living situation would be ideal to reduce strain on ones financial status and less stress with in families who struggle to make some of these payments.
493. Upper classmen (jr & sr +) should be able to choose to accept or decline meal plan if living in the dorms. they should be able to get a 55 day meal plan or similar. It is absolutely absurd that after 1-2 years of living on campus and understand the meal options on campus that we are required to get a 5 day or 7 day meal plan in the dorms.
494. Very rude housing coordinators for Redwood Grove. They were not able to help me with my housing situation even though I went to them almost everyday for a month, and they were very rude about it. They also stated different information to different students about housing availability and did not allow gender-neutral living even though on the housing website gender-neutral is allowed.
495. Way too expensive for a tiny triple room.
496. Way too expensive! And a kitchen in the residential buildings
497. WAY TOO EXPENSIVE. I LIVE IN A TINY TRIPLE IN STEVENSON THAT HAS LESS THAN A FEW STEPS OF MOVING SPACE AND IM PAYING ALMOST 3000 A QUARTER FOR THIS? THATS ABOUT 9 GRAND FOR A ROOM NO BIGGER THAN 200 SQ FT. ALSO, DINING PLAN IS ABOUT 13 DOLLARS PER MEAL. FOR DINING HALL FOOD. SERIOUSLY?
498. We might need more than one toilet per room
499. What I have felt most uncomfortable having a UCSC housing contract is that your stuck to a 10-12 month contract. As an independent student over 25 years old and paying an out of state tuition it has been very hard for me to pay the housing. Is too expensive, at some point I wanted to get away from my contract because I am stretching every penny I have, but I couldn't get away from it. I THINK THAT IS BETTER IF CONTRACTS ARE PER QUARTER. This gives you the possibility of finding someplace else if at some point you're financially tight. Also it gives you the possibility TO CHANGE ROOMMATES EVERY QUARTER IF YOU DON'T LIKE THEM.
500. When I say I live at College Nine, I specifically mean the International Living Center.

501. When I was a freshman, i had a meal plan and never went to the dining hall. However, was still forced to have a meal plan because i was living in the dorms. There should be a system which allows a few students to be able to make having a meal plan optional, even if where they live requires them to have one. Making it a requirement is like forcefully charging them for something they don't need, or want.
502. Whenever I do housing, I try to do the lowest cost of housing, meaning that if I have to do a triple housing to have it really cheap then I would pick that as my option, I want to live in an apartment that doesn't cost too much.
503. where is my prize it won't let me get a prize guys seriously where is my prize
504. Who will clean the bathroom and sink? I would prefer that staff was able to clean the bathroom, this would provide jobs
505. Why don't these options exist now? so cool!
506. Why is everything so expensive? Honestly, what are we actually paying for? Rooming? Understandable, sure, but it's still so expensive..Food at the dining hall? Not..quite what I would pay for the whole year, now, honestly.. I am not trying to be a whiny little college student, but there could be different ways of constructing how much money it is to cost to be here in UCSC (or just college in general). We don't have money from our pockets or parents, that's why we had to get grants/financial aid..yet, we STILL have to take out loans, which we would have to pay in the end, when we have no job, and are forced into debt already because of the way the schooling system is in the U.S. It's sad, that's what this is.
507. Why is rent so much cheaper in these hypothetical situations?
508. Why only available to freshmen should be open to everyone!
509. Why so expensive?
510. wifi should be available in every living area. i have had to use ethernet the past two years and this is unacceptable. A college campus should have wifi throughout.
511. With a student budget, is really hard to make ends meet. In order to attract the best student prospects, UCSC should focus on making housing affordable. Compared with other universities, student housing prices in SC are ridiculously high. You cannot charge market prices, you are leaving out poor talented people.
512. Would love to see more support for FSH, I've seen a huge lack of community involvement, I can see it being connected to not a lot of events getting funded and the high cost of living. Housing for families should be more affordable, or model after section 8 housing as I've heard originally it was. Also the locks on the doors are a hazard, not sure who decided on them when building these homes. Also the implementation of say a resource center or larger community room would be great. Currently only one room is available to hold events(way too small) and then another holds a small computer lab and living room type place. Having space to fit the needs of families would be helpful.
513. Wouldn't mind cheaper on-campus housing.
514. You guys should listen to the residents here at UCSC, threats should be taken seriously whether or not they come from another parent. Also read the roommate requirements because it seems that you just place people with whom ever regardless as to what they put down on their application.
515. You need to be more accommodating to LGBTQIA needs. I wasn't able to live with people who identify as a gender identity I find myself more comfortable with and my comfort and housing situation on campus has suffered due to that.
516. You need to renovate the Crown buildings. They have squeaky floors and smelly bathrooms
517. You should do some remodeling in the interior of the Kresge apartments (like with an AC, better showers etc)
518. Your housing program is virtually robbery.

STUDENT COMMENTS – OFF-CAMPUS

1. I was offered an apartment on campus but I was going to be living with four males. When I told the housing coordinator that I was not comfortable living with only males, he told me that as a transfer student that was all he could offer me. I did not feel like the coordinator was willing to work with me as far as housing accommodations went. If I was able to choose at least who I wanted to live with I would have choose to live on campus.
2. I would love to live on campus as a graduate student. However, the current situation does not allow pets so this makes it impossible for me. The proposed prices are outlandish. Why would I pay \$1700 /mo/person for a 2 bedroom apartment when I am currently pay \$1600/month for a 2 bedroom town house split between 2 people that allows pets and provides a lot more freedom? You have to make it attractive for graduate students to live on campus (for their pets and families), otherwise no one will utilize the services.
3. My husband and I would love to live on campus, but we have our own furnishings and a pet that we are not willing to give up. Housing for more mature students would be appreciated.
4. the housing it totally unaffordable. if you want to attract graduate students make it possible to live here.
5. \$1700 for a tiny single bedroom apartment is insane.
6. A program should be implemented to have students who are leaving santa cruz communicate with students who want to move off campus. In addition resources should be given to show students approximately how much they will pay when they live off campus, provide surveys to show students the change in cost, lifestyle and necessities provided for off campus living.
7. Absolutely none of those housing options would be affordable for graduate students or students with families, especially given the low pay rate for TAs. Just about everything off-campus is a better deal, including both single- and double-occupancy. Given the need for space on campus, you should just make the higher-density units and have them be as cheap as possible.
8. AFFORDABILITY!!!!!! And less restrictions for those that can possibly attend some sort of training or courses--so that the monitoring and patrolling of CRE's or other personnel is lessened. Also, access to a kitchen with open access and less restriction would have made the dorm experience tolerable as a transfer student.
9. All of the units illustrated are great, but not at that price. I would rather live off campus with several roommates and have to commute than pay those suggested rents.
10. All the choices are outrageously expensive for graduate students.
11. Allow individuals to have someone room with them (such as their husband or partner) even if they do not go to UCSC, but if they work in the area to be able to afford the on campus 1 bedroom apartments.
12. As a 1 year graduate student (Teaching Credential Program), it did not make sense for my family to move on campus for only a year. Had I had the option of staying longer I would have considered using on-campus housing.
13. As a graduate student, I'm too old to share a room with someone else, yet on a TA salary I cannot realistically afford any of the single-bedroom options listed earlier on this survey. Because of this, I must live off-campus. No matter how convenient the location may be on campus, the price of the single bedroom options that also involve having a kitchen (also a necessity for graduate/older/more mature students) nearly automatically precludes me.
14. As an adult I would never live on campus and share a room.

15. As of now, the rent is far too high for me to live on campus. Unless the rent for a single bedroom within any kind of on-campus living situation was between \$650-\$750 per month including utilities, I wouldn't be able to afford to live on campus.
16. As someone who lived in the apartments that are currently at UCSC, I am extremely confused as to why we have to purchase Flexis despite the fact that we have kitchens available. At the end of the year we are able to apply for a refund, but it seems like an added hassle that could be avoided if we weren't charged in the first place. Flexis are quite easy to purchase throughout the year and I think that because this service is already in place we should be able to choose to opt out of being charged in the first place.
17. Availability of kitchens would help keep students on campus. If they can pay the same amount of rent off-campus and have access to a kitchen and other amenities they will not choose to live on-campus.
18. Based on friends living in family student housing first year of grad school: Unavailability of convenient late night transportation to/from town, poor cell phone network coverage (verizon, anywhere near family student housing), termite in buildings.
19. Born/raised in area so had housing before attending UCSC. Also transfer student.
20. BULLSHIT
21. Bye.
22. Campus housing is not affordable. This is the main reason I, and my friends, have chosen to live off campus.
23. Campus housing isn't affordable for me, though as a graduate student I would probably rather live off-campus (in the community) anyhow. I would much rather see any funds for improvements to graduate housing go toward providing more affordable childcare for students with children, and living wages for TAs.
24. Change the price of dinning hall. That's what is killing the prices
25. Cheaper it so that its affordable!
26. Cheaper rooms, required provided kitchens, optional meal plans.
27. Cost! Cost! Cost!
28. Crown is fucking disgusting.
29. Crown student housing needs serious remodeling. It is unfair that college 9 and 10 have buildings with card swipes and elevators and Crown housing has old and deteriorating bathrooms and carpets. Students who pick to be in academically focused housing are punished by living and studying there. I am a crown affiliate and this is why I have chosen to live off campus.
30. Current prices are too high.
31. Do not expand the campus, there is enough students here at UC Santa Cruz. It is not for the benefit of the students that you are trying to expand, but for the financial benefits of the shareholders. I will never support UCSC expansion. Build another Campus in a new location & Stop building into the forest!
32. Do not expand UCSC housing.
33. Do not put three people in a room that is meant for one person!
34. Don't cut down the upper campus forest to build more shoddy university housing.
35. Don't make students subsidize a subpar dining hall environment.
36. During the summer prior to my first year as a transfer student I drove to the campus and meet with Joe DePage regarding a room. I explained to him that I needed a quit room not next to loud doors, or lots of foot traffic. In edition to my ADHD I

had to split up my sleep due to work(35 hours a week in Fremont). Also, at the time, I was a full time math major. He said he would take care of it and did assign me a room on the fifth floor (quite wing). The people around me were wonderfully respectful and pretty quite. However my room was right next to the south stairwell door. An extremely well used stairwell. With a door that was required to be shut and it was... often. Between the extremely loud frequencies of the stairwell foot traffic and the door constantly opening and closing, I rarely slept. It was such a weird thing for Joe to do. It's like he gave me exactly the opposite of what I requested, almost. I was going to stay on campus again this year. The DRC contacted Joe and he assigned me a room. When I went to look at it I saw that it was directly across from the bathroom and next to some huge smoke stack type thing that the current resident admitted made a lot of noise. I really don't get that guy. I have always been respectful to him. I don't think that the housing program truly understands how much they effect our academic success. This needs to improve. That is after all why we stay on campus.

37. Expensive, but moving off campus is too, unfortunately Financial Aid still drops when you move off campus.
38. Expensive, food sucks. Porter is best.
39. Finding pet friendly accommodations was a huge factor in my housing search.
40. First year in the dorms was great! But after that it is much more appealing to me to live off campus where I can feel part of the city of Santa Cruz and UCSC. Due to the layout of campus and the town it can feel disconnected and isolated living just up on the campus hill.
41. First, I think on campus housing options (at least for Grad Students) are too expensive (U\$1000 for a room in a 4bed apartment is way higher than the city average. Second, rules for Family Student Housing are a bit restrictive. I can't apply because I'm not married yet, but wait till Fall to apply would mean having to find a place to live before I get the answer, which makes this option not viable.
42. For me, the issue of the cost of on-campus housing and the fact that meal plans are forced onto students that stops me from living on campus. Otherwise, I would love the convenience of living on campus.
43. For the 55 day meal plan, we can use the meals at on campus establishments which is great. But the meal is only worth \$8 when if you break it down mathematically, we pay more than \$8 for each meal.
44. For what the students are getting for the on-campus amenities, UCSC housing is WAY too expensive. The housing fees as well as the meal plan fees are all too expensive and not affordable to everyone, which forces people to live off campus. This results in less monetary income for UCSC as well as an increase in off-campus housing, which makes the Santa Cruz residents hate us as students because we increase the rent prices throughout the entire town.
45. From personal experience, I would rather have a cheaper rent by putting more people in a room as well as having a kitchen, bathroom. All the rooms look great, I would definitely make there be a more obvious payment decrease the more people you add in the room, as shown above I noticed differences of less than \$100 for adding another person, having a 3 person room instead of a 1 person should be a huge price difference (to help out those in the 3 person room).
46. Generally speaking on campus housing is much less popular than off campus housing to students who are looking for (even remotely) economical options. There should be an option to opt out of paying a dining fee, granted the student has immediate access to a kitchen.
47. Getting on-campus housing as a second year student is an absurdly stressful process in terms of being housed with friends, getting the desired housing option, etc. This process needs to be easier and housing needs to be cheaper in order for more students to see the benefit in staying on campus.

48. Give me back my \$1000 for the housing cancellation fees that I was charged after cancelling my housing contract because you could not give me the housing I requested.
49. Graduate Student Housing is not affordable for Graduate Students at UCSC. We only make around 17,000 Dollars a year. The University is attempting to charge us 12,000 dollars in yearly rent for a room in a shared suite. This is way above the market rate in Santa Cruz.
50. Graduate student housing is outrageously expensive -- far above market rates in Santa Cruz and completely inaccessible for those of us trying to live on a TA/GSR salary.
51. Graduate students need less expensive housing options!! The Santa Cruz rental / campus racket/market does not work on what we're paid. I'm likely to leave my program because despite tuition remission, TAships and other support, the cost of living in Santa Cruz is unsustainable. We need a 30% raise or subsidized housing!! Please help!!
52. Greek housing on campus
53. Having more on-campus apartments that isn't more than \$1000/person available for students would be nice.
54. Honestly not cost efficient.
55. Housing aimed at graduate students is way, way, too expensive when compared with off-campus housing. This is the primary reason why I don't live on campus.
56. Housing for spouses is very hard to come by, and non-existent if a pet is present. We would love to live on campus, but are unable to due to a small indoor cat. If an affordable option was available on campus that would be great. Over all rent for our 1 bedroom apartment consumes just as much as tuition. The lack of affordable housing is a bit of a struggle for self-supporting students.
57. Housing is too expensive and I didn't want to be on the meal plan anymore. It adds to the cost and we have no access to kitchens in the dorms in Cowell.
58. Housing is too expensive. Student debt is trauma in the making. Can't afford any of this on TA salary. Please change this!
59. Housing is too expensive. Financial aid does not help much.
60. Housing neeeeeeds to be cheaper. This campus is beautiful but there is no excuse we have to be ranked the 7th most expensive campus in California.
61. Housing off or on campus in the santa cruz area is outrageously expensive, the main concern with ucsc's housing program should be to provide students with affordable housing.
62. Housing on campus is too expensive and I would like to graduate with the least amount of debt.
63. Housing options seem so expensive. What perks account for such inflated prices?
64. Housing should be separated from meal plans
65. I can't afford the meal plan and housing.
66. I can't even consider living on campus because of the cost. The only affordable option is Family Student Housing.
67. I could not live on campus strictly due to housing cost. I moved here with my fiance, and we share a 2 bedroom apartment for 1400 a month that is 1.5 miles away from campus on the east side. If you want housing to be utilized on campus, make it more private, and more affordable. Also, the dinning hall schedules need to change. If I lived on campus I would be really upset that I couldn't eat when I wanted to because the dinning halls were closed (closed too early at night, and too late in the morning for a responsible student).
68. I decided to live off campus for 3 reasons: 1. The family student house is too old and ugly. New buildings would be the solution; 2. The units are small. The new buildings should have more space and two bathrooms; 3. The campus is

beautiful, but the area around the family student housing is old and ugly. The solution is a totally new and beautiful area, including the new units.

69. I did not get my first preference in room size during Freshman year.
70. I do not like that the meal plan is required for students who have access to a kitchen. It is greedy of the university to make a student pay for bad food when they can make their own using less money.
71. I do not want more housing because it will crowd the campus and town too much and destroy the forest and drain water resources even more, I am completely against a new desalination plant, it is not good for the environment.
72. I don't understand why people who live in the on-campus apartments are REQUIRED to have a meal plan. That's just unnecessary spending for an already expensive housing. Since they already have access to a kitchen, there's absolutely no reason for them to be forced to have a meal plan. If they want one or not should be up to them. For example, I love cooking, and if I lived in the on-campus apartments, I would be cooking everyday; no need for a meal for me. It would definitely help me save a lot of money too by not having a meal plan.
73. I have a cat and a partner. These factors and the price are my main reasons for never having explored the option of campus housing.
74. I have a child; on-campus dormitory housing is not appropriate for me.
75. I have a family of 4 with pets and feel like your 2 bedroom apartment is outrageously expensive. As a graduate student with a family we would need a place that would be reasonable space for our kids, which it looks like it would be but allowing pets, at least in some of the units would allow families to be on campus. These units are more expensive than our current mortgage on a 3 bedroom house. As a graduate student, you are looking for the safest, least expensive options and add in having a family where obviously at least one of the parents is a student, that can be very expensive.
76. I have a gluten free vegan, so living on campus sucks because the dining halls don't have great options catered to my needs. That was my original primary reason for moving off campus.
77. I have had a lot of help with housing and I highly respect the crown/Merrill residential staff. They have been very helpful.
78. I have never had the experience of living through campus housing - whether it be on campus or off campus, so my responses may be a bit one-sided. I do, however, thoroughly living off campus in the apartment that I currently live.
79. I have never lived on campus because I am from Santa Cruz, and my current living situation is atypical, so my opinions on this survey are, unfortunately, irrelevant.
80. I hope my responses are helpful, but please note that I'm an older grad student and enjoy being part of the larger Santa Cruz community (my age). Also, I have a dog (though did not during my first years of grad school).
81. I hope this helps!
82. I like the idea of getting student input.
83. I like the ideas of the potential rooms you have for UCSC. But it is realistically too expensive for students. Even if there is financial aid, I personally feel like there are more students that must take loans than grants. And usually people live with friends and their financial situations always don't match so I don't think it is fair to make the pricing like that based on how many people want to live at the same location because not even receives the same finances.
84. I lived in kresge last year and from what I've heard from students from other colleges, kresge is the best format. Living with other people, having a kitchen option, and also privacy.

EXHIBIT C2: SURVEY COMMENTS

85. I lived in the dorms when I was 18 and attended another college. It was a great experience but I never want to do it again. I'm also older and have been living with housemates on my own for almost 10 years. I have a cat and a lot of furniture. My life does not fit into campus housing.
86. I lived in the ILC my 2nd year, I am currently studying abroad, and I plan to live in the ILC next year. I think if it were not for those factors I would have been much more likely to move off campus.
87. I lived in the Porter Apartments last quarter and was very distracted and interrupted by the construction going on in Kresge J/K. Living in my apartment during the day was loud and difficult to do my homework. One day an alarm went off for the entire day and I had to call the construction company to come out and turn it off. The continuous construction going on is disruptive to the people who currently live there and a waste of students money. I have lived on campus for four years and never once have I lived on campus where there was no construction going on.
88. I lived in the Porter transfer community and had insomnia as a result of the constant activity. Near the end of my stay it was very difficult to stay focused on school. It was overall a good learning experience but I would never repeat dorm life.
89. I never had problems with finding housing, but the housing at UCSC was VERY limited. I lived in Kresge and those buildings make no sense architecturally. I understand it is because of Kresge's history, but renovations are very necessary. Typically, I've seen housing on campus is very expensive, and the only benefit is proximity to classes. Although, because of parking, that sometimes isn't even true.
90. I participate in many off-campus activities and the on-campus housing and parking situation (parking especially) is too much of a pain for me to ever consider living on-campus. The price of housing and parking is also exorbitant.
91. I probably would have lived in on campus housing all four years but when I was an incoming Porter sophomore all the members of my housing group were arbitrarily given late signup times while upperclassmen affiliated with other colleges filled up the Porter Apartments. When we went to the housing office to discuss the issue further we were treated with complete disrespect and decided to not pursue on campus housing further. I have since lived off campus, and I felt alienated from my college community and devalued by Porter College because of it. To be perfectly honest, it is something that occasionally still actively bothers me almost two years later.
92. I stayed in the porter transfer community two years ago. It was waaaaaay to noisy and had cigarette smoke wafting through the window all day and night. Those negatives easily outweigh the positives for me and I don't think I would want to stay in a dorm again.
93. I think making parking more accessible is a big thing. I would have stayed on campus longer than my freshman year due to convenience if I had been allowed to park my car somewhere as a Sophomore. That was one of the biggest reasons I decided to move off campus at that time. Also allowing pets on campus is a big thing. A lot of students, myself included, do not have an anxiety problem per-se but they do like to have animals around as stress relief. I moved off campus and adopted 2 cats for the reasoning that they were a comforting family away from my family at home, a resource not available to me on campus.
94. I think some of the housing prices are very unrealistic. If the university could find a way to provide housing prices in line with those available in the city of santa cruz i believe far more students would live on campus due to the commute required to get up the hill. I do not understand why it is so costly to live on campus, paying 800 dollars a month PLUS a required meal plan just to live in a single dorm room is ridiculoso!!!!!!!!!!!!
95. I think that UCSC's housing program is really expensive and I do not think that housing should be as priced as high as it is.

96. I think the living accommodations are fairly priced. The meal plan was the primary reason I preferred to live off campus.
97. I understand the importance of creating good on-campus housing but the prices are pretty ridiculous for the conditions given. Tuition already costs more than enough, add housing and I could barely afford to go to school here.
98. I wanted an apartment last year. I didn't get it
99. I was disappointing that the family housing has only 2 bedrooms. This would only really work if you had one child. Does not help students with more than one child which is a typical family structure. There should be some housing for this.
100. I was very unsatisfied with on campus housing, and I don't know anyone who was satisfied. WAY too expensive for what was included, and the meal plan was money down the drain. My monthly groceries cost less than a quarter of the meal plan cost/mo. Moving off campus was the best decision I ever made.
101. I would be more interested in living on campus, if there was no required meal plan to purchase.
102. I would choose to live on campus if there were co-ops or housing that had less strict rules, possibly pets, and was more affordable. Kitchens also are nice to have. I think people choose to live off campus because of independence, if the rules and housing were adjusted then it would give the necessary aspects of adulthood that college students seek.
103. I would consider it if it were affordable but it is much more expensive than what you can get off campus.
104. I would consider on-campus housing more if there was some way program to lower housing costs through working for the campus or something similar.
105. I would have like to have lived on campus since it would have been more convenient but the prices are far too expensive and financial aid does not provide enough money to cover those expenses. I found it cheaper to live off of campus but it was very difficult to find a place within my price range and to even be considered since the market is saturated with so many students. I looked at at least 50+ places over a 3-4 month period. Living on campus would've taken away the stress and headache of finding a place. Since I am 35 I would not feel comfortable sharing a space with people far younger than me. If there was a one bedroom apartment or studio with a kitchen, bedroom, bath, etc that was within a great price range I definitely would have considered staying on campus.
106. I would have stayed on-campus all four years if the housing would have been more affordable.
107. I would just like to say that I am very displeased with on-campus housing. My friends and I were denied on-campus housing as sophomores and once again as juniors because of 'senior status' and college affiliation. All we wanted was to live in an apartment-like complex somewhere on-campus but the university failed to provide us with that. Instead they offered us the freshman dorms once again.
108. i would live here if you allowed dogs on campus.
109. I would love to have had the option to live in family housing, but the pricing there was simply not affordable for a student that has a child to care for, even with a husband who is working full time. I would've had to have been working as well in order to make ends meet if I had chosen to live on campus with family housing. Working was simply out of the question for me as the graduate program I was attending was extremely demanding.
110. I would prefer to live on campus but it's just too expensive. There's just no way to justify paying more and not being able to have basic stuff - like a kitchen or a bathroom that's not shared with more than 3-4 people. Of the prospective units shown to me, only the last few would be preferable, mostly because the others don't even have a kitchen.
111. I would strongly encourage the designers of this survey to change "Nonresidential alien" to "Undocumented student/individual" or something to that effect.

112. I would vehemently oppose any additional housing built on campus that involves demolishing alternative student housing options (the UCSC trailer park) or is not carbon neutral in comparison to the existing ecosystem.
113. I'd love to live on campus but I can't afford it and I have a cat.
114. I'd love to live on campus, but the rents charged are just not competitive with those available in the off-campus housing market.
115. I'll move back onto campus once you get all the people to be quiet by 8:30pm every night (you have control over that sort of thing if you don't have to reside into a packed dorm building). I get the same thing as your "unit G" and save almost \$500 each month for living 10 minutes away.
116. I'm married
117. If housing was significantly cheaper I would definitely consider living on campus.
118. If it was cheaper, I know I would more willing live on campus. My allowance from my dad is around \$200/ month and with a job that makes about \$500/month, I can only afford a place that is at max \$700/month including utilities and food. And keeping up with school and the stress of tuition and housing really isn't conducive to a good environment for me to learn effectively.
119. If on-campus housing fills up, the students who are left on the waitlist should be notified immediately, not whenever you feel like sending out the email. Those of us who are not from here rely on having solid housing until we've learned the area, waiting until almost mid-August does not give enough time to properly find a good enough substitute. Maybe undergrads can get away with it, but for grad students who have to be on campus by the second week of September more heads-up is needed.
120. if there was more parking available for students living on campus close by to their apartments that would be helpful. That way people are able to go grocery shopping for themselves without making it an all day excursion
121. If this is about building new residence halls, please consider this, I had a funnel attached to the ceiling to catch a leak for 3 months in the dorms. The only reason I never sued is I'm not a dick. If this is about renovating or rebuilding existing residence halls then please go ahead. if this has anything to do with the LRDP please take that money and shove it up your ass.
122. If you want a kitchen (which I don't know how people live without one), then housing is not cheaper on campus than it is off campus. And off campus means easier access to groceries, beach, downtown without a car (I only have a bike). So on campus was never an option for me.
123. Is the University planning on building new housing or remodeling what already exists? The student body and general SC community should know about this planning process as there is very little to no reasonable space to build upon without creating great environmental consequences. I understand our school must grow as more and more students join the "slug life", I love this university and deeply appreciate my experiences here. However I firmly believe that we should not build on upper campus for multiple reasons that I will not lay out here, because you're probably not taking me seriously as a student; we just come and go from the campus. Thank you for creating this survey, please make the planning process TRANSPARENT.
124. It all comes down to cost. UCSC Housing is astronomically more expensive than off campus.
125. It doesn't make sense to live on campus with the ridiculous prices. I can pay around \$500 less a month for a single and have access to my own kitchen, bathroom, and house.
126. It is expensive to live in a non-dorm-like unit on campus.

127. it is great
128. It is impossible to live in Santa Cruz on the Teaching Assistant salary I make. I have to work a 2nd job and take out student loans. My place is the most affordable place I could find, and it's around \$1000 a month plus utilities. TAs need to get a raise or be offered affordable, non-invasive living situations on campus. For what campus offers, it is way cheaper and more pleasant to take my chances with a landlord off campus. There is no way I could afford living on campus on my TA salary. I make about \$17K a year.
129. It is totally inappropriate to offer campus housing to graduate students for which rent is higher than their monthly income. unbelievable.
130. It is unappealing to live on campus because I live about minutes away in a single bedroom apartment with a living room, kitchen, my own porch, and close to downtown and it's significantly less than something of this size would be on campus. I barely make it by as is but it is so worth it.
131. It is way too expensive to live on campus. When i look back at the costs to what i now pay off campus, i am amazed that i was able to pay it off. The food also provided on campus is not satisfying. I also do not like the fact that RA's are always involved with our personal affairs. I want to be able to do what I want in my room since I am the one paying and sleeping in there. I do not believe that someone should have the right to tell me what to do in there since they are not the ones paying for it.
132. It just costs too much for the little service it offers.
133. It should be affordable for all students.
134. It would be great if there were university subsidized apartment housing (one-two bedrooms, single room occupancy) for reentry students. The cost of housing in this area is horrendous, and has caused me to incur the vast majority of my student loan debt. SF State has some great off, but near, campus housing options for students.
135. It would be very convenient that Financial Aid would covert housing expenses, or at least a percentage of it.
136. It's expensive as all hell.
137. It's far too expensive. And the requirement to purchase a meal plan while living in an on campus apartment seems unnecessary. For dorms I can understand since there's no kitchen and there's a liability issue there. With an on campus apartment, theres a kitchen. I cooked for myself everyday and ended up with a lot of leftover meals at the end of each quarter and they'd just go to waste, a very very expensive waste.
138. it's far too expensive. There should be scholarships offered to impoverished people of color
139. It's gonna suck next year, pleace out bitches!
140. It's ridiculous to require a meal plan. Kids should learn to cook for themselves or atleast have the option to. I live off campus because on campus is too expensive.
141. It's significantly cheaper to rent a single occupancy room off campus and be closer to stores and recreation. Bus service to campus on nights and weekends is also far less frequent than desired. It makes more sense to live off campus and not be limited by transportation.
142. It's so expensive. About 1k+ a month when people can be leaving off campus for half of the price.
143. It's very expensive to live on campus.....
144. It's way too expensive for the quality of life and the size of the rooms. You shouldn't be required to eat the dining hall food, which is of terribly low quality. Also, the architects made porter feel like a prison.
145. It's way too expensive for what you get and you are forced to get a meal plan which is awful.

146. It's way too expensive to live on-campus
147. It's way too expensive! Because of that, rent off campus is also inflated!
148. It's way too expensive. I pay half what I did living in on campus apartments as I do living in an off campus apartment. The campus housing system is supposed to provide cheaper housing, it fails to do this. Also meal plans should be optional across the board. Many students in the apartments resort to wasting their 55 meal plans and waste thousands of dollars.
149. Joe DuPage is terrible. Replace him
150. Just focus on more cost effective housing and making sure the dining hall is always fully stocked with food.
151. Just make them more affordable. Definitely more comfortable for the students. More spacious. There shouldn't be 3 students in what use to be a room for 2. That's just not right.
152. keep the camper park. That is where I would prefer to live.
153. KEEP THE TRAILER PARK!!!!!!!!!!!!!!
154. Lacking campus community. Too expensive. Meal plan is a rip off (55 day costs more than purchasing 55 individual meals)
155. Less expensive housing and fewer regulations would make it much more appealing
156. Lived in grad housing my first year, but it became too expensive and I wanted to live with friends/my boyfriend. Now I have a dog too.
157. Living on campus is too expensive. I get more privacy and freedom off campus, even though I have to live in a smaller place.
158. Living on campus my first year as a graduate student was a terrible experience. I lived in graduate student housing. The units were filthy upon arriving, poorly maintained, and worst of all TOO EXPENSIVE. I was renting one room in a 4-bedroom apartment for \$900 at the time (2009-2010). When I moved out I was able to find a one bedroom apartment close to downtown for the same price. It is my perception as well as that of others that UCSC is exploiting students, particularly international students that cannot find alternative housing, for additional revenue. Furthermore, the staff at student housing has always been unpleasant, stubborn, and not understanding: at one point, one employee suggested I borrow money when I could not pay my exorbitant rent, rather than grant me an extension. Shame on you people.
159. Lower costs would make on-campus much more attractive to a lot of people. A lot of people that live off-campus care more about cost than being close to campus
160. Make housing cheaper and more like off campus housing with the convenience of being on-campus.
161. Make it cheaper. Maybe then I would consider living there. Just a suggestion.
162. Make it more affordable and earth-friendly. DO NOT build more housing or anything else that requires fossil fuels.
163. Make it more affordable for students
164. Make sure the building design is correct for Santa Cruz's wet climate!
165. Many irrelevant questions for off campus dwellers.
166. Maybe if the rent for each housing option were more reasonable, more students would prefer to live on-campus.
167. Meal plans so expensive. My RA freshmen year was so terrible
168. more affordable housing whether it is on campus or OFF CAMPUS but close to campus
169. more clarity for the students who receive financial aid -- I wanted to live on-campus when I first transferred but could not because financial aid and housing could not tell me whether my financial aid could cover the costs.
170. More housing means more cars on campus.

171. Most people don't want to live on campus. Living off campus and out in the surrounding community in a real house with other people is a great learning experience and teaches students a lot of life lessons. It is important in becoming an adult. Living on campus stunts this growth and should not be supported by the university. If you want to help UC students you should instead spend this money on making it easier and more affordable to live off of campus.
172. My answers (and preference to live off campus) was not because the on campus living is bad. It is almost solely just because I like a bigger house in a neighborhood instead of on campus living and rules. The on campus housing program is great!
173. My first year I lived in an eight person apartment in Kresge, and it was the best living situation I could have asked for. I love the layout of Kresge, it is very community building and friendly. I loved it.
174. My main concern is the price
175. My main motivation to move off was cost. All the new on-campus housing options presented in this survey, and those currently available, were extremely expensive compared to living off campus in a nicer facility.
176. My number one turn-away from campus housing: You must have a meal plan. Why can't we have access to kitchens instead?
177. My sister went to SFSU, and lived in their on campus apartment style housing. Was two double occupancy rooms, with a little living room and kitchen between the two rooms. Also, right next to each room was 1 bathroom so 1 bathroom was shared by only 2 people, not 4 like in your diagrams. I thought it was and looked nice and felt big enough. Their rent, including a meal plan, was around 1200 dollars a month. What seems crazy is how much more they were offering, and at a cheaper price than these new housing options UCSC is thinking about, especially because it was in San Francisco. My advice would to be have a lower price for your housing, lowering your price would increase demand for your housing, meaning more people would choose to live there instead of cheaper options off campus.
178. My spouse has mental disabilities which prevent her from living in shared housing, and is not a student at UCSC, but rather at Cabrillo. I understand that FSH is a viable option for us to live together on campus, but the rate is simply too high given our current situation. I wish there was a cheaper alternative where we could live together on campus with only two residents in a one bedroom apartment that was cheaper than FSH.
179. My UCSC housing experience was totally positive! I moved off-campus after three years, to (1) live closer to the ocean; (2) experience living in the town; (3) reduce the costs a bit. I have seen a number of other university housing facilities in other schools in California and elsewhere, and UCSC housing facilities are definitely amongst the very best.
180. None of these options are grad-appropriate, and are all severely overpriced.
181. Non-resident/Alien is not a race or ethnic backgroundâ€that was offensive and I would suggest taking that option off.
182. On campus housing is too expensive.
183. On campus studio housing, with a full kitchen + very quiet noises from nearby renters would be perfect.
184. On-campus housing is very convenient (except if you don't have a car to get places since the METRO system is often inadequate) but expensive, there should be a way to balance out convenience and its expense.
185. One of the main things I hated were how invasive the CSOs were. I was written up twice for no reason my sophomore year.
186. Perhaps consider building housing where the current trailer park is located. It would be a better use of space as it is already used for housing and can be built upwards. Sorry to the trailer park residents.
187. Please cut top admin salaries and provide decent housing at realistic rates, or increase graduate salaries.

188. Please do not tear down any forest are surrounding UCSC in order to pursue housing plans. This would make me very disappointed in UCSC, unwilling to make donations as an Alumni, and in my opinion would reflect poorly upon UCSC's mission to be "eco-friendly".
189. Please don't build up into upper campus. I feel as though the current housing on campus is sufficient.
190. Please don't expand housing/colleges (ie College 11) into uppercampus if that is what this survey is for. I don't think that it is necessary and could be environmentally detrimental and detrimental to students....there are so many lack of funds going to education (TA, professors, etc.) as is...
191. Please Include your consideration for access to housing for AB540 students that cannot afford to live on campus because of lack of financial aid.
192. Please keep in mind that for some students housing is extremely hard to pay for.
193. Please let me wins prize. I've been doing surveys since my freeman year and no prize yet
194. Please lower these costs, I'd like to not have to sell my soul for a place to stay on campus
195. Please make org. and co-op housing
196. Please please PLEASE don't expand into Upper Campus! How about into lower campus (near the Village) instead?
197. Prices are far too high. As a graduate student, my take home pay is about \$1600/month, so I cannot afford to pay the \$1100+ for a shared apartment on-campus. UCSC should build much more housing and also find a way to charge less for it -- at our salaries, we shouldn't be asked to pay more than \$600-700/month for housing.
198. Prices are ridiculous for students who cant pay for it even with financial aid. Had I lived on campus, my academic standing would have probably been in the 3.8 range. I spend too much time driving here than I should. I would never be able to afford housing here. Ever. Its cheap to drive but sometimes I question if it's worth all I am going through. I just hope that someday it becomes cheap so all freshman could live on campus their first year. Anyways, that is just me
199. providing more various housing styles to let students choose
200. RA's are too anal about alcohol and weed, I was never written up, and I do believe that big and loud dorm parties need to be shut down. However I saw way too much harassment of people just trying to have a good time. Isn't it better than adventurous college students drink casually on campus(safely) rather than have to venture to houses they don't know?
201. Rates are unreasonably high.
202. Rates should be lower
203. Rent is incredibly expensive in Santa Cruz. We need AFFORDABLE graduate student on-campus housing or off-campus housing subsidies.
204. Requiring a meal plan when you like in an apartment or unit with a kitchen is ridiculous. It costs a fortune and there is no point if I can prepare my own meals. Have the OPTION to have one sounds more reasonable.... Close parking (not remote) also needs to be increased.... LOVE the idea of studios ON CAMPUS. If you would of have those sooner, I would have lived on campus all my years here.
205. Rooms should be bigger, especially triples in dorms.
206. Scramos@ucsc.edu
207. Seriously ya'll for what you pay and for what you get... I swear im \$30K in the hole and that's mainly for housing, both on and off campus, and so there's that.
208. Should allow pets
209. Should be more affordable for AB540 Students.

210. So expensive):
211. So expensive. I moved off campus and I am barely affording rent for a single.
212. Some people are complete assholes and make noise complaints for little to no reason. The CSO's who respond to these complaints act more like police officers who are out to arrest some one. This creates a stressful environment where punishment seems too severe and too common. Also, they need to learn how to spell.
213. Some RA's are power hungry and take advantage of said power
214. Sorry, to be blunt. But these housing options fucking suck. Most of my cohort is in their late 20s and early 30s with partners, many cannot afford to live in Santa Cruz; it seems a bit ridiculously to be asking us to be sharing bedrooms. We're not children. Furthermore, if I had known about the lack of housing options at UCSC, and the low quality of those available I seriously would've reconsidered my enrollment. I moved here from New York, and I pay basically the same amount in rent and utilities as I did to live one subway stop from Manhattan. It is ludicrous that Santa Cruz rents are as expensive as New York, but then the market price, lack up supply, high demand, is not in the university's fault; however, it is even more absurd that the salaries for TAs are so low and that the university still cannot provide adequate housing for grad students at a reasonable price. They hardly better than slum lords.
215. Stop cramming kids into smaller rooms.
216. Studio and one-bedroom apartments can and should be made available for less than the prices quoted here. The university should consider purchasing units in town if possible. Rents cited here are higher than they need to be. There must be a way for the university to help foster affordable housing that also includes independent living, as opposed to having roommates or living in an en suite setting.
217. Survey questions/answers did not fit well with my situationâ€œliving off-campus with spouse and children.
218. Thank you for seeking help in improvements for the future!
219. The apartments on campus are actually very appealing housing options, but the requirement of a meal plan is stupid. If you have access to a kitchen, it shouldn't be necessary.
220. The big aspect is just price.
221. The biggest drawback, other than price which is worth it for the convenience, is that pets are not allowed. Pets are necessary for many students; for example, students with depression for whom a pet is often very helpful.
222. The Camper Park is a fantastic, safe, creative space that students are lucky to have as an option. The only thing is the increased rent....if anything, rent should be diminishing. Students worked together to create such a space decades ago. To this day, there is a community of people who feel connected through that space. I've met UCSC alumni who lived in the park, and it is always a pleasure. Students have maintained the trailers over the years- paying for new tires and other features. So, why raise the rent? Housing is great in Stevenson for Freshman. It allows for a great social environment. People I know in Stevenson are friends beyond college. The new porter dorms don't allow for that. The rooms are too isolated.
223. The campus is very convenient to greater Santa Cruz, and the public transportation uphill is extensive. As a result, I think that campus dormitories compete on a more or less equal footing with off-campus apartments.
224. The common wisdom among graduate students is that on-campus housing is very expensive for the size of the rooms, the speed of the internet, the mold in the units, and the distance to reasonably-priced, reliably available (even during breaks!) food. Only the clueless live on campus.

225. The cost of housing is ridiculously expensive at UCSC. It is one of the most expensive housing programs of all universities in the U.S. Given that on-campus housing is mandated for year 1, all efforts should be made to reduce this cost. The cost of housing should not rival the cost of classes.
226. The cost of living and not having a kitchen to cook my own meals deterred me from choosing to live on campus.
227. The cost of the dining plan is what makes living on campus so expensive, if there was any way to reduce this cost students would be more likely to live on campus
228. The cost of UCSC student housing is not competitive with the off campus housing rental market. It is cheaper to live off campus
229. The cost to live on campus at UCSC is absurd given the quality of the accommodations (which feel institutional and not very comfortable). The only people I know who live on campus do so because they value the convenience and their financial aid will cover most if not all of it.
230. The cost to me is the most important aspect: Whether or not it is affordable
231. The cost was the biggest deterrent for me, but I really love the social aspect of on campus housing. Living so close to students and friends make it really convenient and easy to socialize outside of my usual group of friends.
232. The current graduate housing option is insufficient: the apartments are run-down and too expensive. The housing possibilities listed in this survey are also quite expensive: it is impossible to afford rent of, for example, \$1,700 per month for a one-bedroom studio with the salary of a grad student TA. I support student housing that is much more affordable. The rent market in Santa Cruz, as we know, is high; however, the costs of living on campus are much higher than what is available in town, off-campus.
233. The housing is really unequal. I lived in an Oakes apt my freshman year in a single but I paid the same amount as someone from Cowell who has way better facilities. It seems like before you add even more housing, try making the current housing livable
234. The housing options are all too expensive for me to live on campus. The rooms are too small and overpriced for a grad student budget. My location within walking distance of downtown and the beach is equivalently priced as some of the campus rooms. I would have no motivation to pay the same/more for being in a less wonderful location.
235. The housing program sucks in general, and it is ridiculous to expect such high rates for such shitty tiny rooms.
236. The issue is not solely how many people crammed into one room but also the size and availability of common space. Space is both a matter of how many people are in a room as it is the amount and availability of common space. My frosh dorms at C10 did not have very much shared spaces and they were all fairly small.
237. The largest obstacles to living on campus for me are: Private accommodations, price, parking options, and regulations involving pets and/or visitors.
238. The main deterrent for a prospective graduate student in deciding between UCSC and another graduate program would be cost of living expenses directly related to housing costs. Accommodations off campus are ideal (private room, shared bathroom, with laundry and kitchen access), however it takes much invested effort to find affordable accommodations (\$800/month rent or less). I think incoming prospective students struggle with finding housing more than anyone, and successful housing experiences are (in part) key to your initial success in acclimating to graduate school. Incoming prospective students are not as well-integrated into the community with available affordable housing. As a result, I think UCSC would recruit more incoming prospective graduate students if the University guaranteed affordable housing on

campus for the first year of graduate school, until these students are able to find affordable off-campus housing more efficiently.

239. The main factor for me and many other students is cost. Although there is more financial aid when living on campus, sometimes it is not comparable to living off campus. There should also be a living arrangement option of living with a partner/spouse.
240. The main issue I decided to live off campus was because there were too many rules enforced. The CSO's on campus did not provide a safe environment and knocked on my door in the middle of the night when we were not doing anything wrong. I appreciate that there are improvements being made to UCSC's Housing Program, but I would never live on campus because of the strict rules.
241. The main reason I live off campus (and many of my friends) is the substantial difference in price.
242. The new designs for housing would be a great idea at least for the apartments.
243. The only problem that ucsc housing should focus is the cost.
244. The options provided are unreasonably expensive for the living situations described. The benefit of on-campus housing, besides living closer to the university, should be to allow students to find reasonably priced housing in one of the most expensive areas of the country.
245. The plans you offered towards the end were ridiculously expensive. The campus should subsidize the rents to provide - especially grad students- more reasonable housing opportunities.
246. The prices to live on campus are just not competitive, especially on a graduate student salary.
247. The pricing of student housing is ridiculous. I don't understand how the school can justify charging the prices they do when students can find off campus housing for much, much less. My share of the rent and utilities off campus still costs less than it would if I were to live in a triple occupancy room on campus. And then you require a meal plan on top of that? Which is another few thousand? I would never live on campus because of the pricing.
248. The programs are good for freshman, but the cost is too expensive, especially for people like myself who are paying for college on their own. Also, having so few options with a kitchen is regrettable. I love to cook and groceries are the more economical choice and they give a much needed freedom for us older students.
249. The proposed housing options are either just as expensive, and in some cases, more expensive than off-campus housing. On a public university, subsidized by taxes, housing should be less expensive than its for-profit competitors in the private sector. As a grad student making a little over \$17,000 a year (before taxes), how can I honestly afford housing ranging for \$900-\$1,200 a month? It is absurd to charge similar prices as the slum lords of Santa Cruz.
250. The proposed units looked nice, but were out of my price range. I'm a teaching assistant, and would not be able to afford rent + meal plan or rent for the optional meal plan housing.
251. The reason I live off campus right now was because there was no available housing on campus for me and my 3 other friends.
252. The rule of not having dogs on campus is ridiculous.
253. The thing that's different about off campus and on campus housing is if you split up the room with more people, the rent is stationary and split evenly or decided upon by the residents. On campus if there's another person in the room the school's making more money and the students living together aren't benefiting significantly from their space sharing. Also the fact that you have to pay more for a room with a kitchen because you can opt out of a meal option is not right, it's like an eating healthy or culturally tax. Sure it cost more to build a kitchen, but why does each student year after year have to pay

for that cost when it is basically initially paid off with the first students. All students regardless of their room type should have access to a kitchen, think about the detrimental effects of a student who is more often than not a young adult, not having the option to cook for themselves, leaving college and never learning that life skill, that's when unhealthy eating habits are born as people go for the cheap and quick meals. P.s. In porter's building A, the kitchen that is off limits to residents has carpet on the floor. Might want to fix that or else who knows what will grow.

254. The website is EXTREMELY unhelpful. I spent two hours on the website trying to find typical apartment layouts for ANY college, and ended up with one barely useful pdf from Kresge (it didn't have any apartment layouts other than "typical flats" when I was looking for J/K apartment layouts). If you want more people to live on campus, I would make useful information more readily available. Secondly, please make it more clear when the housing accommodations will be established. NO WHERE on any website of UCSC does it say when housing is assigned to continuing students and this is very frustrating.
255. There are only 2 options of the units available that are within the affordable range for my salary as a PhD student and for the same price I can get much more space and amenities in off campus housing. Please reconsider the housing plans.
256. There is a wide variety of housing in different locations (around campus) which is appealing
257. There needs to be maintenance on the steps at stevenson dorms
258. There needs to be some allowance for pets (dogs) for graduate student or family housing. We would have gladly lived on campus if we could live there as a family and my dog is part of our family.
259. There should be an option for apartment living to not have to purchase a meal plan
260. these are all far too expensive. do you realize what graduate students are being paid, here? this is pathetic and distressing that you would even consider pricing the only dignified options for housing situations that give privacy to adult students above the wage of the student workers at the university. shame on you, ucsc.
261. These housing options are completely unaffordable. This is insulting. UCSC does not pay graduate students enough to even live on campus. Grad students need to be paid a living wage and need access to affordable housing so that we can do our jobs. Otherwise we will lose students.
262. This survey was designed terribly, and does not take into account the differing needs of graduate students compared with undergraduate students. I am DISMAYED to learn of the pricing on these new options. The 2-bedroom shared apartment--which is the only realistic option for a single graduate student should have a separate kitchen and living room, not combined, like a real apartment--IS NOT AFFORDABLE ON A TA SALARY. This needs to be taken into consideration. Please see the comparable housing options available at UC Irvine, which are much more attractive and start at \$710/month, rather than \$1100+: <http://housing.uci.edu/rates/Rates.html>. I am EXTREMELY DISAPPOINTED in these options, none of which are graduate appropriate, and I hope housing plans to reconsider, and consult with living arrangements and prices on other UC campuses. I don't want to hear about the debt capacity; the Arboretum is in the red every year, yet we allow its existence to continue--similarly, we should subsidize the housing of our graduate students, our front-line educators. Shame on you UCSC, once again.
263. Though I would have loved to live on campus, the high cost of rent, utilities, and additional fees, make it impossible for myself, my partner and our child to live on campus.
264. UCSC campus housing is expensive as is. Money would be better spent improving existing housing conditions to make them more affordable or at least more livable to the extent to justify the high price required to live on campus. New housing would increase the maintenance costs and result in an increase in either tuition, housing costs, or both, a

situation that would likely reduce the appeal of more students which would be detrimental to the apparent goal of increasing the student body.

265. UCSC can't possibly compete with the prices of off campus housing. You may be able to offer nicer accommodations, but student's aren't so interested in niceness. If you can offer a single room with a shared bathroom, no meal plan, etc for \$500, you may see more interest. But my current off-campus situation is equivalent to what you want more than \$1000 for. There's no way you could convince me to me.
266. UCSC housing is extremely expensive. I am financially unable to pay the top shelf fees. When rent comes down I'll consider it.
267. UCSC is already a very beautiful campus. I don't think that the aesthetics of the campus/housing are and issue!
268. UCSC needs to either stop over-selling R permits or create more parking spaces. The parking permits are already ridiculously overpriced and it's absolutely absurd how full all the lots get. This is probably the only major issue I had with the campus throughout my entire undergrad years.
- a. UCSC should also offer more sustainable living arrangements
269. UCSC should have off-campus student housing. A designated area for students to all live in the same vicinity. Apartments, condos, and/or houses.
270. UCSC should NOT build new housing on campus. Destroying more of our campus will ruin the environment, as well as UCSC's reputation for sustainability. If there is a greater need for more on-campus housing, the university ought to retrofit current housing. That is, UCSC should build up, not out. This will reduce the need for small-triples (which are a terrible housing option, as well as a fire hazard) and maintain our beautiful campus.
271. UCSC should not delve further into upper campus in order to construct more housing. An increased inflow of students into UCSC is not sustainable and decreases the quality of the education offered. If you expand the housing program you will destroy more of both UCSC's natural and learning environments. By not accepting an increasing number of students each year and keeping the acceptance rate constant, demand for UCSC will grow as will its prestige. This will lead to a better learning environment overall as the quality of student will improve. If you must, raise the acceptance rate in five to ten years once UCSC has become significantly more selective; the more selective the school, the more people want to attend. Then you will be able to boast a more selective acceptance rate while also accepting more students. You must also make student housing more affordable. Living off campus I am paying one-third of what I paid last year exclusively for housing and am receiving much more for it.
272. UCSC should offer housing subsidies for single parents. I have a teenage ward, and could not afford family student housing with my grad stipend alone
273. Unreasonably high cost, and shitty dining hall food. Living on campus is torture for those reasons
274. We need Greek Housing!! A lot of students have greek rows, and chapter houses, and UCSC doesn't seem to show any support to their Greek lettered student orgs. Its a shame.
275. We shouldn't be required to have a meal plan if living on campus.
276. When graduate student TAs make \$1700/month, none of these options are feasible. On campus housing is insultingly expensive and unrealistic for graduate students. Please recommend that UCSC offer affordable housing for its students and workers.
277. When I lived on Campus, the CSO's were very militant and aggressive. They clearly prioritized being petty watchdogs over actually trying to assure the safety of the students. Second year myself and my housemates experienced actions like

the surveillance of our apartment by CSO's on a regular basis when they had no evidence of any violations, and the unlawful search of our apartment by the UCPD and a CSO with a personal ego-driven grudge against one of my housemates. They jointly interrogated him after he had already been traumatized by several recent events, until he had a full panic attack. It was this nerve-wracking and continual surveillance and terrorism alone that led me to move off campus, and that precipitated a mental breakdown in my former housemate.

278. When will they be completed if completed
279. While I would prefer a single bedroom in a four bedroom apartment, I could not afford to pay even close to \$1000 a month. For that reason I will almost ALWAYS choose to live off campus. However, I think eliminating required meal plans for students living in units with kitchens is a great idea.
280. While on campus housing is insanely convenient, having CSO/RA baby sitters is annoying. Also the on campus rent is obscenely expensive. Also the crown living conditions really suck. Mold everywhere.
281. Wifi has always been hit or miss in housing. Wish it would be faster (eg, able to accommodate all the students trying to access it).
282. With the options presented in an earlier question and I was a freshmen or sophomore, I would choose a suite or a 4 bedroom, 2 bathroom apartment.
283. Would have preferred to live on campus as both our kids attend the child center. We didn't apply as we have two cats. Would have paid additional deposit had it been an option.
284. Would love updated family housing.
285. You did not accommodate me my first year with residency preferences, and finding housing on campus last year that was not a dorm was impossible. Something needs to change. You need more apartments or something because I wanted to live on campus, but was not going to live in the dorms again.
286. You guys need to pressure the city to make student housing sections in the city to make housing more available to us. Additionally cramming more freshmen into triples and quads is not a solution.
- a. You need more housing. Don't cram people into those tiny ass rooms. It is not enjoyable for anyone.
287. You really need to offer cheaper housing, I am most likely not coming here next year for that exact reason.
288. You should not force on campus residents to purchase a meal plan. Forcing students (primarily those with perfectly good kitchens) to purchase on campus meals inflates rent costs, and decreases quality of life (mass produced food is generally not that great).
289. You should not require people to answer questions on unsecured pages. Developing upper campus for housing is a TERRIBLE IDEA.
290. Your apartment rent prices are too high for the area. Comparable cheaper units can be found off-campus, nearer to downtown.
291. Your housing prices are greatly inflated per person. You can find much more cost effective living in town, and you don't have to share a bedroom.
292. Your housing program is unrealistically expensive

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Exhibit **D1**

Phase IA Financial Model

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UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING PROGRAM - PHASE IA

Residential Space	Units	Residents /		Total NASF	Total Beds
		Unit	NASF / Unit		
1.00 Studio (Single)	48	1	375	18,000	48
2.00 One-Bedroom (Single)	0	1	500	0	0
3.00 One-Bedroom (Double)	10	2	555	5,550	20
4.00 Two-Bedroom (Single)	30	2	600	18,000	60
5.00 Two-Bedroom (Double)	18	4	650	11,700	72
6.00 Four-Bedroom (Single)	50	4	990	49,500	200
Subtotal - Residential Space	156			102,750	400
Community / Support Space				Total NASF	
6.00 Community Spaces (7% of Residential Space)				7,193	
7.00 Support Spaces (2% of Residential Space)				2,055	
Subtotal - Community / Support Space				9,248	
Other Space				Total Non-ASF	
8.00 Non-assignable Spaces (Efficiency Factor of 70%)				47,999	
Subtotal - Other Space				47,999	
Development Metrics				Program SF	Program %
Total Residential Space				102,750	64%
Total Community / Support Space				9,248	6%
Total NASF				111,998	70%
NASF / Bed				280	
Total Other Space				47,999	30%
Total GSF				159,996	100%
GSF / Bed				400	
Total Revenue Generating SF				23,550	15%
Total Non-Revenue Generating SF				136,446	85%
Total GSF				159,996	100%

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEVELOPMENT BUDGET - PHASE IA

1.00 Building Summary			
1.01 Total Bed Count			400
1.02 Gross Square Footage			159,996
1.03 Construction Duration (months)			18
2.00 Hard Costs			
2.01 Enclosed Building Costs	\$350	Per Sq. Ft.	\$55,998,750
2.02 Site Costs			Included Above
2.03 Utilities Costs			Included Above
2.04 Infrastructure costs			Included Above
2.05 Landscaping Costs			Included Above
2.06 Construction Contingency			Included Above
2.07 Parking Costs	0	No. of Spaces	
	\$3,000	Per Space	\$0
2.08 Inflation Allowance	3.5%	Rate	
	2.0	Yrs. To MidPt.	\$3,988,511
Subtotal: Hard Costs			\$59,987,261
3.00 Soft Costs			
3.01 Architectural and Engineering Fees	8.5%	of Hard Costs	\$5,098,917
3.02 Additional A&E Services	7.0%	of A&E Budget	\$356,924
3.03 Miscellaneous Fees			\$1,500,000
3.04 Furniture Fixtures, and Equipment (FF&E)	\$3,500	Per Bed	\$1,400,000
3.05 FF&E Tax	0.0%	% of FF&E	\$0
3.06 Project Contingency	15.0%	of the above	\$10,251,465
3.07 Development Manager Fee	0.0%	of the above	\$0
Subtotal: Soft Costs			\$18,607,307
Subtotal: Hard and Soft Costs			\$78,594,568
Total Project Cost			\$78,594,568
Development Metrics			
Project Cost Percentages			100.0%
Hard Costs			76.3%
Soft Costs			23.7%
Cost Per Bed			\$196,486
Hard Cost Per Bed			\$149,968
Soft Cost Per Bed			\$46,518
Cost Per Square Foot			\$491
Hard Cost Per Square Foot			\$375
Soft Cost Per Square Foot			\$116

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING OPERATING REVENUE ASSUMPTIONS - PHASE IA

Rental Revenue at 100% Occupancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
1.00 Studio (Single)	48	\$4,350	\$13,050	\$626,400
2.00 One-Bedroom (Single)	0	\$4,950	\$14,850	\$0
3.00 One-Bedroom (Double)	20	\$4,200	\$12,600	\$252,000
4.00 Two-Bedroom (Single)	60	\$4,800	\$14,400	\$864,000
5.00 Two-Bedroom (Double)	72	\$4,350	\$13,050	\$939,600
6.00 Four-Bedroom (Single)	200	\$4,650	\$13,950	\$2,790,000
Subtotal - Rental Revenue	400			\$5,472,000
Rental Revenue at 3% Vacancy				
Rental Revenue at 3% Vacancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
7.00 Studio (Single)	1	\$4,350	\$13,050	\$18,792
8.00 One-Bedroom (Single)	0	\$4,950	\$14,850	\$0
9.00 One-Bedroom (Double)	1	\$4,200	\$12,600	\$7,560
10.00 Two-Bedroom (Single)	2	\$4,800	\$14,400	\$25,920
11.00 Two-Bedroom (Double)	2	\$4,350	\$13,050	\$28,188
12.00 Four-Bedroom (Single)	6	\$4,650	\$13,950	\$83,700
Subtotal - Rental Revenue (Vacancy Expense)	12			\$164,160
Total Rental Revenue (less 5% vacancy expense)	56	\$47,391	\$94,783	\$5,307,840
Other Revenue				Total
11.00 Summer Conference Revenue				\$200,000
12.00 Other (Damages, application, cancelation, laundry, etc.)			1.00%	\$53,078
Total Other Revenue				\$253,078
Revenue Escalation Assumption	4.0%			
Occupancy Assumption	97.0%			

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING OPERATING EXPENSE ASSUMPTIONS - PHASE IA

	Sq. Ft.	Bed	Total
Building Summary	159,996	400	
Operating Expenses			
1.00 Admin & Clerical (Personnel)	\$1.05	\$418	\$167,200
2.00 Housekeeping	\$1.57	\$629	\$251,600
3.00 Communications	\$0.87	\$348	\$139,200
4.00 Repair & Maintenance	\$1.56	\$624	\$249,600
5.00 Utilities	\$1.52	\$607	\$242,800
6.00 Miscellaneous	\$0.05	\$21	\$8,400
7.00 Student Programming	\$0.78	\$310	\$124,000
8.00 Community Safety	\$0.43	\$170	\$68,000
9.00 General Expenses	\$5.72	\$2,288	\$915,200
Total Operating Expenses - PHASE IA	\$13.54	\$5,415	\$2,166,000
Non-operating Expenses			
10.00 Replacement Reserves	\$13.24	\$5,294	\$2,117,600
Total Non-operating Expenses	\$13.24	\$5,294	\$2,117,600
Operating Expense Escalation Assumption	3.0%		

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEBT ASSUMPTIONS - PHASE IA

Debt Assumptions						
1.00 Current Year						2014
2.00 Year of Opening						2017
3.00 Amount Financed						\$78,594,568
4.00 Interest Rate						6.0%
5.00 Debt Term						30
6.00 Annual Debt Service						\$5,709,810
Term	Year	Beg. Balance	Interest	Principle	Payment	End. Balance
1	2017	\$78,594,568	\$4,715,674	\$994,136	\$5,709,810	\$77,600,432
2	2018	\$77,600,432	\$4,656,026	\$1,053,784	\$5,709,810	\$76,546,648
3	2019	\$76,546,648	\$4,592,799	\$1,117,011	\$5,709,810	\$75,429,637
4	2020	\$75,429,637	\$4,525,778	\$1,184,032	\$5,709,810	\$74,245,606
5	2021	\$74,245,606	\$4,454,736	\$1,255,073	\$5,709,810	\$72,990,532
6	2022	\$72,990,532	\$4,379,432	\$1,330,378	\$5,709,810	\$71,660,154
7	2023	\$71,660,154	\$4,299,609	\$1,410,201	\$5,709,810	\$70,249,954
8	2024	\$70,249,954	\$4,214,997	\$1,494,813	\$5,709,810	\$68,755,141
9	2025	\$68,755,141	\$4,125,308	\$1,584,501	\$5,709,810	\$67,170,640
10	2026	\$67,170,640	\$4,030,238	\$1,679,571	\$5,709,810	\$65,491,068
11	2027	\$65,491,068	\$3,929,464	\$1,780,346	\$5,709,810	\$63,710,723
12	2028	\$63,710,723	\$3,822,643	\$1,887,166	\$5,709,810	\$61,823,556
13	2029	\$61,823,556	\$3,709,413	\$2,000,396	\$5,709,810	\$59,823,160
14	2030	\$59,823,160	\$3,589,390	\$2,120,420	\$5,709,810	\$57,702,740
15	2031	\$57,702,740	\$3,462,164	\$2,247,645	\$5,709,810	\$55,455,094
16	2032	\$55,455,094	\$3,327,306	\$2,382,504	\$5,709,810	\$53,072,590
17	2033	\$53,072,590	\$3,184,355	\$2,525,454	\$5,709,810	\$50,547,136
18	2034	\$50,547,136	\$3,032,828	\$2,676,982	\$5,709,810	\$47,870,154
19	2035	\$47,870,154	\$2,872,209	\$2,837,601	\$5,709,810	\$45,032,554
20	2036	\$45,032,554	\$2,701,953	\$3,007,857	\$5,709,810	\$42,024,697
21	2037	\$42,024,697	\$2,521,482	\$3,188,328	\$5,709,810	\$38,836,369
22	2038	\$38,836,369	\$2,330,182	\$3,379,628	\$5,709,810	\$35,456,742
23	2039	\$35,456,742	\$2,127,404	\$3,582,405	\$5,709,810	\$31,874,336
24	2040	\$31,874,336	\$1,912,460	\$3,797,350	\$5,709,810	\$28,076,987
25	2041	\$28,076,987	\$1,684,619	\$4,025,191	\$5,709,810	\$24,051,796
26	2042	\$24,051,796	\$1,443,108	\$4,266,702	\$5,709,810	\$19,785,094
27	2043	\$19,785,094	\$1,187,106	\$4,522,704	\$5,709,810	\$15,262,390
28	2044	\$15,262,390	\$915,743	\$4,794,066	\$5,709,810	\$10,468,323
29	2045	\$10,468,323	\$628,099	\$5,081,710	\$5,709,810	\$5,386,613
30	2046	\$5,386,613	\$323,197	\$5,386,613	\$5,709,810	\$0

UNIVERSITY OF CALIFORNIA SANTA CRUZ
OPERATING PRO FORMA - PHASE IA

Operating Pro Forma	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Operating Revenue										
Rental Revenue										
Studio (Single)	\$651,456	\$677,514	\$704,615	\$732,799	\$762,111	\$792,596	\$824,300	\$857,272	\$891,563	\$927,225
One-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Double)	\$262,080	\$272,563	\$283,466	\$294,804	\$306,597	\$318,860	\$331,615	\$344,879	\$358,675	\$373,022
Two-Bedroom (Single)	\$898,560	\$934,502	\$971,882	\$1,010,758	\$1,051,188	\$1,093,236	\$1,136,965	\$1,182,444	\$1,229,741	\$1,278,931
Two-Bedroom (Double)	\$977,184	\$1,016,271	\$1,056,922	\$1,099,199	\$1,143,167	\$1,188,894	\$1,236,449	\$1,285,907	\$1,337,344	\$1,390,838
Four-Bedroom (Single)	\$2,901,600	\$3,017,664	\$3,138,371	\$3,263,905	\$3,394,462	\$3,530,240	\$3,671,450	\$3,818,308	\$3,971,040	\$4,129,882
Subtotal - Rental Revenue	\$5,690,880	\$5,918,515	\$6,155,256	\$6,401,466	\$6,657,525	\$6,923,826	\$7,200,779	\$7,488,810	\$7,788,362	\$8,099,897
Rental Vacancy										
Studio (Single)	\$19,544	\$20,325	\$21,138	\$21,984	\$22,863	\$23,778	\$24,729	\$25,718	\$26,747	\$27,817
One-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Double)	\$7,862	\$8,177	\$8,504	\$8,844	\$9,198	\$9,566	\$9,948	\$10,346	\$10,760	\$11,191
Two-Bedroom (Single)	\$26,957	\$28,035	\$29,156	\$30,323	\$31,536	\$32,797	\$34,109	\$35,473	\$36,892	\$38,368
Four-Bedroom (Single)	\$29,316	\$30,488	\$31,708	\$32,976	\$34,295	\$35,667	\$37,093	\$38,577	\$40,120	\$41,725
Subtotal - Rental Revenue (Vacancy Expense)	\$87,048	\$90,530	\$94,151	\$97,917	\$101,834	\$105,907	\$110,143	\$114,549	\$119,131	\$123,896
Subtotal - Rental Revenue (Vacancy Expense)	\$170,726	\$177,555	\$184,658	\$192,044	\$199,726	\$207,715	\$216,023	\$224,664	\$233,651	\$242,997
Total Rental Revenue	\$5,520,154	\$5,740,960	\$5,970,598	\$6,209,422	\$6,457,799	\$6,716,111	\$6,984,755	\$7,264,146	\$7,554,711	\$7,856,900
Total Other Revenue	\$263,202	\$273,730	\$284,679	\$296,066	\$307,909	\$320,225	\$333,034	\$346,355	\$360,209	\$374,618
Total Revenue	\$5,783,355	\$6,014,689	\$6,255,277	\$6,505,488	\$6,765,708	\$7,036,336	\$7,317,789	\$7,610,501	\$7,914,921	\$8,231,518
Operating Expense										
Admin & Clerical (Personnel)	\$172,216	\$177,382	\$182,704	\$188,185	\$193,831	\$199,646	\$205,635	\$211,804	\$218,158	\$224,703
Housekeeping	\$259,148	\$266,922	\$274,930	\$283,178	\$291,673	\$300,424	\$309,436	\$318,719	\$328,281	\$338,129
Communications	\$143,376	\$147,677	\$152,108	\$156,671	\$161,371	\$166,212	\$171,198	\$176,334	\$181,624	\$187,073
Repair & Maintenance	\$257,088	\$264,801	\$272,745	\$280,927	\$289,355	\$298,035	\$306,977	\$316,186	\$325,671	\$335,442
Utilities	\$250,084	\$257,587	\$265,314	\$273,274	\$281,472	\$289,916	\$298,613	\$307,572	\$316,799	\$326,303
Miscellaneous	\$8,652	\$8,912	\$9,179	\$9,454	\$9,738	\$10,030	\$10,331	\$10,641	\$10,960	\$11,289
Student Programming	\$127,720	\$131,552	\$135,498	\$139,563	\$143,750	\$148,062	\$152,504	\$157,079	\$161,792	\$166,646
Community Safety	\$70,040	\$72,141	\$74,305	\$76,535	\$78,831	\$81,196	\$83,631	\$86,140	\$88,725	\$91,386
General Expenses	\$942,656	\$970,936	\$1,000,064	\$1,030,066	\$1,060,968	\$1,092,797	\$1,125,581	\$1,159,348	\$1,194,128	\$1,229,952
Total Operating Expenses - PHASE IA	\$2,230,980	\$2,297,909	\$2,366,847	\$2,437,852	\$2,510,988	\$2,586,317	\$2,663,907	\$2,743,824	\$2,826,139	\$2,910,923
Net Operating Income	\$3,552,375	\$3,716,780	\$3,888,430	\$4,067,636	\$4,254,720	\$4,450,019	\$4,653,882	\$4,866,677	\$5,088,782	\$5,320,595
Debt Service	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810	\$5,709,810
Debt Coverage Ratio	0.62	0.65	0.68	0.71	0.75	0.78	0.82	0.85	0.89	0.93
Non-Operating Expense										
Replacement Reserves	\$2,181,128	\$2,246,562	\$2,313,959	\$2,383,377	\$2,454,879	\$2,528,525	\$2,604,381	\$2,682,512	\$2,762,988	\$2,845,877
Property Tax (3.267% of value)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Expense	\$2,181,128	\$2,246,562	\$2,313,959	\$2,383,377	\$2,454,879	\$2,528,525	\$2,604,381	\$2,682,512	\$2,762,988	\$2,845,877
Net Cash Flow	(\$4,338,563)	(\$4,239,592)	(\$4,135,338)	(\$4,025,551)	(\$3,909,969)	(\$3,788,316)	(\$3,660,308)	(\$3,525,645)	(\$3,384,015)	(\$3,235,092)
Cumulative Net Cash Flow	(\$8,771,054)	(\$13,010,646)	(\$17,145,984)	(\$21,171,535)	(\$25,081,504)	(\$28,869,820)	(\$32,530,129)	(\$36,055,774)	(\$39,439,789)	(\$42,674,882)

Exhibit **D2**

Phase IIA Financial Model

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UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING PROGRAM - PHASE IB

Residential Space	Units	Residents /		Total NASF	Total Beds
		Unit	NASF / Unit		
1.00 Studio (Single)	48	1	375	18,000	48
2.00 One-Bedroom (Single)	0	1	500	0	0
3.00 One-Bedroom (Double)	10	2	555	5,550	20
4.00 Two-Bedroom (Single)	30	2	600	18,000	60
5.00 Two-Bedroom (Double)	18	4	650	11,700	72
6.00 Four-Bedroom (Single)	50	4	990	49,500	200
Subtotal - Residential Space	156			102,750	400
Community / Support Space					Total NASF
6.00 Community Spaces (7% of Residential Space)				7,193	
7.00 Support Spaces (2% of Residential Space)				2,055	
Subtotal - Community / Support Space				9,248	
Other Space					Total Non-ASF
8.00 Non-assignable Spaces (Efficiency Factor of 70%)				47,999	
Subtotal - Other Space				47,999	
Development Metrics				Program SF	Program %
Total Residential Space				102,750	64%
Total Community / Support Space				9,248	6%
Total NASF				111,998	70%
NASF / Bed				280	
Total Other Space				47,999	30%
Total GSF				159,996	100%
GSF / Bed				400	
Total Revenue Generating SF				23,550	15%
Total Non-Revenue Generating SF				136,446	85%
Total GSF				159,996	100%

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEVELOPMENT BUDGET - PHASE IB

1.00 Building Summary			
1.01 Total Bed Count			400
1.02 Gross Square Footage			159,996
1.03 Construction Duration (months)			18
2.00 Hard Costs			
2.01 Enclosed Building Costs	\$350	Per Sq. Ft.	\$55,998,750
2.02 Site Costs			Included Above
2.03 Utilities Costs			Included Above
2.04 Infrastructure costs			Included Above
2.05 Landscaping Costs			Included Above
2.06 Construction Contingency			Included Above
2.07 Parking Costs	0	No. of Spaces	
	\$3,000	Per Space	\$0
2.08 Inflation Allowance	3.5%	Rate	
	4.0	Yrs. To MidPt.	\$8,261,104
Subtotal: Hard Costs			\$64,259,854
3.00 Soft Costs			
3.01 Architectural and Engineering Fees	8.5%	of Hard Costs	\$5,462,088
3.02 Additonal A&E Services	7.0%	of A&E Budget	\$382,346
3.03 Miscellaneous Fees			\$1,500,000
3.04 Furniture Fixtures, and Equipment (FF&E)	\$3,500	Per Bed	\$1,400,000
3.05 FF&E Tax	0.0%	% of FF&E	\$0
3.06 Project Contingency	15.0%	of the above	\$10,950,643
3.07 Development Manager Fee	0.0%	of the above	\$0
Subtotal: Soft Costs			\$19,695,077
Subtotal: Hard and Soft Costs			\$83,954,930
Total Project Cost			\$83,954,930
Development Metrics			
Project Cost Percentages			100.0%
Hard Costs			76.5%
Soft Costs			23.5%
Cost Per Bed			\$209,887
Hard Cost Per Bed			\$160,650
Soft Cost Per Bed			\$49,238
Cost Per Square Foot			\$525
Hard Cost Per Square Foot			\$402
Soft Cost Per Square Foot			\$123

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING OPERATING REVENUE ASSUMPTIONS - PHASE IB

Rental Revenue at 100% Occupancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
1.00 Studio (Single)	48	\$4,350	\$13,050	\$626,400
2.00 One-Bedroom (Single)	0	\$4,950	\$14,850	\$0
3.00 One-Bedroom (Double)	20	\$4,200	\$12,600	\$252,000
4.00 Two-Bedroom (Single)	60	\$4,800	\$14,400	\$864,000
5.00 Two-Bedroom (Double)	72	\$4,350	\$13,050	\$939,600
6.00 Four-Bedroom (Single)	200	\$4,650	\$13,950	\$2,790,000
Subtotal - Rental Revenue	400			\$5,472,000
Rental Revenue at 3% Vacancy				
Rental Revenue at 3% Vacancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
7.00 Studio (Single)	1	\$4,350	\$13,050	\$18,792
8.00 One-Bedroom (Single)	0	\$4,950	\$14,850	\$0
9.00 One-Bedroom (Double)	1	\$4,200	\$12,600	\$7,560
10.00 Two-Bedroom (Single)	2	\$4,800	\$14,400	\$25,920
11.00 Two-Bedroom (Double)	2	\$4,350	\$13,050	\$28,188
12.00 Four-Bedroom (Single)	6	\$4,650	\$13,950	\$83,700
Subtotal - Rental Revenue (Vacancy Expense)	12			\$164,160
Total Rental Revenue (less 5% vacancy exper	56	\$47,391	\$94,783	\$5,307,840
Other Revenue				Total
11.00 Summer Conference Revenue				\$200,000
12.00 Other (Damanges, application, cancelation, laundry, etc.)			1.00%	\$53,078
Total Other Revenue				\$253,078
Revenue Escalation Assumption	4.0%			
Occupancy Assumption	97.0%			

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING OPERATING EXPENSE ASSUMPTIONS - PHASE IB

	Sq. Ft.	Bed	Total
Building Summary	159,996	400	
Operating Expenses			
1.00 Admin & Clerical (Personnel)	\$1.05	\$418	\$167,200
2.00 Housekeeping	\$1.57	\$629	\$251,600
3.00 Communications	\$0.87	\$348	\$139,200
4.00 Repair & Maintenance	\$1.56	\$624	\$249,600
5.00 Utilities	\$1.52	\$607	\$242,800
6.00 Miscellaneous	\$0.05	\$21	\$8,400
7.00 Student Programming	\$0.78	\$310	\$124,000
8.00 Community Safety	\$0.43	\$170	\$68,000
9.00 General Expenses	\$5.72	\$2,288	\$915,200
Total Operating Expenses	\$13.54	\$5,415	\$2,166,000
Non-operating Expenses			
10.00 Replacement Reserves	\$13.24	\$5,294	\$2,117,600
Total Non-operating Expenses	\$13.24	\$5,294	\$2,117,600
Operating Expense Escalation Assumption	3.0%		

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEBT ASSUMPTIONS - PHASE IB

Debt Assumptions						
1.00	Current Year					2014
2.00	Year of Opening					2019
3.00	Amount Financed					\$83,954,930
4.00	Interest Rate					6.0%
5.00	Debt Term					30
6.00	Annual Debt Service					\$6,099,234
Term	Year	Beg. Balance	Interest	Principle	Payment	End. Balance
1	2019	\$83,954,930	\$5,037,296	\$1,061,938	\$6,099,234	\$82,892,992
2	2020	\$82,892,992	\$4,973,580	\$1,125,655	\$6,099,234	\$81,767,337
3	2021	\$81,767,337	\$4,906,040	\$1,193,194	\$6,099,234	\$80,574,143
4	2022	\$80,574,143	\$4,834,449	\$1,264,786	\$6,099,234	\$79,309,357
5	2023	\$79,309,357	\$4,758,561	\$1,340,673	\$6,099,234	\$77,968,684
6	2024	\$77,968,684	\$4,678,121	\$1,421,113	\$6,099,234	\$76,547,571
7	2025	\$76,547,571	\$4,592,854	\$1,506,380	\$6,099,234	\$75,041,191
8	2026	\$75,041,191	\$4,502,471	\$1,596,763	\$6,099,234	\$73,444,428
9	2027	\$73,444,428	\$4,406,666	\$1,692,569	\$6,099,234	\$71,751,860
10	2028	\$71,751,860	\$4,305,112	\$1,794,123	\$6,099,234	\$69,957,737
11	2029	\$69,957,737	\$4,197,464	\$1,901,770	\$6,099,234	\$68,055,967
12	2030	\$68,055,967	\$4,083,358	\$2,015,876	\$6,099,234	\$66,040,091
13	2031	\$66,040,091	\$3,962,405	\$2,136,829	\$6,099,234	\$63,903,262
14	2032	\$63,903,262	\$3,834,196	\$2,265,039	\$6,099,234	\$61,638,223
15	2033	\$61,638,223	\$3,698,293	\$2,400,941	\$6,099,234	\$59,237,282
16	2034	\$59,237,282	\$3,554,237	\$2,544,997	\$6,099,234	\$56,692,285
17	2035	\$56,692,285	\$3,401,537	\$2,697,697	\$6,099,234	\$53,994,588
18	2036	\$53,994,588	\$3,239,675	\$2,859,559	\$6,099,234	\$51,135,029
19	2037	\$51,135,029	\$3,068,102	\$3,031,133	\$6,099,234	\$48,103,896
20	2038	\$48,103,896	\$2,886,234	\$3,213,001	\$6,099,234	\$44,890,895
21	2039	\$44,890,895	\$2,693,454	\$3,405,781	\$6,099,234	\$41,485,115
22	2040	\$41,485,115	\$2,489,107	\$3,610,127	\$6,099,234	\$37,874,987
23	2041	\$37,874,987	\$2,272,499	\$3,826,735	\$6,099,234	\$34,048,252
24	2042	\$34,048,252	\$2,042,895	\$4,056,339	\$6,099,234	\$29,991,913
25	2043	\$29,991,913	\$1,799,515	\$4,299,720	\$6,099,234	\$25,692,194
26	2044	\$25,692,194	\$1,541,532	\$4,557,703	\$6,099,234	\$21,134,491
27	2045	\$21,134,491	\$1,268,069	\$4,831,165	\$6,099,234	\$16,303,326
28	2046	\$16,303,326	\$978,200	\$5,121,035	\$6,099,234	\$11,182,291
29	2047	\$11,182,291	\$670,937	\$5,428,297	\$6,099,234	\$5,753,995
30	2048	\$5,753,995	\$345,240	\$5,753,995	\$6,099,234	\$0

UNIVERSITY OF CALIFORNIA SANTA CRUZ
OPERATING PRO FORMA - PHASE IB

Operating Pro Forma	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Operating Revenue										
Rental Revenue										
Studio (Single)	\$704,615	\$732,799	\$762,111	\$792,596	\$824,300	\$857,272	\$891,563	\$927,225	\$964,314	\$1,002,887
One-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Double)	\$283,466	\$294,804	\$306,597	\$318,860	\$331,615	\$344,879	\$358,675	\$373,022	\$387,942	\$403,460
Two-Bedroom (Single)	\$971,882	\$1,010,758	\$1,051,188	\$1,093,236	\$1,136,965	\$1,182,444	\$1,229,741	\$1,278,931	\$1,330,088	\$1,383,292
Two-Bedroom (Double)	\$1,056,922	\$1,099,199	\$1,143,167	\$1,188,894	\$1,236,449	\$1,285,907	\$1,337,344	\$1,390,838	\$1,446,471	\$1,504,330
Four-Bedroom (Single)	\$3,138,371	\$3,263,905	\$3,394,462	\$3,530,240	\$3,671,450	\$3,818,308	\$3,971,040	\$4,129,882	\$4,295,077	\$4,466,880
Subtotal - Rental Revenue	\$6,155,256	\$6,401,466	\$6,657,525	\$6,923,826	\$7,200,779	\$7,488,810	\$7,788,362	\$8,099,897	\$8,423,893	\$8,760,848
Rental Vacancy										
Studio (Single)	\$21,138	\$21,984	\$22,863	\$23,778	\$24,729	\$25,718	\$26,747	\$27,817	\$28,929	\$30,087
One-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Double)	\$8,504	\$8,844	\$9,198	\$9,566	\$9,948	\$10,346	\$10,760	\$11,191	\$11,638	\$12,104
Two-Bedroom (Single)	\$29,156	\$30,323	\$31,536	\$32,797	\$34,109	\$35,473	\$36,892	\$38,368	\$39,903	\$41,499
Four-Bedroom (Single)	\$31,708	\$32,976	\$34,295	\$35,667	\$37,093	\$38,577	\$40,120	\$41,725	\$43,394	\$45,130
Subtotal - Rental Revenue (Vacancy Expense)	\$94,151	\$97,917	\$101,834	\$105,907	\$110,143	\$114,549	\$119,131	\$123,896	\$128,852	\$134,006
Subtotal - Rental Revenue (Vacancy Expense)	\$184,658	\$192,044	\$199,726	\$207,715	\$216,023	\$224,664	\$233,651	\$242,997	\$252,717	\$262,825
Total Rental Revenue	\$5,970,598	\$6,209,422	\$6,457,799	\$6,716,111	\$6,984,755	\$7,264,146	\$7,554,711	\$7,856,900	\$8,171,176	\$8,498,023
Total Other Revenue	\$284,679	\$296,066	\$307,909	\$320,225	\$333,034	\$346,355	\$360,209	\$374,618	\$389,603	\$405,187
Total Revenue	\$6,255,277	\$6,505,488	\$6,765,708	\$7,036,336	\$7,317,789	\$7,610,501	\$7,914,921	\$8,231,518	\$8,560,778	\$8,903,210
Operating Expense										
Admin & Clerical (Personnel)	\$182,704	\$188,185	\$193,831	\$199,646	\$205,635	\$211,804	\$218,158	\$224,703	\$231,444	\$238,387
Housekeeping	\$274,930	\$283,178	\$291,673	\$300,424	\$309,436	\$318,719	\$328,281	\$338,129	\$348,273	\$358,721
Communications	\$152,108	\$156,671	\$161,371	\$166,212	\$171,198	\$176,334	\$181,624	\$187,073	\$192,685	\$198,466
Repair & Maintenance	\$272,745	\$280,927	\$289,355	\$298,035	\$306,977	\$316,186	\$325,671	\$335,442	\$345,505	\$355,870
Utilities	\$265,314	\$273,274	\$281,472	\$289,916	\$298,613	\$307,572	\$316,799	\$326,303	\$336,092	\$346,175
Miscellaneous	\$9,179	\$9,454	\$9,738	\$10,030	\$10,331	\$10,641	\$10,960	\$11,289	\$11,628	\$11,976
Student Programming	\$135,498	\$139,563	\$143,750	\$148,062	\$152,504	\$157,079	\$161,792	\$166,646	\$171,645	\$176,794
Community Safety	\$74,305	\$76,535	\$78,831	\$81,196	\$83,631	\$86,140	\$88,725	\$91,386	\$94,128	\$96,952
General Expenses	\$1,000,064	\$1,030,066	\$1,060,968	\$1,092,797	\$1,125,581	\$1,159,348	\$1,194,128	\$1,229,952	\$1,266,851	\$1,304,856
Total Operating Expenses	\$2,366,847	\$2,437,852	\$2,510,988	\$2,586,317	\$2,663,907	\$2,743,824	\$2,826,139	\$2,910,923	\$2,998,251	\$3,088,198
Net Operating Income	\$3,888,430	\$4,067,636	\$4,254,720	\$4,450,019	\$4,653,882	\$4,866,677	\$5,088,782	\$5,320,595	\$5,562,528	\$5,815,011
Debt Service	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234	\$6,099,234
Debt Coverage Ratio	0.64	0.67	0.70	0.73	0.76	0.80	0.83	0.87	0.91	0.95
Non-Operating Expense										
Replacement Reserves	\$2,313,959	\$2,383,377	\$2,454,879	\$2,528,525	\$2,604,381	\$2,682,512	\$2,762,988	\$2,845,877	\$2,931,254	\$3,019,191
Property Tax (3.267% of value)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Expense	\$2,313,959	\$2,383,377	\$2,454,879	\$2,528,525	\$2,604,381	\$2,682,512	\$2,762,988	\$2,845,877	\$2,931,254	\$3,019,191
Net Cash Flow	(\$4,524,763)	(\$4,414,976)	(\$4,299,393)	(\$4,177,741)	(\$4,049,733)	(\$3,915,070)	(\$3,773,440)	(\$3,624,517)	(\$3,467,960)	(\$3,303,414)
Cumulative Net Cash Flow	(\$18,703,682)	(\$23,118,658)	(\$27,418,051)	(\$31,595,792)	(\$35,645,525)	(\$39,560,595)	(\$43,334,034)	(\$46,958,551)	(\$50,426,511)	(\$53,729,926)

Exhibit **D3**

**Family Housing Financial
Model**

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UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEVELOPMENT BUDGET - FAMILY HOUSING

1.00 Building Summary		
1.01 Total Bed Count		200
1.02 Gross Square Footage		197,099
1.03 Construction Duration (months)		18
2.00 Hard Costs		
2.01 Enclosed Building Costs	\$350 Per Sq. Ft.	\$68,984,738
2.02 Site Costs		Included Above
2.03 Utilities Costs		Included Above
2.04 Infrastructure costs		Included Above
2.05 Landscaping Costs		Included Above
2.06 Construction Contingency		Included Above
2.07 Parking Costs	0 No. of Spaces \$3,000 Per Space	\$0
2.08 Inflation Allowance	3.5% Rate 2.0 Yrs. To MidPt.	\$4,913,438
Subtotal: Hard Costs		\$73,898,175
3.00 Soft Costs		
3.01 Architectural and Engineering Fees	8.5% of Hard Costs	\$6,281,345
3.02 Additional A&E Services	7.0% of A&E Budget	\$439,694
3.03 Miscellaneous Fees		\$1,500,000
3.04 Furniture Fixtures, and Equipment (FF&E)	\$3,500 Per Bed	\$700,000
3.05 FF&E Tax	0.0% % of FF&E	\$0
3.06 Project Contingency	15.0% of the above	\$12,422,882
3.07 Development Manager Fee	0.0% of the above	\$0
Subtotal: Soft Costs		\$21,343,921
Subtotal: Hard and Soft Costs		\$95,242,097
Total Project Cost		\$95,242,097
Development Metrics		
Project Cost Percentages		100.0%
Hard Costs		77.6%
Soft Costs		22.4%
Cost Per Bed		\$476,210
Hard Cost Per Bed		\$369,491
Soft Cost Per Bed		\$106,720
Cost Per Square Foot		\$483
Hard Cost Per Square Foot		\$375
Soft Cost Per Square Foot		\$108

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING PROGRAM - FAMILY HOUSING

Residential Space	Units	Residents /		Total NASF	Total Beds
		Unit	NASF / Unit		
1.00 Studio (Single)	0	1	375	0	0
2.00 One-Bedroom (Single)	60	1	500	30,000	60
3.00 One-Bedroom (Double)	0	1	555	0	0
4.00 Two-Bedroom (Single)	126	1	800	100,800	126
5.00 Two-Bedroom (Double)	0	1	650	0	0
6.00 Four-Bedroom (Single)	14	1	990	13,860	14
Subtotal - Residential Space	200			144,660	200
Community / Support Space				Total NASF	
6.00 Community Spaces (7% of Residential Space)				10,126	
7.00 Support Spaces (2% of Residential Space)				2,893	
Subtotal - Community / Support Space				13,019	
Other Space				Total Non-ASF	
8.00 Non-assignable Spaces (Efficiency Factor of 70%)				39,420	
Subtotal - Other Space				39,420	
Development Metrics				Program SF	Program %
Total Residential Space				144,660	73%
Total Community / Support Space				13,019	7%
Total NASF				157,679	80%
NASF / Bed				788	
Total Other Space				39,420	20%
Total GSF				197,099	100%
GSF / Bed				985	
Total Revenue Generating SF				30,000	15%
Total Non-Revenue Generating SF				167,099	85%
Total GSF				197,099	100%

UNIVERSITY OF CALIFORNIA SANTA CRUZ

STUDENT HOUSING OPERATING REVENUE ASSUMPTIONS - FAMILY HOUSING

Rental Revenue at 100% Occupancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
1.00 Studio (Single)	0	\$4,350	\$13,050	\$0
2.00 One-Bedroom (Single)	60	\$4,950	\$14,850	\$891,000
3.00 One-Bedroom (Double)	0	\$4,200	\$12,600	\$0
4.00 Two-Bedroom (Single)	126	\$5,400	\$16,200	\$2,041,200
5.00 Two-Bedroom (Double)	0	\$4,350	\$13,050	\$0
6.00 Four-Bedroom (Single)	14	\$4,650	\$13,950	\$195,300
Subtotal - Rental Revenue	200			\$3,127,500
Rental Revenue at 3% Vacancy				
Rental Revenue at 3% Vacancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
7.00 Studio (Single)	0	\$4,350	\$13,050	\$0
8.00 One-Bedroom (Single)	2	\$4,950	\$14,850	\$26,730
9.00 One-Bedroom (Double)	0	\$4,200	\$12,600	\$0
10.00 Two-Bedroom (Single)	4	\$5,400	\$16,200	\$61,236
11.00 Two-Bedroom (Double)	0	\$4,350	\$13,050	\$0
12.00 Four-Bedroom (Single)	0	\$4,650	\$13,950	\$5,859
Subtotal - Rental Revenue (Vacancy Expense)	6			\$93,825
Total Rental Revenue (less 5% vacancy expense)	54	\$28,090	\$56,179	\$3,033,675
Other Revenue				Total
11.00 Summer Conference Revenue				\$200,000
12.00 Other (Damanges, application, cancelation, laundry, etc.)			1.00%	\$30,337
Total Other Revenue				\$230,337
Revenue Escalation Assumption	4.0%			
Occupancy Assumption	97.0%			

UNIVERSITY OF CALIFORNIA SANTA CRUZ

STUDENT HOUSING OPERATING EXPENSE ASSUMPTIONS - FAMILY HOUSING

	Sq. Ft.	Bed	Total
Building Summary	197,099	200	
Operating Expenses			
1.00 Admin & Clerical (Personnel)	\$0.42	\$418	\$83,600
2.00 Housekeeping	\$0.64	\$629	\$125,800
3.00 Communications	\$0.35	\$348	\$69,600
4.00 Repair & Maintenance	\$0.63	\$624	\$124,800
5.00 Utilities	\$0.62	\$607	\$121,400
6.00 Miscellaneous	\$0.02	\$21	\$4,200
7.00 Student Programming	\$0.31	\$310	\$62,000
8.00 Community Safety	\$0.17	\$170	\$34,000
9.00 General Expenses	\$2.32	\$2,288	\$457,600
Total Operating Expenses	\$5.49	\$5,415	\$1,083,000
Non-operating Expenses			
10.00 Replacement Reserves	\$5.37	\$5,294	\$1,058,800
Total Non-operating Expenses	\$5.37	\$5,294	\$1,058,800
Operating Expense Escalation Assumption	3.0%		

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEBT ASSUMPTIONS - FAMILY HOUSING

Debt Assumptions						
1.00 Current Year						2014
2.00 Year of Opening						2017
3.00 Amount Financed						\$95,242,097
4.00 Interest Rate						6.0%
5.00 Debt Term						30
6.00 Annual Debt Service						\$6,919,235
Term	Year	Beg. Balance	Interest	Principle	Payment	End. Balance
1	2017	\$95,242,097	\$5,714,526	\$1,204,709	\$6,919,235	\$94,037,388
2	2018	\$94,037,388	\$5,642,243	\$1,276,991	\$6,919,235	\$92,760,396
3	2019	\$92,760,396	\$5,565,624	\$1,353,611	\$6,919,235	\$91,406,786
4	2020	\$91,406,786	\$5,484,407	\$1,434,828	\$6,919,235	\$89,971,958
5	2021	\$89,971,958	\$5,398,317	\$1,520,917	\$6,919,235	\$88,451,041
6	2022	\$88,451,041	\$5,307,062	\$1,612,172	\$6,919,235	\$86,838,869
7	2023	\$86,838,869	\$5,210,332	\$1,708,903	\$6,919,235	\$85,129,966
8	2024	\$85,129,966	\$5,107,798	\$1,811,437	\$6,919,235	\$83,318,529
9	2025	\$83,318,529	\$4,999,112	\$1,920,123	\$6,919,235	\$81,398,407
10	2026	\$81,398,407	\$4,883,904	\$2,035,330	\$6,919,235	\$79,363,076
11	2027	\$79,363,076	\$4,761,785	\$2,157,450	\$6,919,235	\$77,205,626
12	2028	\$77,205,626	\$4,632,338	\$2,286,897	\$6,919,235	\$74,918,729
13	2029	\$74,918,729	\$4,495,124	\$2,424,111	\$6,919,235	\$72,494,618
14	2030	\$72,494,618	\$4,349,677	\$2,569,558	\$6,919,235	\$69,925,061
15	2031	\$69,925,061	\$4,195,504	\$2,723,731	\$6,919,235	\$67,201,330
16	2032	\$67,201,330	\$4,032,080	\$2,887,155	\$6,919,235	\$64,314,175
17	2033	\$64,314,175	\$3,858,850	\$3,060,384	\$6,919,235	\$61,253,791
18	2034	\$61,253,791	\$3,675,227	\$3,244,007	\$6,919,235	\$58,009,783
19	2035	\$58,009,783	\$3,480,587	\$3,438,648	\$6,919,235	\$54,571,136
20	2036	\$54,571,136	\$3,274,268	\$3,644,966	\$6,919,235	\$50,926,169
21	2037	\$50,926,169	\$3,055,570	\$3,863,664	\$6,919,235	\$47,062,505
22	2038	\$47,062,505	\$2,823,750	\$4,095,484	\$6,919,235	\$42,967,021
23	2039	\$42,967,021	\$2,578,021	\$4,341,213	\$6,919,235	\$38,625,807
24	2040	\$38,625,807	\$2,317,548	\$4,601,686	\$6,919,235	\$34,024,121
25	2041	\$34,024,121	\$2,041,447	\$4,877,787	\$6,919,235	\$29,146,333
26	2042	\$29,146,333	\$1,748,780	\$5,170,455	\$6,919,235	\$23,975,879
27	2043	\$23,975,879	\$1,438,553	\$5,480,682	\$6,919,235	\$18,495,197
28	2044	\$18,495,197	\$1,109,712	\$5,809,523	\$6,919,235	\$12,685,674
29	2045	\$12,685,674	\$761,140	\$6,158,094	\$6,919,235	\$6,527,580
30	2046	\$6,527,580	\$391,655	\$6,527,580	\$6,919,235	\$0

UNIVERSITY OF CALIFORNIA SANTA CRUZ
OPERATING PRO FORMA - FAMILY HOUSING

Operating Pro Forma	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Operating Revenue										
Rental Revenue										
Studio (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Single)	\$963,706	\$1,002,254	\$1,042,344	\$1,084,038	\$1,127,399	\$1,172,495	\$1,219,395	\$1,268,171	\$1,318,898	\$1,371,654
One-Bedroom (Double)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Two-Bedroom (Single)	\$2,207,762	\$2,296,072	\$2,387,915	\$2,483,432	\$2,582,769	\$2,686,080	\$2,793,523	\$2,905,264	\$3,021,475	\$3,142,334
Two-Bedroom (Double)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four-Bedroom (Single)	\$211,236	\$219,686	\$228,473	\$237,612	\$247,117	\$257,001	\$267,282	\$277,973	\$289,092	\$300,655
Subtotal - Rental Revenue	\$3,382,704	\$3,518,012	\$3,658,733	\$3,805,082	\$3,957,285	\$4,115,577	\$4,280,200	\$4,451,408	\$4,629,464	\$4,814,643
Rental Vacancy										
Studio (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Single)	\$28,911	\$30,068	\$31,270	\$32,521	\$33,822	\$35,175	\$36,582	\$38,045	\$39,567	\$41,150
One-Bedroom (Double)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Two-Bedroom (Single)	\$66,233	\$68,882	\$71,637	\$74,503	\$77,483	\$80,582	\$83,806	\$87,158	\$90,644	\$94,270
Four-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Rental Revenue (Vacancy Expense)	\$6,337	\$6,591	\$6,854	\$7,128	\$7,414	\$7,710	\$8,018	\$8,339	\$8,673	\$9,020
Subtotal - Rental Revenue (Vacancy Expense)	\$101,481	\$105,540	\$109,762	\$114,152	\$118,719	\$123,467	\$128,406	\$133,542	\$138,884	\$144,439
Total Rental Revenue	\$3,281,223	\$3,412,472	\$3,548,971	\$3,690,929	\$3,838,567	\$3,992,109	\$4,151,794	\$4,317,865	\$4,490,580	\$4,670,203
Total Other Revenue	\$249,132	\$259,098	\$269,461	\$280,240	\$291,449	\$303,107	\$315,232	\$327,841	\$340,955	\$354,593
Total Revenue	\$3,530,355	\$3,671,569	\$3,818,432	\$3,971,169	\$4,130,016	\$4,295,217	\$4,467,025	\$4,645,706	\$4,831,535	\$5,024,796
Operating Expense										
Admin & Clerical (Personnel)	\$88,691	\$91,352	\$94,093	\$96,915	\$99,823	\$102,817	\$105,902	\$109,079	\$112,351	\$115,722
Housekeeping	\$133,461	\$137,465	\$141,589	\$145,837	\$150,212	\$154,718	\$159,360	\$164,140	\$169,065	\$174,137
Communications	\$73,839	\$76,054	\$78,335	\$80,685	\$83,106	\$85,599	\$88,167	\$90,812	\$93,537	\$96,343
Repair & Maintenance	\$132,400	\$136,372	\$140,463	\$144,677	\$149,018	\$153,488	\$158,093	\$162,836	\$167,721	\$172,752
Utilities	\$128,793	\$132,657	\$136,637	\$140,736	\$144,958	\$149,307	\$153,786	\$158,399	\$163,151	\$168,046
Miscellaneous	\$4,456	\$4,589	\$4,727	\$4,869	\$5,015	\$5,165	\$5,320	\$5,480	\$5,644	\$5,814
Student Programming	\$65,776	\$67,749	\$69,782	\$71,875	\$74,031	\$76,252	\$78,540	\$80,896	\$83,323	\$85,822
Community Safety	\$36,071	\$37,153	\$38,267	\$39,415	\$40,598	\$41,816	\$43,070	\$44,362	\$45,693	\$47,064
General Expenses	\$485,468	\$500,032	\$515,033	\$530,484	\$546,398	\$562,790	\$579,674	\$597,064	\$614,976	\$633,425
Total Operating Expenses	\$1,148,955	\$1,183,423	\$1,218,926	\$1,255,494	\$1,293,159	\$1,331,953	\$1,371,912	\$1,413,069	\$1,455,461	\$1,499,125
Net Operating Income	\$2,381,400	\$2,488,146	\$2,599,506	\$2,715,676	\$2,836,858	\$2,963,263	\$3,095,113	\$3,232,637	\$3,376,073	\$3,525,671
Debt Service	\$6,919,235									
Debt Coverage Ratio	0.34	0.36	0.38	0.39	0.41	0.43	0.45	0.47	0.49	0.51
Non-Operating Expense										
Replacement Reserves	\$1,123,281	\$1,156,979	\$1,191,689	\$1,227,439	\$1,264,263	\$1,302,190	\$1,341,256	\$1,381,494	\$1,422,939	\$1,465,627
Property Tax (3.267% of value)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Expense	\$1,123,281	\$1,156,979	\$1,191,689	\$1,227,439	\$1,264,263	\$1,302,190	\$1,341,256	\$1,381,494	\$1,422,939	\$1,465,627
Net Cash Flow	(\$5,661,115)	(\$5,588,068)	(\$5,511,417)	(\$5,430,998)	(\$5,346,640)	(\$5,258,162)	(\$5,165,377)	(\$5,068,091)	(\$4,966,100)	(\$4,859,191)
Cumulative Net Cash Flow	(\$17,188,854)	(\$22,776,923)	(\$28,288,340)	(\$33,719,338)	(\$39,065,978)	(\$44,324,140)	(\$49,489,517)	(\$54,557,608)	(\$59,523,709)	(\$64,382,899)

Exhibit **D4**

Phase II Financial Model

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UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING PROGRAM - PHASE IB

Residential Space	Units	Residents /		Total NASF	Total Beds
		Unit	NASF / Unit		
1.00 Studio (Single)	72	1	375	27,000	72
2.00 One-Bedroom (Single)	0	1	500	0	0
3.00 One-Bedroom (Double)	14	2	555	7,770	28
4.00 Two-Bedroom (Single)	40	2	600	24,000	80
5.00 Two-Bedroom (Double)	80	4	650	52,000	320
6.00 Four-Bedroom (Single)	50	4	990	49,500	200
Subtotal - Residential Space	256			160,270	700
Community / Support Space					Total NASF
6.00 Community Spaces (7% of Residential Space)				11,219	
7.00 Support Spaces (2% of Residential Space)				3,205	
Subtotal - Community / Support Space				14,424	
Other Space					Total Non-ASF
8.00 Non-assignable Spaces (Efficiency Factor of 70%)				143,556	
Subtotal - Other Space				143,556	
Development Metrics				Program SF	Program %
Total Residential Space				160,270	50%
Total Community / Support Space				14,424	5%
Total NASF				174,694	55%
NASF / Bed				250	
Total Other Space				143,556	45%
Total GSF				318,250	100%
GSF / Bed				455	
Total Revenue Generating SF				34,770	11%
Total Non-Revenue Generating SF				283,480	89%
Total GSF				318,250	100%

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEVELOPMENT BUDGET - PHASE II

1.00 Building Summary		
1.01 Total Bed Count		700
1.02 Gross Square Footage		318,250
1.03 Construction Duration (months)		18
2.00 Hard Costs		
2.01 Enclosed Building Costs	\$350 Per Sq. Ft.	\$111,387,650
2.02 Site Costs		Included Above
2.03 Utilities Costs		Included Above
2.04 Infrastructure costs		Included Above
2.05 Landscaping Costs		Included Above
2.06 Construction Contingency		Included Above
2.07 Parking Costs	0 No. of Spaces \$3,000 Per Space	\$0
2.08 Inflation Allowance	3.5% Rate 6.0 Yrs. To MidPt.	\$25,536,212
Subtotal: Hard Costs		\$136,923,862
3.00 Soft Costs		
3.01 Architectural and Engineering Fees	8.5% of Hard Costs	\$11,638,528
3.02 Additional A&E Services	7.0% of A&E Budget	\$814,697
3.03 Miscellaneous Fees		\$1,500,000
3.04 Furniture Fixtures, and Equipment (FF&E)	\$3,500 Per Bed	\$2,450,000
3.05 FF&E Tax	0.0% % of FF&E	\$0
3.06 Project Contingency	15.0% of the above	\$22,999,063
3.07 Development Manager Fee	0.0% of the above	\$0
Subtotal: Soft Costs		\$39,402,288
Subtotal: Hard and Soft Costs		\$176,326,150
Total Project Cost		\$176,326,150
Development Metrics		
Project Cost Percentages		100.0%
Hard Costs		77.7%
Soft Costs		22.3%
Cost Per Bed		\$251,895
Hard Cost Per Bed		\$195,606
Soft Cost Per Bed		\$56,289
Cost Per Square Foot		\$554
Hard Cost Per Square Foot		\$430
Soft Cost Per Square Foot		\$124

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING OPERATING REVENUE ASSUMPTIONS - PHASE II

Rental Revenue at 100% Occupancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
1.00 Studio (Single)	72	\$4,350	\$13,050	\$939,600
2.00 One-Bedroom (Single)	0	\$4,950	\$14,850	\$0
3.00 One-Bedroom (Double)	28	\$4,200	\$12,600	\$352,800
4.00 Two-Bedroom (Single)	80	\$4,800	\$14,400	\$1,152,000
5.00 Two-Bedroom (Double)	320	\$4,350	\$13,050	\$4,176,000
6.00 Four-Bedroom (Single)	200	\$4,650	\$13,950	\$2,790,000
Subtotal - Rental Revenue	700			\$9,410,400
Rental Revenue at 3% Vacancy	Total Beds	Rent Per Quarter	Rent Per Academic Year	Total
7.00 Studio (Single)	2	\$4,350	\$13,050	\$28,188
8.00 One-Bedroom (Single)	0	\$4,950	\$14,850	\$0
9.00 One-Bedroom (Double)	1	\$4,200	\$12,600	\$10,584
10.00 Two-Bedroom (Single)	2	\$4,800	\$14,400	\$34,560
11.00 Two-Bedroom (Double)	10	\$4,350	\$13,050	\$125,280
12.00 Four-Bedroom (Single)	6	\$4,650	\$13,950	\$83,700
Subtotal - Rental Revenue (Vacancy Expense)	21			\$282,312
Total Rental Revenue (less 5% vacancy expen	79	\$57,773	\$115,545	\$9,128,088
Other Revenue				Total
11.00 Summer Conference Revenue				\$200,000
12.00 Other (Damanges, application, cancelation, laundry, etc.)			1.00%	\$91,281
Total Other Revenue				\$291,281
Revenue Escalation Assumption	4.0%			
Occupancy Assumption	97.0%			

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING OPERATING EXPENSE ASSUMPTIONS - PHASE II

	Sq. Ft.	Bed	Total
Building Summary	318,250	700	
Operating Expenses			
1.00 Admin & Clerical (Personnel)	\$0.92	\$418	\$292,600
2.00 Housekeeping	\$1.38	\$629	\$440,300
3.00 Communications	\$0.77	\$348	\$243,600
4.00 Repair & Maintenance	\$1.37	\$624	\$436,800
5.00 Utilities	\$1.34	\$607	\$424,900
6.00 Miscellaneous	\$0.05	\$21	\$14,700
7.00 Student Programming	\$0.68	\$310	\$217,000
8.00 Community Safety	\$0.37	\$170	\$119,000
9.00 General Expenses	\$5.03	\$2,288	\$1,601,600
Total Operating Expenses	\$11.91	\$5,415	\$3,790,500
Non-operating Expenses			
10.00 Replacement Reserves	\$11.64	\$5,294	\$3,705,800
Total Non-operating Expenses	\$11.64	\$5,294	\$3,705,800
Operating Expense Escalation Assumption	3.0%		

UNIVERSITY OF CALIFORNIA SANTA CRUZ
STUDENT HOUSING DEBT ASSUMPTIONS - PHASE II

Debt Assumptions						
1.00 Current Year						2014
2.00 Year of Opening						2021
3.00 Amount Financed						\$176,326,150
4.00 Interest Rate						6.0%
5.00 Debt Term						30
6.00 Annual Debt Service						\$12,809,903
Term	Year	Beg. Balance	Interest	Principle	Payment	End. Balance
1	2021	\$176,326,150	\$10,579,569	\$2,230,334	\$12,809,903	\$174,095,817
2	2022	\$174,095,817	\$10,445,749	\$2,364,154	\$12,809,903	\$171,731,663
3	2023	\$171,731,663	\$10,303,900	\$2,506,003	\$12,809,903	\$169,225,659
4	2024	\$169,225,659	\$10,153,540	\$2,656,363	\$12,809,903	\$166,569,296
5	2025	\$166,569,296	\$9,994,158	\$2,815,745	\$12,809,903	\$163,753,551
6	2026	\$163,753,551	\$9,825,213	\$2,984,690	\$12,809,903	\$160,768,861
7	2027	\$160,768,861	\$9,646,132	\$3,163,771	\$12,809,903	\$157,605,090
8	2028	\$157,605,090	\$9,456,305	\$3,353,597	\$12,809,903	\$154,251,492
9	2029	\$154,251,492	\$9,255,090	\$3,554,813	\$12,809,903	\$150,696,679
10	2030	\$150,696,679	\$9,041,801	\$3,768,102	\$12,809,903	\$146,928,577
11	2031	\$146,928,577	\$8,815,715	\$3,994,188	\$12,809,903	\$142,934,389
12	2032	\$142,934,389	\$8,576,063	\$4,233,840	\$12,809,903	\$138,700,549
13	2033	\$138,700,549	\$8,322,033	\$4,487,870	\$12,809,903	\$134,212,679
14	2034	\$134,212,679	\$8,052,761	\$4,757,142	\$12,809,903	\$129,455,537
15	2035	\$129,455,537	\$7,767,332	\$5,042,571	\$12,809,903	\$124,412,966
16	2036	\$124,412,966	\$7,464,778	\$5,345,125	\$12,809,903	\$119,067,842
17	2037	\$119,067,842	\$7,144,070	\$5,665,832	\$12,809,903	\$113,402,009
18	2038	\$113,402,009	\$6,804,121	\$6,005,782	\$12,809,903	\$107,396,227
19	2039	\$107,396,227	\$6,443,774	\$6,366,129	\$12,809,903	\$101,030,097
20	2040	\$101,030,097	\$6,061,806	\$6,748,097	\$12,809,903	\$94,282,000
21	2041	\$94,282,000	\$5,656,920	\$7,152,983	\$12,809,903	\$87,129,018
22	2042	\$87,129,018	\$5,227,741	\$7,582,162	\$12,809,903	\$79,546,856
23	2043	\$79,546,856	\$4,772,811	\$8,037,092	\$12,809,903	\$71,509,764
24	2044	\$71,509,764	\$4,290,586	\$8,519,317	\$12,809,903	\$62,990,447
25	2045	\$62,990,447	\$3,779,427	\$9,030,476	\$12,809,903	\$53,959,971
26	2046	\$53,959,971	\$3,237,598	\$9,572,305	\$12,809,903	\$44,387,666
27	2047	\$44,387,666	\$2,663,260	\$10,146,643	\$12,809,903	\$34,241,024
28	2048	\$34,241,024	\$2,054,461	\$10,755,441	\$12,809,903	\$23,485,582
29	2049	\$23,485,582	\$1,409,135	\$11,400,768	\$12,809,903	\$12,084,814
30	2050	\$12,084,814	\$725,089	\$12,084,814	\$12,809,903	\$0

UNIVERSITY OF CALIFORNIA SANTA CRUZ
OPERATING PRO FORMA - PHASE II

Operating Pro Forma	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Operating Revenue										
Rental Revenue										
Studio (Single)	\$1,143,167	\$1,188,894	\$1,236,449	\$1,285,907	\$1,337,344	\$1,390,838	\$1,446,471	\$1,504,330	\$1,564,503	\$1,627,083
One-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Double)	\$429,235	\$446,405	\$464,261	\$482,831	\$502,144	\$522,230	\$543,119	\$564,844	\$587,438	\$610,935
Two-Bedroom (Single)	\$1,401,584	\$1,457,648	\$1,515,953	\$1,576,592	\$1,639,655	\$1,705,241	\$1,773,451	\$1,844,389	\$1,918,165	\$1,994,891
Two-Bedroom (Double)	\$5,080,743	\$5,283,972	\$5,495,331	\$5,715,144	\$5,943,750	\$6,181,500	\$6,428,760	\$6,685,911	\$6,953,347	\$7,231,481
Four-Bedroom (Single)	\$3,394,462	\$3,530,240	\$3,671,450	\$3,818,308	\$3,971,040	\$4,129,882	\$4,295,077	\$4,466,880	\$4,645,555	\$4,831,377
Subtotal - Rental Revenue	\$11,449,190	\$11,907,158	\$12,383,444	\$12,878,782	\$13,393,933	\$13,929,691	\$14,486,878	\$15,066,354	\$15,669,008	\$16,295,768
Rental Vacancy										
Studio (Single)	\$34,295	\$35,667	\$37,093	\$38,577	\$40,120	\$41,725	\$43,394	\$45,130	\$46,935	\$48,812
One-Bedroom (Single)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Bedroom (Double)	\$12,877	\$13,392	\$13,928	\$14,485	\$15,064	\$15,667	\$16,294	\$16,945	\$17,623	\$18,328
Two-Bedroom (Single)	\$42,048	\$43,729	\$45,479	\$47,298	\$49,190	\$51,157	\$53,204	\$55,332	\$57,545	\$59,847
Four-Bedroom (Single)	\$152,422	\$158,519	\$164,860	\$171,454	\$178,313	\$185,445	\$192,863	\$200,577	\$208,600	\$216,944
Subtotal - Rental Revenue (Vacancy Expense)	\$101,834	\$105,907	\$110,143	\$114,549	\$119,131	\$123,896	\$128,852	\$134,006	\$139,367	\$144,941
Subtotal - Rental Revenue (Vacancy Expense)	\$343,476	\$357,215	\$371,503	\$386,363	\$401,818	\$417,891	\$434,606	\$451,991	\$470,070	\$488,873
Total Rental Revenue	\$11,105,715	\$11,549,943	\$12,011,941	\$12,492,419	\$12,992,115	\$13,511,800	\$14,052,272	\$14,614,363	\$15,198,938	\$15,806,895
Total Other Revenue	\$354,388	\$368,563	\$383,306	\$398,638	\$414,584	\$431,167	\$448,414	\$466,350	\$485,004	\$504,404
Total Revenue	\$11,460,102	\$11,918,507	\$12,395,247	\$12,891,057	\$13,406,699	\$13,942,967	\$14,500,686	\$15,080,713	\$15,683,942	\$16,311,299
Operating Expense										
Admin & Clerical (Personnel)	\$339,204	\$349,380	\$359,861	\$370,657	\$381,777	\$393,230	\$405,027	\$417,178	\$429,693	\$442,584
Housekeeping	\$510,428	\$525,741	\$541,513	\$557,759	\$574,492	\$591,726	\$609,478	\$627,763	\$646,595	\$665,993
Communications	\$282,399	\$290,871	\$299,597	\$308,585	\$317,843	\$327,378	\$337,199	\$347,315	\$357,735	\$368,467
Repair & Maintenance	\$506,371	\$521,562	\$537,209	\$553,325	\$569,925	\$587,023	\$604,633	\$622,772	\$641,456	\$660,699
Utilities	\$492,576	\$507,353	\$522,573	\$538,251	\$554,398	\$571,030	\$588,161	\$605,806	\$623,980	\$642,699
Miscellaneous	\$17,041	\$17,553	\$18,079	\$18,622	\$19,180	\$19,756	\$20,348	\$20,959	\$21,587	\$22,235
Student Programming	\$251,562	\$259,109	\$266,883	\$274,889	\$283,136	\$291,630	\$300,379	\$309,390	\$318,672	\$328,232
Community Safety	\$137,954	\$142,092	\$146,355	\$150,746	\$155,268	\$159,926	\$164,724	\$169,666	\$174,756	\$179,998
General Expenses	\$1,856,693	\$1,912,394	\$1,969,766	\$2,028,859	\$2,089,725	\$2,152,416	\$2,216,989	\$2,283,499	\$2,352,004	\$2,422,564
Total Operating Expenses	\$4,394,228	\$4,526,055	\$4,661,837	\$4,801,692	\$4,945,743	\$5,094,115	\$5,246,938	\$5,404,347	\$5,566,477	\$5,733,471
Net Operating Income	\$7,065,874	\$7,392,451	\$7,733,410	\$8,089,365	\$8,460,956	\$8,848,852	\$9,253,747	\$9,676,366	\$10,117,465	\$10,577,828
Debt Service	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903	\$12,809,903
Debt Coverage Ratio	0.55	0.58	0.60	0.63	0.66	0.69	0.72	0.76	0.79	0.83
Non-Operating Expense										
Replacement Reserves	\$4,296,038	\$4,424,919	\$4,557,667	\$4,694,397	\$4,835,228	\$4,980,285	\$5,129,694	\$5,283,585	\$5,442,092	\$5,605,355
Property Tax (3.267% of value)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Expense	\$4,296,038	\$4,424,919	\$4,557,667	\$4,694,397	\$4,835,228	\$4,980,285	\$5,129,694	\$5,283,585	\$5,442,092	\$5,605,355
Net Cash Flow	(\$10,040,067)	(\$9,842,371)	(\$9,634,160)	(\$9,414,935)	(\$9,184,175)	(\$8,941,336)	(\$8,685,850)	(\$8,417,121)	(\$8,134,531)	(\$7,837,430)
Cumulative Net Cash Flow	(\$62,870,116)	(\$72,712,486)	(\$82,346,646)	(\$91,761,580)	(\$100,945,756)	(\$109,887,092)	(\$118,572,942)	(\$126,990,063)	(\$135,124,593)	(\$142,962,023)