



# Graduate and Family Housing Rate Presentation



# Graduate and Family Housing Inventory

- Total number of beds: 5,257
- Waitlist numbers (as of 3/3/2021): 1,676
- Projected waitlist numbers in Spring 2021: 3,000

Location	Year Built	Bed Count
Coast	1962	137
Central Mesa	1975	380
South Mesa	1980	400
One Miramar Street	2007	806
Mesa Nueva	2017	1,355
Nuevo West	2020	802
Nuevo East	2020	1,377

# Current Financial Outlook

As an auxiliary enterprise, HDH is self-supporting. It does not receive any federal, state or tuition funding, which means that rents collected from students must cover housing costs. These costs are largely driven by mortgages on residential buildings and HDH front-line staff salaries, which are both fixed. The historically low graduate rents have not covered the required expenses.

Graduate and Family Housing experienced an operating loss of \$12 million in 2019 and \$16 million in 2020. The expected loss for 2021 is \$18 million.

This has led to HDH having to increase some annual rents in excess of 3%, while also trying to balance the needs of students.





# Guiding Principles

A new pricing strategy is necessary. It is based on five guiding principles:

- **Affordability:** To provide campus-operated housing for students at rates that are at 20% below market value
- **Predictability:** To limit annual increases for students to 3% during their entire contract
- **Access:** To increase housing availability and try to reduce time on the waitlist
- **Choice:** To provide a range of options and price points reflecting the variety of needs and financial constraints of graduate students
- **Sustainability:** To make sure that HDH is financially sustainable

# Methodology

Market data source: XPERA Housing Study Report (Fall 2019)

- Areas included La Jolla/UTC, Hillcrest, North Park, Mira Mesa, Pacific Beach and Clairemont
- Market rates include electricity, water, trash, gas, cable TV and internet
- Market data was available for studio, 1-bedroom and 2-bedroom units

## Rate Adjustments to Market

In order to align UC San Diego units with the market data, the rates were normalized for like-kind unit types based on the following factors:

- Unit Type
  - Type A (less than 15 years old): Mesa Nueva, Nuevo West, Nuevo East and One Miramar Street
  - Type B (more than 15 years old): Coast, Central Mesa and South Mesa
- Unit size
- Furnished: Applied a rate of +\$40/bedroom per month if the unit is furnished

## Below Market Adjustments Applied

After the rates were normalized, below market adjustments of generally 20% on Type A units and 25% on Type B units were applied. Studios were generally adjusted by 35%-43%.





# New: Double Room Occupancy Choice for Students

A new double room occupancy option will be offered beginning July 1, 2021. It will increase housing availability at rates below \$750 per month from 30% to 46% and is expected to reduce time on the waitlist.

Graduate and Family Housing roommate matching service provided by HDH:

- South Mesa
- Central Mesa (excludes 9226)
- One Miramar

Graduate and Family Housing where students have the option to coordinate their own roommate:

- Coast
- Mesa Nueva
- Viento at Nuevo West
- Nuevo East

# Incoming Resident Options Beginning July 1, 2021

				Incoming Resident Option	
Location	Unit Type	Beds	Unit Size (SqFt)	FY22 Double Occupancy Rate/Bed	FY22 Single Occupancy Rate/Bed
Mesa Nueva	1BD/1BA	2	720	\$1,054.50	\$2,109.00
Nuevo East	1BD/1BA	2	480	\$960.00	\$1,920.00
Central Mesa*	1BD/1BA	2	698	\$799.50	\$1,599.00
Coast	1BD/1BA	2	490	\$724.50	\$1,449.00
Nuevo West**	Studio	2	375	\$699.00	\$1,398.00
Mesa Nueva**	Studio	2	275	\$649.50	\$1,299.00
Coast	Studio	2	320	\$600.00	\$1,200.00
Mesa Nueva	2BD/2BA	4	950	\$675.00	\$1,350.00
Nuevo West**	2BD/1BA	4	745	\$549.75	\$1,099.50
Nuevo East	2BD/1BA	4	700	\$549.75	\$1,099.50
One Miramar Street*	2BD/1BA	4	700	\$525.00	\$1,050.00
South Mesa*	2BD/1BA	4	984	\$499.50	\$999.00
Central Mesa*	2BD/1BA	4	838	\$474.75	\$949.50
Coast	2BD/1BA	4	651	\$437.25	\$874.50
Nuevo East	3BD/2BA TH	6	1,400	\$517.50	\$1,035.00
Mesa Nueva	3BD/2BA	6	1,315	\$499.50	\$999.00
Nuevo East	3BD/2BA	6	940	\$475.50	\$951.00
Central Mesa*	3BD/1BA	6	978	\$450.00	\$900.00
Nuevo West**	4BD/2BA	8	1,350	\$474.75	\$949.50
Nuevo East	4BD/2BA Flat	8	1,200	\$454.50	\$909.00
Nuevo West**	6BD/3BA	12	2,150	\$462.00	\$924.00

\*Graduate and Family Housing roommate matching service provided by HDH.

\*\*Furnished

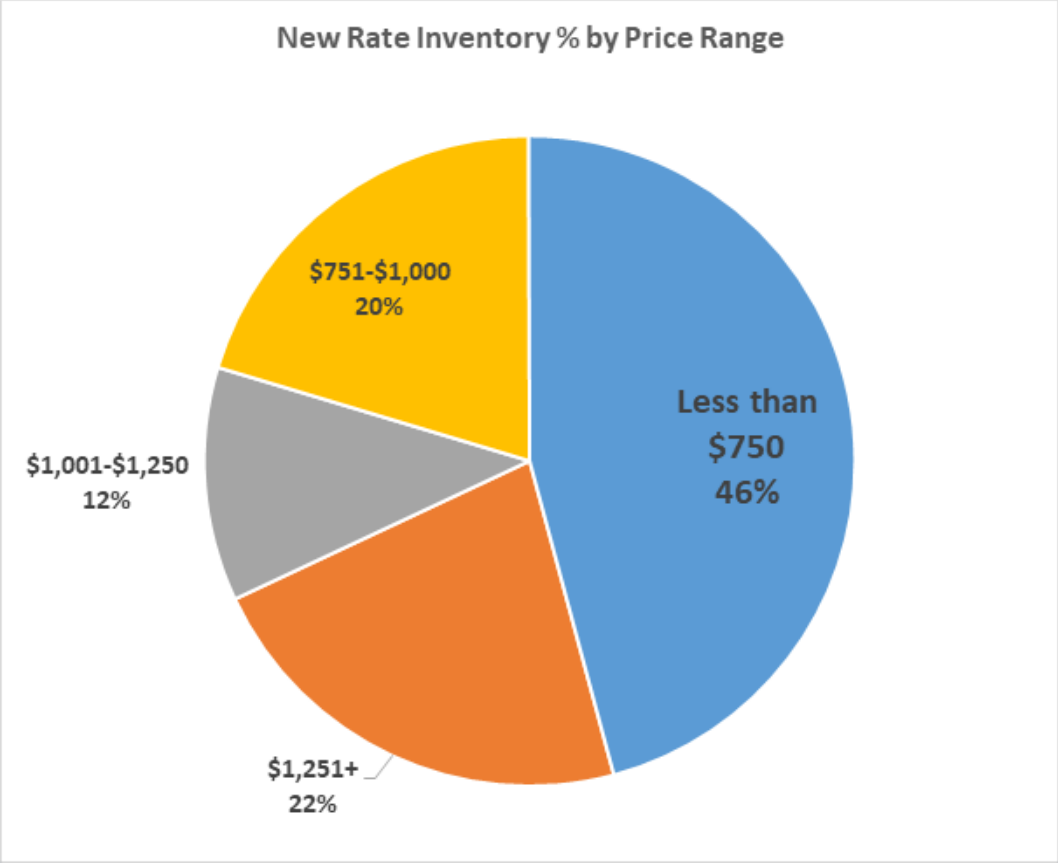
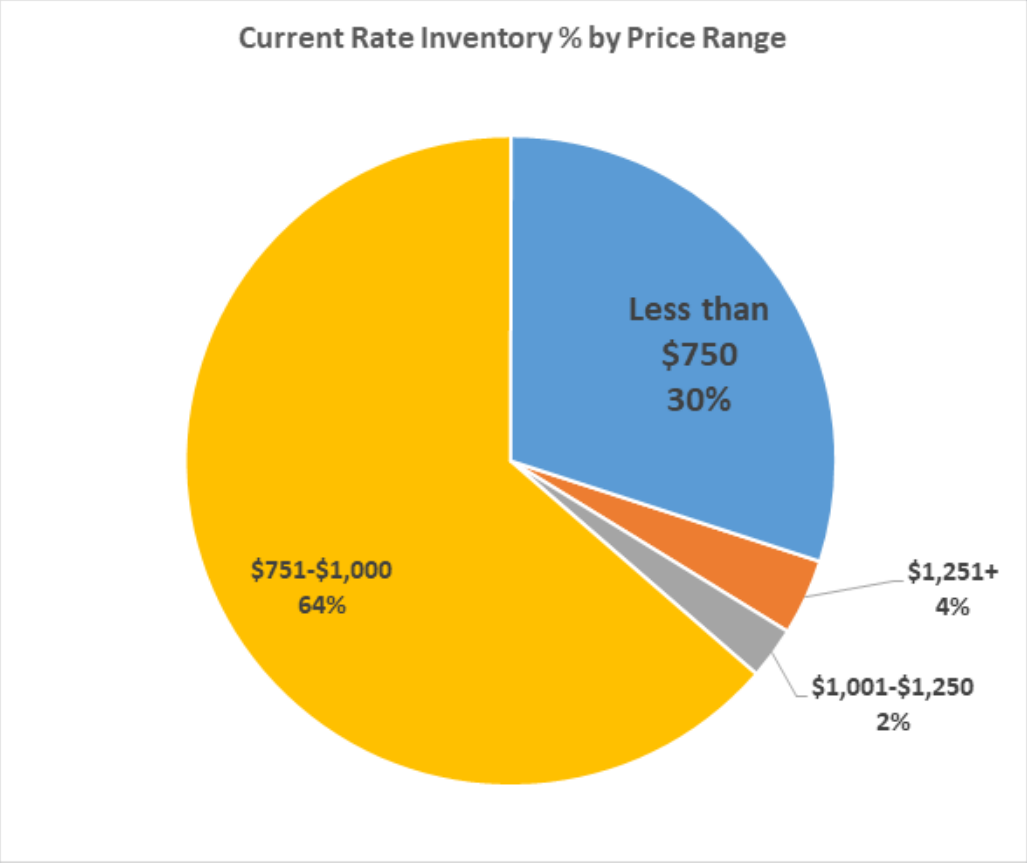
# Existing Resident Options Beginning July 1, 2021 (3% Increase)

Location	Unit Type	Beds	Unit Size (SqFt)	Existing Resident Option		
				FY21 Single Occupancy Rate/Bed	FY22 Single Occupancy Rate/Bed	NEW FY22 Double Occupancy Rate/Bed
Mesa Nueva	1BD/1BA	2	720	\$1,227.00	\$1,263.00	\$631.50
Nuevo East	1BD/1BA	2	480	\$1,401.00	\$1,443.00	\$721.50
Central Mesa*	1BD/1BA	2	698	\$1,134.00	\$1,167.00	\$583.50
Coast	1BD/1BA	2	490	\$1,107.00	\$1,137.00	\$568.50
Nuevo West**	Studio	2	375	\$1,101.00	\$1,131.00	\$565.50
Mesa Nueva**	Studio	2	275	\$873.00	\$897.00	\$448.50
Coast	Studio	2	320	\$816.00	\$837.00	\$418.50
Mesa Nueva	2BD/2BA	4	950	\$858.00	\$882.00	\$441.00
Nuevo West**	2BD/1BA	4	745	\$964.50	\$990.00	\$495.00
Nuevo East	2BD/1BA	4	700	\$925.50	\$951.00	\$475.50
One Miramar Street*	2BD/1BA	4	700	\$672.00	\$690.00	\$345.00
South Mesa*	2BD/1BA	4	984	\$724.50	\$744.00	\$372.00
Central Mesa*	2BD/1BA	4	838	\$625.50	\$642.00	\$321.00
Coast	2BD/1BA	4	651	\$772.50	\$795.00	\$397.50
Nuevo East	3BD/2BA TH	6	1,400	\$1,035.00	\$1,035.00	\$517.50
Mesa Nueva	3BD/2BA	6	1,315	\$848.00	\$870.00	\$435.00
Nuevo East	3BD/2BA	6	940	\$951.00	\$951.00	\$475.50
Central Mesa*	3BD/1BA	6	978	\$485.00	\$498.00	\$249.00
Nuevo West**	4BD/2BA	8	1,350	\$939.00	\$949.50	\$474.75
Nuevo East	4BD/2BA Flat	8	1,200	\$900.00	\$909.00	\$454.50
Nuevo West**	6BD/3BA	12	2,150	\$915.00	\$924.00	\$462.00

\*Graduate and Family Housing roommate matching service provided by HDH.



# Expanding Lower Cost Options



# Summary

These changes will foster:

- Affordability
  - Increasing housing available below \$750 per month from 30% to 46%.
  - Continue to provide on-campus housing for students at rates that are at 20% below market value.
- Predictability
  - Limiting annual increases for students to 3% during their entire contract.
- Access
  - Expecting reduction in time on the waitlist.
- Choice
  - Offering a range of options and price points that now includes the choice of double room occupancy.
- Sustainability
  - This modification will allow for financial sustainability of HDH.

# CARES and Basic Needs Funding Availability for Graduate Students

## Higher Education Emergency Relief Fund II (CARES Funding)

- In 2020, UC San Diego distributed \$1M of CARES funding to graduate students.
- In Spring and Summer 2021, graduate student support will be tripled from \$1M to \$3M through a contribution of \$2M of institutional funds.
- Assistance will be available to graduate students with exceptional needs.

## Basic Needs

- UC San Diego has a Basic Needs Emergency Grant available to students who do not have sufficient funds for food or housing, lack of employment or any related issue.
- Students are asked to reach out to The Hub – Basic Needs and complete a Basic Needs Assistance Form.



# Feedback

Please provide any feedback or questions you may have about the rates. It will assist HDH in adding to the FAQs that are posted online.

Please share your feedback on the [HDH Rental Rates Feedback form](#).

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