



**COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS
SUBCOMMITTEE ON GRAUDATE STUDENT HOUSING**

Virtual Meeting Minutes

Wednesday, May 7, 2025

Time Convened: 2:35 p.m.

Time Adjourned: 3:19 p.m.

Subcommittee members present:

David L. Brandon (Chair), Rafael Cruzado, Tina Horvath, Colt Little, Sarah D. Lynne, Cydney McGlothlin, Marsha D. Powers, Kevin Senior, Bill Starkey, Nicole Stedman, and Heather White.

Others present:

Members of the University of Florida community, and the public.

1.0 Call to Order and Welcome

Subcommittee Chair David Brandon welcomed everyone in attendance and called the meeting to order at 2:35 p.m.

2.0 Verification of Quorum

Vice President Heather White verified a quorum with all members present.

3.0 Discussion Items

• Financial Summary

University Treasurer Bill Starkey summarized financial paths discussed in previous meetings based on development alternatives, project assumptions and financing scenarios. Of the three development alternatives, none are favorable based on existing construction costs. Trustee Lynne asked if new housing construction costs for undergraduate housing are resulting in affordable housing rates for undergraduates, why isn't it resulting in affordable housing rates for graduate housing. UT Starkey advised graduate units need kitchens and ancillary spaces similar to an apartment that undergraduate units do not, which is a significant cost difference to build. Senior Director Horvath added that undergraduate rates are based on one bed in a unit multiple students rent and share the common spaces including bathrooms. Graduate units are based on an entire unit like an apartment. Director Cruzado added we currently have approximately 40 graduate students living in residence halls. Mr. Senior advised graduate students don't want to live in residence hall complexes with undergraduate students for various reasons. VP White added The Continuum, a graduate housing option UF students have, is at an 84% occupancy and we don't have the demand to fill it. Interim Vice President Colt Little added The Continuum rate is the market price.

- **Housing & Benchmarking Information**

Trustee Lynne reviewed the SEC and Top 10 Benchmarking. Data shows few schools in the SEC offer graduate housing. UF is at the top with more units than all other SEC schools, except one, and our rate is the lowest.

BENCHMARKING: SEC

Institution	Total units	Monthly Rate: 1 Bedroom	Monthly Rates: 2 Bedrooms
University of Alabama	No designated Graduate & Family Housing		
University of Arkansas	No designated Graduate & Family Housing		
Auburn University	No designated Graduate & Family Housing		
University of Florida	624	\$651- \$844	\$727 - \$924
University of Georgia	No designated Graduate & Family Housing		
University of Kentucky	611	\$786 - \$1,372	\$876 - \$917
Louisiana State University	Closed GFH. Now hold 150 spaces for graduate students in apartment complex.		
Mississippi State University	No designated Graduate & Family Housing		
University of Mississippi	No designated Graduate & Family Housing		
University of Missouri	213	\$855	
University of South Carolina	No designated Graduate & Family Housing		
University of Oklahoma	190	\$825	\$910
University of Tennessee	No designated Graduate & Family Housing		
Texas A&M University	418	\$1,134	\$1,414
University of Texas, Austin	1094	\$1,120 - \$1,232	\$1,413
Vanderbilt University	No designated Graduate & Family Housing		

Top 10 peer data show on average our peers have more units in their inventory, but UF has the lowest monthly rate for 1 and 2 bedroom units. Based on data gathered, UF does not need more units. The cost-of-living adjustment (COLA) at other institutions provides those graduate students the ability to afford higher monthly rental rates. To get UF in the top 75 percentile of our peers ultimately, we would need a higher COLA adjustment and a stipend increase. Committee Chair Brandon added this increase would not give our graduate students additional funds to pay for a new building but may provide them with more money to afford housing options in the private sector. Mr. Senior agreed a COLA increase seems like the best option to explore. Dean Stedman noted that in the benchmarking it shows minimum stipends for 9-month students. A large number of UF doctoral students have 12-month appointments not 9 Months but with a 0.5 FTE. Trustee Lynne advised we focus on increasing stipends.

BENCHMARKING: TOP 10

Institution	Total units	Monthly Rate: 1 Bedroom	Monthly Rates: 2 Bedrooms	Minimum Stipends (9-mo, 0.5 FTE)	Minimum COLA Adjustment
UC Los Angeles	2112	\$1,598 - \$2,217	\$1,053 - \$1,793	\$36,500	\$31,719
UC Berkeley	1249+	\$2,155	\$2,370 - \$2,570	\$28,196	\$23,149
University of Michigan	2447	\$1,211 - \$1,286	\$1,470 - \$1,550	\$27,539	\$28,172
University of Virginia	330	\$1,030	\$1,270	\$12,500	\$12,800
UNC Chapel Hill	660	\$1,427	\$1,831	\$27,747	\$28,690
UC San Diego	2937	\$1,590 - \$2,301	\$954 - \$1,485	\$25,923	\$22,164
University of Florida	624	\$651- \$844	\$727 - \$924	\$20,600	\$21,342
University of Texas, Austin	1094	\$1,120 - \$1,232	\$1,413	\$12,480	\$12,630
Georgia Institute of Technology	529	\$1,411	\$1,635	\$20,619	\$20,866
UC Davis		\$1,427	\$1,831	\$25,923	\$23,357
UC Irvine	1929	\$1,185 - \$1,324	\$1,320 - \$2,094	\$25,500	\$22,160
University of Illinois, Urbana Champaign		\$730 - \$830	\$660 - \$880	\$23,000	\$25,001

- 75th percentile of Top 10 peers based on the COLA adjustment (excluding UCLA):
 - Minimum Stipends (9-mo, 0.5 FTE) increases to: \$23,300
 - Minimum COLA Adjustment increases to: \$24,179

Recommendations and Next Steps

The subcommittee agreed it would be fiscally irresponsible to endeavor on a building project as projected monthly rates exceed graduate student thresholds for affordability and the liability to maintenance would be a significant expense to the university. Focused on exploring increasing stipends, based on all of the information gathered, is the next best step. Finding a funding source will be critical. Dean Stedman advised that Chief Negotiator Patrick Keegan should be involved in those conversations. Stipends are a part of collective bargaining with the UF Graduate Assistants United each year. Of the approximately 16,000 graduate students, 4,500 are employed by UF. UT Starkey advised they will need to identify categories of graduate students with and without stipends. Dean Stedman advised there are graduate students who are on federal work study, teaching assistants, and research assistantships. Director Horvath added graduate family housing is open to all graduate and professional students.

4.0 New Business

There was no new business to come before the committee. There was mutual gratitude with the Committee Chair and members for everyone's time and dedication.

5.0 Adjourn

The committee discussed their next meeting date and Subcommittee Chair Brandon adjourned the meeting at 3:19 p.m.