

UCLA

**UCLA Student
Housing
Master Plan
2010 - 2020**

Student
Plan

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Housing
UCLA

UCLA Student Housing Master Plan 2010-2020

Forward

In 1986, UCLA drafted its first comprehensive *UCLA Student Housing Master Plan* designed to provide direction to the campus in addressing student housing needs in support of the institution's academic mission. Subsequent revisions of the *Master Plan* were completed in 1990, 2000, and 2007.

In 2010, while in the midst of constructing approximately 2,000 additional student bed spaces to open by 2013, there is still insufficient housing available to meet goals articulated in the current *UCLA Student Housing Master Plan 2007-2017*. The shortfall in student bed spaces necessitates an update to the housing projection portion of the current Plan, resulting in the updated *UCLA Student Housing Master Plan 2010-2020*.

Table 1 summarizes the number of additional beds that would be required to fulfill the proposed recommendations and goals set forth in the Master Plan 2010-2020. For undergraduates, 2,748 additional beds would be required to expand guarantees of on-campus housing, including providing inventory for 2,400 new non-resident students, and reducing the number of triple rooms to a level that matches demand. For graduate and professional students, 768 additional spaces would be required to effectively implement the housing guarantees to all graduate students as outlined in the proposed recommendations. In total, to meet the Master Plan 2010-2020 recommendations, 3,516 additional housing spaces would be required above and beyond the current bed space inventory.

Table 1

**Housing Inventory Required to Meet
Projected Demand in 2010-2020 Based on
Revised *UCLA Student Housing Master Plan 2010-2020* Goals
and 2010 Projected Enrollment Growth**

	Undergraduate Students	Graduate/ Professional Students	TOTAL
Existing Housing Inventory	10,433	3,049	13,482
Planned and Approved Housing Inventory	1,507	500	2,007
Adjustments ¹	(217)	0	(217)
2010-2020 Projected Demand	14,471	4,317	18,788
Housing Shortfall to Meet <i>UCLA Student Housing Master Plan 2010-2020</i> Goals and Projected Enrollment Growth	(2,748)	(768)	(3,516)

¹ Adjustments include (1) 818 less beds undergoing renovations in 2019 than in 2010, (2) 126 more University Apartments beds available in 2019 than in 2010 due to the redevelopment of Landfair/Glenrock scheduled to occur by 2014, and (3) 1,162 less triple room beds in 2019 than in 2010. This results in a total adjustment of 217 fewer beds in 2019 than were available in 2010.

The *UCLA Student Housing Master Plan 2010-2020*—consistent with the predecessor *UCLA Student Housing Master Plans*—outlines a set of long-term strategic aspirations for the housing program at UCLA. Together with key planning principles described in the document, the updated *Master Plan* is intended to directly link housing program goals to institutional objectives in support of the campus academic mission.

In light of increasing demand for University-owned housing, the *Master Plan* acknowledges the importance of on-campus housing to support undergraduate students during their transition to UCLA. In addition, on-campus housing provides much needed academic, leadership, and personal growth experiences to support retention and to enrich the quality of the undergraduate experience at UCLA. The *Master Plan* also endorses the importance of housing as a resource to support recruitment of graduate and professional students and to provide assistance during their transition to the University.

KEY PLANNING PRINCIPLES

There are seven key planning principles to guide the *Master Plan*:

1. On-campus housing is a vital resource to support the recruitment, transition, personal growth and development, academic achievement, retention, and graduation of undergraduate students.
2. Housing is a vital resource used to support the recruitment and retention of graduate and professional students.
3. On-campus housing helps create a supportive and cohesive student community.
4. A successful residential campus integrates the housing program with other aspects of campus life.
5. Affordability and living options must be considered in developing the student housing program.

6. Allocation strategies must be refined to ensure that housing resources support both academic program objectives and student recruitment and retention goals.
7. Housing needs of postdoctoral scholars should be addressed after the campus has met the housing needs of graduate and professional students.

HOUSING GOALS

The seven key planning principles led to the following four overarching goals with respect to the campus housing program:

- Goal 1:** On-campus housing will be guaranteed to all entering first-year students for a period of four years.
- Goal 2:** On-campus housing will be guaranteed to all new transfer students for a period of two years.
- Goal 3:** University housing will be guaranteed to new graduate and professional students for a period of two years. University housing will be guaranteed to new graduate and professional student families with dependent children for as long as the student is making normal progress to degree conferment for up to seven years.
- Goal 4:** University housing will be available to single postdoctoral scholars for a period of two years, as supply is available. University housing will be available to new postdoctoral scholars with dependent children for as long as the individual is participating in a postgraduate program for up to seven years, as supply is available.

STUDENT HOUSING NEED PROJECTION

The *UCLA Student Housing Master Plan 2007-2017* included a goal of housing 66% of UCLA students in a combination of University-owned housing and private sector housing within one mile of campus. This goal has largely been met. In 2010-2011, 20,707 students are living in University-owned housing or privately-owned housing within one mile of campus, for a combined total of 52% of the student population. (It should be noted that 836 beds in Hedrick Hall and 42 beds in Courtside are not available in 2010-2011 due to renovations.² To compensate for the lost beds, however, additional triple rooms have proportionally been added to the inventory, enabling the campus to continue to offer up to three years of guaranteed housing to first-year students and one year to transfer students.)

Since The *UCLA Student Housing Master Plan 2007-2017* was approved in 2007, the campus planning environment has significantly changed. While the planning principles and goals remain consistent with institutional objectives, enrollment projections and subsequent housing supply and demand projections have evolved considerably. In 2007, it was anticipated that the addition of 1,500 new undergraduate student beds currently under construction in the northwest campus, and 500 graduate student beds under construction in the southwest campus would allow the campus to meet the new housing guarantees and reduce the number of triple rooms in on-campus housing. Increased demand for University-owned housing from first, second and third-year students, however, has restrained UCLA's ability to meet these strategic objectives. In addition, the projected increase of 2,400 non-resident undergraduate students within the next several years further compacts existing housing demand. The continued shortfall of beds, as measured against institutional objectives, necessitated an update of the *Master Plan* to align supply and demand projections through 2020.

The planning principles and goals of the *UCLA Student Housing Master Plan 2010-2020* suggest the need for 18,788 University-owned housing spaces, an increase of 5,306 spaces over the existing supply of housing in 2010-2011. With the pending addition of 2,007 beds (1,507 undergraduate and 500 graduate) and the combined adjustment of 217 fewer beds in 2019, this shortfall is reduced to 3,516. In addition, the existing 7,225 privately owned housing spaces in Westwood Village must be maintained to support the UCLA student population.

² Renovations for four high rise residence halls built 1959-1963 (Dykstra, Sproul, Rieber, and Hedrick) are scheduled to occur in consecutive years from 2006-2013. During the renovations process, 824-836 designed beds will be temporarily unavailable. Future renovations to Hitch and Saxon Suites (built in 1980) and Sunset Village (built in 1991) are also included on the next ten-year planning horizon which will impact inventory during their renovations.

Table 2

**Summary of Updated
UCLA Student Housing Master Plan 2010-2020 Goals**

	2007-2017 <i>Master Plan</i> Goals	2010-2011 Number of Students Housed	2010-2020 <i>Master Plan</i> Goals	Estimate of the Percentage of Students to be Housed in 2020
Undergraduate Students	12,544	10,433	14,471	51% ³
Graduate/Professional Students	5,138	3,049	4,317	32% ⁴
TOTAL	17,682	13,482	18,788	45%⁵
Private Sector Housing Within One Mile of Campus	7,225	7,225	7,225	17%
TOTAL	24,907	20,707	26,013	62%

3 Based on a projected population of 28,500 undergraduate students (including an additional 2,400 new non-residents) in 2019-2020.

4 Based on a projected population of 13,650 graduate and professional students (including residents and interns) in 2019-2020.

5 Excludes 250 postdoctoral scholars currently living in University-owned apartments. Does not include Hedrick Hall and 42 beds in Courtside in Sunset Village which are unavailable due to renovations.

If the new housing goals articulated in the UCLA *Student Housing Master Plan 2010-2020* are to be realized, 26,013 students, about 62% of the projected student population in 2019-20 would live either in University-owned housing or in private sector housing within walking distance of campus.

Table 2 summarizes changes in housing projections incorporating increased enrollment, historically trended housing take rates, and demand data for 2010-11 and anticipated growth through 2020.

UCLA Student Housing Master Plan 2010-2020

I. Overview

In 1986, UCLA drafted its first comprehensive *Student Housing Master Plan*, designed to provide direction to the campus in addressing student housing needs in support of the institution's academic mission. Subsequent revisions of the *Student Housing Master Plan* were completed in 1990, 2000, and 2007.

In 2010, an updated housing supply and demand analysis was conducted to assess changes in critical assumptions concerning available student housing inventory and occupancy expectations. The assumptions were as follows:

- Align inventory with projected occupancy dates of renovations and new projects
- Align triple projections to meet current trend information and assist in understanding when final guarantees can be met
- Accommodate the proposed increase of 2,400 non-resident undergraduate students
- Update take-rate percentages to match existing trends for housing for both graduate and undergraduate students
- Extend supply and demand projections to 2019-2020.

This completed analysis suggested a need of an additional 5,306 student housing beds required to meet the housing demand by 2020. With the pending addition of 2,007 beds (1,507 undergraduate and 500 graduate) and an adjustment of a combined 217 less beds (adjusting for triples and renovations in 2010 that will not be in place in 2019), this shortfall is reduced to 3,516. With these increased student beds, housing would be able to extend guarantees to all student groups and reduce the number of triple⁶ rooms to only those students who request this accommodation type. This analysis resulted in the *UCLA Student Housing Master Plan 2010-2020*.

⁶ The assignment of three students to a room originally designed for two.

II. The Campus Planning Environment

Since the last *Master Plan* was approved in 2007, the campus planning environment has significantly changed. While the planning principles and goals remain consistent with institutional objectives, housing enrollment and guaranteed student housing acceptance rates for second and third-year undergraduate students and first-year transfer students have evolved, resulting in an increase of demand information for both undergraduate and graduate students since 2007.

The 1990 *Master Plan* set a goal of housing 10,493 students in University-owned housing by 2000-01. As indicated in **Table 3**, twenty years after the writing of the 1990 *Master Plan* a total of 13,482 students, approximately 34% of the entire student population, live in University-owned housing during the 2010-2011 academic year. In total, 20,707 individuals, approximately 52% of all UCLA students in 2010-2011 live in University-owned housing or in private sector housing within one mile of campus. This total compares favorably to both the 1990 *Master Plan* goal of housing 16,993 students in a combination of University-owned housing and private sector housing within one mile of campus and the *Master Plan 2007-2017* goal of housing 24,907 students. See **Table 3** for a detailed summarization comparing the most recent master plan goals with the current experience.

For undergraduate students, these figures illustrate a significant transformation on the UCLA campus – a transformation that is changing UCLA from what was once predominantly a commuting campus to a residential campus. In a span of approximately 25 years, the campus has fostered the development of a unique residential environment, one in which the majority of undergraduates – and nearly all lower division students – live on or within walking distance of campus in a combination of University-owned housing and in private sector housing in Westwood.

Furthermore, as this new residential campus has emerged, the College of Letters and Science, the Office of Residential Life, and Housing & Hospitality Services have developed a collaborative partnership focused on a wide array of academic-oriented opportunities and academic support services for on-campus housing

residents and, to some extent, for undergraduate students who live off campus. These program and support services are offered within campus residential facilities, providing a unique benefit to students living on or adjacent to campus.

For graduate students, these figures indicate that additional graduate housing must continue to be a campus priority. With the completion of Weyburn Terrace in 2003 and the Hilgard Houses in 2010, which provided 1,465 apartment-style beds on campus for single graduate students, the campus is able to provide housing to approximately 23% of graduate and professional students. In addition, the campus is able to provide a limited number of bed spaces to academic departments to allocate to graduate students, but does not have sufficient inventory to guarantee housing to all graduate students. The University's inability to offer guaranteed housing to all newly recruited graduate students presents a serious challenge to the campus when competing against other educational institutions.

CHALLENGES FOR THE FUTURE

Despite the notable success in planning for and meeting student housing needs, several challenges face the campus housing program. Of greatest significance is that the current demand for housing significantly exceeds existing supply. While UCLA is able to guarantee on-campus housing for three years to every new freshman student who currently requests such housing, a large portion of the guarantees are being met by housing three students in rooms originally designed for two – so called “triples.” Between the mid-1970s and the late 1980s, the on-campus housing program operated at 100% occupancy. Since the early 1990s, occupancy with triple rooms has exceeded 125%.

An objective of the *Master Plan 2007-2017* was to provide triple accommodations only to those students who request this type of housing. In 2010, however, additional triple rooms were added to the on-campus inventory to accommodate (1) out-of-service beds due to the Hedrick Hall and Courtside renovation projects, (2) the increase in first-year students due to the campus initiative to enroll 2,400 new entering non-resident students to UCLA and (3) the higher than projected second and third-year housing demand. In 2010-2011, 6,183 students (65%) housed in the northwest campus reside in triple rooms. Of this number, 3,550 are first-year students (80%). Past application trends suggest that to achieve the *Master Plan* goal of providing triples only to students who request

Table 3**2017 Housing Goals Compared to
Students Housed in 2010-11**

	<i>UCLA Student Housing Master Plan 2007-2017 Housing Goals</i>	2010-11 Number of Students Housed	2010-11 Student Enrollment	2010-11 Percentage of Students Housed
Undergraduate Students	12,544	10,433 ⁷	26,162	40%
Graduate/ Professional Students ⁸	5,138	3,049	13,431	23%
SUBTOTAL	17,682	13,482	39,593	34%
Private Housing Within One Mile of Campus	7,225	7,225	N/A	18%
TOTAL	24,907	20,707	39,953	52%

7 Includes 9,471 undergraduate students housed on campus and 962 undergraduate students in University-owned apartments

8 Includes medical interns and residents

a triple, triple occupancy levels would stabilize at approximately 900 additional student beds, resulting in 2,700 living in triple rooms.

The campus is currently constructing 1,507 new undergraduate beds in the northwest campus anticipated to open in phases in 2012 and 2013. The addition of these beds will assist the campus in providing the much needed inventory to support the campus housing goals. However, with the increase in both new entering first-year students due to the addition of approximately 600-700 non-residents each year for the next several years and the pending renovation of Sunset Village in 2010-2014 and the Hitch and Saxon Suites in 2013 and 2014, the new beds will not result in a significant reduction of triple accommodations nor the ability to initiate the four-year housing guarantee for first-year students and two years for transfer students. (Currently the campus offers three-year guarantee of housing for new entering first-year students, and a one-year guarantee for transfer students.)

At the present time, approximately 1,072 transfer students reside in the residential community in the northwest campus and 209 in University-owned apartments in Westwood. While comfortable, safe and convenient to campus, these accommodations are not optimal for building a supportive student community and providing student support services. It would be more desirable for transfer students to be housed on the northwest quadrant of campus with other upper division undergraduate students so that transfer students could have better access to programs and services available to the larger campus residential community. Furthermore, in part because of the admissions calendar, transfer students are often among the last undergraduate students to receive offers of housing on campus. This puts transfer students at a disadvantage in terms of their ability to make plans for beginning studies at UCLA, and sends an unintended message that, as a group, transfer students are not as important as other entering undergraduates.

The addition of 500 apartment style beds as Phase 2 of the Weyburn Terrace Project will assist in reducing the current shortfall of beds for single graduate students and in providing additional studio apartment options (the preferred accommodation type) to these students. In addition, the campus continues to aggressively pursue the acquisition of private sector apartments as opportunities become available. Since 2000, the campus has purchased seven private sector apartment buildings proximate to campus, providing 470 additional beds. This brings the total number of University-owned rental apartments to 3,049 (including 840 apartments on campus in Weyburn Terrace). It is clear that to resolve the graduate housing shortfall, the campus will need to continue to supplement existing inventory with the purchase of additional apartment buildings.

III. Key Planning Principles

A fundamental tenet underlying the *Master Plan* is the aspiration to continue the significant progress made to date in transforming UCLA to a residential campus. Seven key planning principles dealing with the philosophy and intent of the UCLA housing program support the continuing transformation process as well as other institutional goals for student recruitment, retention, and academic progress. These principles are summarized below.

A.

On-campus housing is a vital resource to support the recruitment, transition, personal growth and development, academic achievement, retention, and graduation of undergraduate students.

UCLA's excellent academic reputation continues to attract undergraduate students to the campus – in fact, demand for undergraduate admissions far exceeds available space each year. As competition has increased for students of the very highest caliber, the campus has begun to use more sophisticated recruitment strategies to help attract the most sought-after students. Top high school graduates, especially students from under-represented minority backgrounds, typically receive offers of admission from multiple highly-selective institutions. To be competitive, UCLA must be able to offer these students an array of campus services, support, and resources designed to enhance the attractiveness of campus life at UCLA.

Many institutions with which UCLA competes offer guaranteed housing for entering undergraduates for varying lengths of time up to four years. Thus, the availability of on-campus housing at UCLA is vital to recruiting highly desirable entering undergraduate students. The high cost of housing in neighborhoods proximate to UCLA, the paucity of parking available to undergraduates (especially first-year students), and the relatively limited public transportation system serving the UCLA area increase the importance of on-campus housing for incoming students. Additionally, the majority of the parents of these entering undergraduates want their children to live on campus because of UCLA's reputation for providing safe accommodations with a variety of programs and services that promote academic success, personal growth, and development opportunities.

Unlike graduate and professional students who typically have at least a few years experience living on their own, most new undergraduate students come to the University with little or no independent living experience. They must learn to be successful in a highly competitive academic environment, while adjusting to the challenges of living independently and making decisions that will impact their personal lives. Similarly, transfer students come to the University in the middle of their educational program. These entering UCLA students must quickly adjust to the rigors of academia while adapting to their new residential environment.

For entering undergraduate students, on-campus housing helps ease the transition to university life by providing numerous benefits in addition to convenience and affordability. On-campus housing facilities are within walking distance of classrooms, libraries, laboratories, recreation facilities and other campus resources. In addition, within on-campus housing facilities, undergraduate students can take advantage of numerous types of academic programs, academic support services, personal growth and leadership opportunities, community activities, and a wide range of employment opportunities. For example, programs such as the Faculty-in-Residence program help breakdown the barriers associated with attending a large university and make one-to-one interaction with faculty not only possible, but common.

Additionally, dedicated space is available within residential facilities specifically for academic counseling, tutoring services, and for regularly scheduled classes, seminars, and review sessions. This intellectually and socially rich living environment nurtures academic achievement, retention, cognitive development, intellectual growth, and personal maturation. Substantial amounts of research show that living on campus has a significant positive influence on completion of a bachelor's degree, improvement of critical thinking skills and intellectual aptitude, and increases in personal autonomy and independence.⁹

The *Master Plan* acknowledges the importance of housing as a primary resource to support undergraduate student recruitment and transition to the University. The provisions and guarantees incorporated into the *Master Plan* ensure that institutional recruitment needs for undergraduates are addressed and that new undergraduate students and transfer students are supported during their transition period to the University. Furthermore, the provisions contained in the *Master Plan* acknowledge the importance of supporting student retention and academic achievement for all undergraduates who continue living on campus.

⁹ See, for example, Astin, 1973, 1975, 1977, 1982, 1994; Blimling, 1989, 1993; Chickering, 1974; Chickering & Kuper, 1971; Herndon, 1984; Pascarella et al., 1994; Pascarella & Terrenzini, 1991; Pike, 1999; University of Maryland, 1989; Welty, 1976; Winston, R. et al., 1993; White & Porterfield, 1999.

B.

Housing is a resource that should be used to support the recruitment of graduate and professional students.

In 2003, Phase 1 of the Weyburn Terrace Single Graduate Student Housing Project was completed. This project provided much needed on-campus guaranteed housing to 1,382 single graduate students, many of whom were highly recruited. Phase 2 of this project, currently under construction, will provide 500 additional studio apartments for single graduates.

The need for additional housing for graduate students is closely linked to UCLA's position as a worldwide leader in graduate education and research. UCLA seeks to recruit and retain the very best graduate students worldwide, and the quality, affordability, and proximity of housing to campus is integral to successfully recruiting new graduate students in all academic disciplines and professions. This is especially true for graduate students from outside southern California, where the availability of housing is beneficial to their adjustment to the Los Angeles metropolitan area and lifestyle.

While undergraduate students have been predominantly from California (this may change given the recent campus focus on recruiting more non-residents), graduate and professional students come to UCLA from all over the world. Moreover, creation of dedicated on-campus graduate student housing provides an opportunity to create a graduate student community with the potential to naturally evolve traditional learning experiences to greater levels of interdisciplinary focus and exchange. This potential is yet another means by which UCLA can continue to distinguish itself in graduate education.

Guaranteed housing for graduate students is also a critical recruitment mechanism. Students coming to campus from outside the Los Angeles basin value the availability of University-owned housing to help them become established in Los Angeles while adjusting to coursework at UCLA. Furthermore, housing on or proximate to campus benefits graduate and professional students by reducing commuting and transportation challenges, and by helping promote access to and use of resources available to students on campus. Finally, University-owned housing is more affordable than comparable private sector

housing, so graduate and professional students benefit from the associated cost savings of living in a University housing facility.

In acknowledgement of the critical role housing plays in supporting graduate and professional student recruitment, the *Master Plan* contains provisions to address the ongoing housing needs of incoming graduate and professional students and student families.

C.

On-campus housing helps create a supportive and cohesive student community.

An important benefit of University-owned housing is the cohesive nature of the community formed by groups of students living in close proximity to one another. Opportunities for interactions among students from different personal backgrounds, interests, and academic pursuits contribute to the richness of the living environment. The student community formed within University-owned housing facilities contributes to the discovery and learning process. Student residents meet other students, form friendships, and participate in intellectual discussions that add to the quality of student life at UCLA.

Students who live in the residential community benefit greatly from the resources offered to them through various on-campus housing programs, such as academic, social, and learning programs. They also benefit from physical proximity to campus facilities and to services and programs such as libraries, health and counseling centers, recreation programs, student organization activities, and other campus-based academic and support services. These opportunities make for a richer educational experience and enhance the depth and breadth of student life.

Because so many students live in either University or private sector housing within walking distance of campus, UCLA has been successful in transitioning from a commuter to a residential campus. The 1990 *Master Plan* articulated a goal of housing 50% of all UCLA students in University-owned housing on and off campus or in private sector housing within one mile of the campus. The updated *UCLA Student Housing Master Plan 2010-2020* anticipates that 62% of the student population will be housed on or near campus in 2019-20. The new *Master Plan* will

continue to rely on the availability of privately-owned housing for students in the Westwood Village area, and will make provisions for the University to continue to acquire apartment-style housing for students, as opportunities become available.

D.

A successful residential campus integrates housing programs with other aspects of campus life.

The concept of a residential campus must extend beyond the physical facilities of residence halls, apartment buildings, and meeting places. Like any master planned community, a residential campus is an integrated approach to the total student experience. At UCLA, the residential community comprises nearly all entering undergraduates and approximately 80% of second-year undergraduates (100% of those who have lived in on-campus housing their first-year and apply for a second year). In the future, increasing percentages of transfer and upper division students as well as single graduate and professional students will join this community.

The sheer size of the residential community dictates that consideration be given to the impact of the community on campus programs, activities, and facilities that serve not only student residents, but the entire UCLA community of students, faculty and staff. Of critical consideration is the impact of an increasing student community on recreation facilities and programs. The capacities of existing facilities – including both indoor facilities, such as the John Wooden Center, and outdoor facilities, such as the Sunset Canyon Recreation Center – are likely to be exceeded by the introduction of additional campus residents, and the impact will be noted by all users. Development of new facilities, particularly facilities in close proximity to student housing, is essential to ensure that the entire campus community will continue to have reasonable access to recreation facilities.

The development of academic support facilities (for student counseling, tutoring, study groups, student-faculty interactions, student services, etc.) to compliment those currently available is also essential. These facilities are used with increasing frequency for both formal and informal undergraduate instruction. Additional space with the flexibility to accommodate academic programs will be required to support the growing student community on or near the northwest

quadrant of campus. Additionally, in-room computing and additional computer labs will still be required to provide for the increasing convergence of technology and academic instruction/research, even at the undergraduate level.

Other services and programs that may be impacted by the growing student residential community include parking and campus transportation, campus-wide student programming, and commercial retail services. The impact of additional housing and an increasing student population on recreation and academic facilities as well as on other campus services and programs must be carefully evaluated as programmatic and physical goals for the campus housing program are developed.

E.

Affordability and living options must be considered in developing the student housing program.

Of primary importance to the success of a student housing program is the relative affordability of University-owned housing compared to housing available in the private sector. Given the nature of the community surrounding UCLA, the types and amount of housing available proximate to campus, and the competition by non-students for housing in these desirable neighborhoods, it seems likely that student demand for affordable University-owned housing will continue to be strong in the foreseeable future.

Current University housing options generally meet the criteria of being lower in cost than most comparable alternatives in the community. Similarly, UCLA's on-campus housing program, which includes various dining options, is very competitive with similar room and board programs offered at other University of California campuses.

Another factor key to the success of the student housing program is the array of housing options available to students. While residence hall-style housing is ideal for nearly all entering undergraduates who have just completed high school, it is not preferred by graduate students, older students, those returning to school after an absence, or those with families. And – while triple room accommodations are preferred by some students for a variety of reasons, including their lower cost – triple rooms should only be offered to those students who specifically request them.

For these reasons, University-owned housing must remain affordable and an array of different types of housing options must be available to meet the needs of a diverse group of UCLA students. The quality and type of housing provided by the campus will directly impact the success of the housing program in addressing student needs and preferences. The *Master Plan* includes, as a critical planning premise, the consideration of cost as a key attribute of existing and future University-owned housing, and includes provisions for a variety of housing options on and off campus to meet the unique needs of diverse groups of students.

F.

Allocation strategies must be refined to ensure that housing resources support both academic program objectives and student recruitment and retention goals.

As additional housing is made available for students, advisory committees which have been appointed by the Chancellor to determine how such resources are allocated must also evolve. These committees of faculty, students, and administrators monitor housing allocation methodologies, consistent with academic program goals and student recruitment and retention strategies. As has been the practice in the past, advisory groups can assist the housing program in the development of appropriate allocation policies and procedures, particularly with respect to housing for graduate and professional students. Such policies and procedures will be subject to review and reconsideration as housing supply and needs change over time.

G.

Housing needs of postdoctoral scholars should be addressed after the campus has met the housing needs of graduate and professional students.

Postdoctoral scholars participate in ongoing research and scholarly activities at UCLA. These individuals work with UCLA faculty members to advance their own academic careers while continuing to learn from others more senior in their field. Postdoctoral scholars are very often from foreign countries, and are likely

to be married or have children. They are highly recruited to come to UCLA, and their contributions have immeasurable positive impact on the academic excellence of the institution.

Postdoctoral scholars face challenges similar to those of graduate and professional students in finding affordable housing proximate to campus. The availability of University-owned housing provides essential support for the scholars who currently take advantage of the resource, helping to ease their transition to Los Angeles and minimizing commuting and transportation requirements. The *Master Plan* acknowledges the benefit to the institution of providing affordable housing to postdoctoral scholars, and includes provisions to continue to support these essential members of the UCLA academic community, after the housing needs of graduate and professional students are satisfied.

IV. Housing Goals

Based on the principles discussed above, the *Master Plan Committee* recommended in 2000 the following goals for housing provisions and guarantees for UCLA students. These goals are meant to be long term strategic aspirations for the housing program at UCLA, and are directly linked to UCLA's institutional goals in support of the campus academic mission. The goals will guide future changes and growth in the housing program. Actual implementation of the *Master Plan* will take place as programmatic and physical goals for the campus housing program are developed. These programmatic and physical goals will translate the underlying principles into actuality, and will change over time, as contemporary needs dictate.

These goals are consistent with the current evolution and planning for student housing into the next decade (2010-2020) while embracing the fundamental tenets of the earlier *Master Plans*.

Goal 1

On-campus housing will be guaranteed to all entering first-year students for a period of four years.

The benefits of living on campus for undergraduates are well-documented. The UCLA housing program has been carefully designed to provide an environment that supports academic achievement and intellectual and personal growth. By extending the housing guarantee for entering freshman from three years to four years, UCLA will ensure that undergraduate students have available to them for the duration of their undergraduate coursework the best possible housing and programmatic options to sustain excellence.

Goal 2

On-campus housing will be guaranteed to all new transfer students for a period of two years.

To correspond with the four-year housing guarantee offered to entering freshmen, entering transfer students will be guaranteed University-owned housing for a period of two years. This guarantee will help ensure that transfer students have opportunities to access the myriad of programs and support services designed to facilitate their successful transition to the University and their timely completion of a degree.

Goal 3

University housing will be guaranteed to new graduate and professional students for a period of two years.

University housing will be guaranteed to new graduate and professional students with dependent children for as long as the student is making normal academic progress to degree for up to seven years.

By offering graduate and professional students, including health science and medical interns and residents, a guarantee of University-owned housing, the campus will improve its ability to recruit the very best students. The two-year guarantee will provide a resource for entering graduate and professional students to assist them in becoming established and adjusted to academic life at UCLA,

and will help promote a community of learning wherein returning residents can provide mentoring and support to entering graduate students. By extending the housing guarantee for students with dependent children, the campus will ensure that families are not disrupted during the normal course of graduate study as long as students are making satisfactory progress to degree. Graduate and professional students with children will remain eligible for housing as long as their department certifies that they are making normal academic progress for up to seven years.

Goal 4

University housing will be available to single postdoctoral scholars for a period of two years, as supply is available.

University housing will be available to new postdoctoral scholars with dependent children for as long as the individual is participating in a postgraduate program, for up to seven years, as supply is available.

The campus acknowledges the important contributions of postdoctoral scholars and the importance of housing as a resource to support postdoctoral scholars. After demand for housing among graduate and professional students has been met, UCLA will offer housing to postdoctoral scholars for a period of two years for single postdoctoral scholars and for the duration of the program up to seven years for postdoctoral scholars with dependent children.

V. Implications of the Revised Master Plan Goals and Recommendations

Implementation of the updated *Master Plan 2010-2020* supports continued efforts to increase the supply of University-owned housing because of the real and perceived benefits for UCLA students, for the campus and surrounding communities, and, ultimately, for the educational effectiveness of the institution. While mindful of existing limitations in the Long-Range Development Plan (LRDP) and of the need to preserve a balance among the uses of limited campus space, including a balance between housing, recreation, academic purposes, and open space, it is clear that new beds must be obtained in order for the updated *Master Plan* goals to be met.

In 1986 when the first *Master Plan* was developed, UCLA was essentially a commuter campus, with only about 12% of the student population living on campus, and a total of about 32% of students living either in University-owned housing or in privately-owned housing within one mile of campus. Now in 2011, and informed by twenty-five years of enrollment and housing supply and demand data the *Master Plan* anticipates that in 2020 will all guarantees met and triple accommodations reduced to meet need, the campus will house 62% of the student population.

As shown in **Table 2** in the Executive Summary, UCLA's residential community in 2010 will accommodate about 52% of the student population. Academic programs in the residential setting are thriving. Residential students, their families, faculty and the surrounding community have praised the results. Yet, as the foregoing sections point out, compelling evidence suggests that more should be done. With increasing housing demand, UCLA will not be able to implement the *Master Plan* goal of four years guaranteed housing to new entering freshmen and two years to transfer students unless additional housing is built. In addition, the campus must continue to review the private sector apartment inventory adjacent to and within five miles of campus and be prepared to purchase available buildings when opportunities present themselves.

To estimate and assess future requirements for University-owned housing, information about the total planned and approved supply of University-owned housing, and current and projected student demand for housing were reevaluated. Housing program staff developed projections of future demand based on actual UCLA student housing trends. These demand figures are preliminary estimates only and will be revised and updated prior to any decision to build more housing. Should the campus adopt the recommendations of the *UCLA Student Housing Master Plan 2010-2020*, adequate assurance of sufficient future student demand will be factored into the detailed analysis that will be required for the approval of any future housing projects. Additionally, campus land use, LRDP, and Environment Impact Report (EIR) issues will be thoroughly addressed prior to the development of new student housing.

FACTORS SUPPORTING AN INCREASE IN THE INVENTORY OF UNIVERSITY-OWNED STUDENT HOUSING

The current housing inventory does not allow the campus to meet the housing guarantees. As indicated in previous sections, too many students are living in triple rooms that were designed for only two students. New transfer students, fourth-year students, and students who have never lived in the residence halls and therefore not eligible for the three-year guarantee are not guaranteed housing. In the graduate arena, the campus aspires to provide guaranteed housing to all graduate students who desire it.

Table 1 in the Executive Summary summarizes the number of additional beds that would be required to fulfill the proposed recommendations and goals set forth in the *Master Plan 2010-2020*. For undergraduates, 2,748 additional beds would be required to expand guarantees of on campus housing, providing housing for the addition of 2,400 new non-resident students, and reduce the number of triple rooms to demand. For graduate and professional students, 768 additional spaces would be required to effectively implement the housing guarantees to all graduate students as outlined in the proposed recommendations. In total, to meet the *Master Plan 2010-2020* recommendations, 3,516 additional housing spaces would be required above and beyond the current bedspace inventory.

Demand figures incorporate the following projections and assumptions, which are detailed in the tables contained in **Appendix A** – Undergraduate Students, and **Appendix B** – Graduate and Professional Students and Postdoctoral Scholars.

A.

Enrollment Projections

Student enrollment projections provided by the Office of Academic Planning and Budget assume that the campus will accommodate approximately 28,500 undergraduate students and 13,650 graduate and professional students (including medical residents and interns) when a consistent level of enrollment (steady-state) is established. The housing demand projections is based on the number of new entering first-year undergraduates (including 2,400 new non-residents), new entering first-year transfers, and new entering first-year graduate students. The

subsequent demand for those continuing in housing after their first-year is driven by guarantee take-rate data. The worse-case and steady-state numbers utilized for new entering students are noted below:

- First-Year Undergraduates 5,200
- First-Year Transfers 3,400
- First-Year Graduates 3,900

B.

Undergraduate Students

Current (2010) Master Plan guarantees (three years of on-campus housing for new entering undergraduates and one year of housing for transfer students) have been converted into estimates of demand. The demand for guaranteed housing among first and second-year undergraduates was estimated by reviewing demand trends for campus housing from 1992 to 2010. On average, 95% of first-year students will accept guaranteed on-campus housing, and approximately 80% of these first-year students are expected to return for a second-year of guaranteed housing, and 40% of these students return for a third year.

On-campus housing is guaranteed, but not aggressively marketed to entering transfer students because current supply is limited and current practice and Student Intent to Register (SIR) timing gives priority to entering freshmen. Thus, about 38% of entering transfer students currently accept guaranteed housing, but demand in the future is estimated to be about 50% when more desirable inventory allows for more suitable programming for this group.

The estimates of future demand stemming from the goal of guaranteeing four years of housing for all undergraduates are based on a combination of available trend data, anticipated accommodation type available, and survey data and reports of demand from UCLA students who are not eligible for housing currently. Demand for campus housing among fourth-year students who have lived on campus during their first three years is estimated at 40%. Demand for second-year transfer students who have lived on campus during their first year at UCLA is projected to be 60%.

C.

Graduate and Professional Students

The percentage of single graduate students (69%) and graduate students with families (31%) is based on a survey conducted in the late 1980's, validated with Student Affairs Information and Research Office (SAIRO) demographic survey data from 2010. These percentages are applied to the worse-case, new entering graduate and professional students (including health science and medical interns and resident) total of 3,900.

Demand figures suggest that approximately 50% of single graduate and professional students (including health science and medical interns and residents) who are offered guaranteed housing will accept the offer. Of these 82% percent of single graduate and professional students who live in University-owned housing during the first year of their program and 10% who live in a second year are expected to return the following year. These projections were derived from student survey data collected over the past ten years, and actual take-rate data experienced at Weyburn Terrace since 2003. The third year of housing is not guaranteed, but highly desirable for many single graduate students (see Appendix B).

Available data from current family student housing programs also suggest that 50% of graduate and professional student families will accept a first year of guaranteed housing. Although student families will be guaranteed housing for the duration of the student's program, actual statistics from University Apartments show that student families remain in University-owned housing for an average of three years, even though they are guaranteed up to seven years. Therefore, demand for year two is projected to be 95% among the population that accepts the initial year of housing. Year three is projected at 90%. For the subsequent year guarantees, the following estimates are projected based on existing trends: 6% for fourth year, 70% for fifth year, 40% for sixth year, and 40% for seventh year.

D.

Postdoctoral Scholars

Finally, approximately 225 postdoctoral scholars currently live in University-owned housing. Housing will only be offered to postdoctoral scholars after the needs of graduate and professional students have been met, and as such no demand

estimates for postdoctoral scholars have been included. However, postdoctoral estimates assume that a larger number of postdoctoral scholars (42% of postdoctoral scholars on campus or 400) would request University-owned housing if such housing were available to them. This estimate is based on historical data before restrictions were imposed on eligibility of postdoctoral scholars.

THE IMPACT OF THE UPDATED STUDENT HOUSING MASTER PLAN RECOMMENDATIONS

As **Table 4** demonstrates, expansion of the housing inventory to fully meet recommended *Master Plan* demand goals would increase the proportion of students in University-owned housing from 34% in 2010-11 to 45% in 2019-20, a difference of 5,306 students (3,516 students when the 2,007 beds currently under construction are included and an adjustment of 217 fewer beds is made to accommodate renovations and decreased triple rooms in 2019). When private sector housing within one mile of campus is also considered, the proportion of students housed on campus or within walking distance of campus would grow from 52% to 62%.

Overall, these supply and demand figures translate to a total of 20,707 students who will live in University-owned or in private sector housing within walking distance of campus during 2010-11. Over time, efforts will be made to increase the total proportion of students in the residential community to approximately 62% or about 26,013 students. This increase in the size of the student residential community will provide a rich educational experience and a high quality of life for even greater numbers of students at UCLA.

Increasing the supply of University-owned housing would benefit UCLA immeasurably. Progress toward these goals will be made in a systematic, measured manner, as has been the case since implementation of the first *Master Plan* in 1986. As indicated earlier, new housing will only be developed after careful planning and consultation about potential benefits, costs and trade-offs. Furthermore, the allocation of future housing inventory among various categories of students will be carefully planned to meet the most pressing campus goals. These cautionary notes notwithstanding, additional new housing inventory will be needed very soon to support projected growth from demand.

Table 4**Impact of Proposed *Student Housing Master Plan* Goals and Recommendations for 2019-20**

	2010-2011 Number of Students Housed	2010-2011 Percentage of Students Housed	2019-20 Projected Number of Students to Be Housed	2019-20 Projected Percentage of Students Housed
Undergraduate Students	10,433	40%	14,471	51%
Graduate/Professional Students	3,049	23%	4,317	32%
SUBTOTAL	13,482	34%	18,788	45%
Private Housing Within One Mile of Campus	7,225	18%	7,225	17%
TOTAL	20,707	52%	26,013	62%

THE RECOMMENDED PATH FORWARD

Planning for new housing, both on and off campus should begin immediately to allow UCLA to meet the updated *Master Plan 2010-2020* guarantees to today's students and to the growing numbers of students who will matriculate through 2019-2020. Planning must include an assessment of the potential impact of increased housing on the delivery of student services, on recreation facilities and programs, on-campus parking and transportation programs, and on other campus services and facilities. Collaboration between the housing program and other campus service providers will provide for the successful growth of the student housing program, while retaining high levels of service quality and access to campus facilities for the entire campus community.

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Map of University-Owned Housing

UCLA University-Owned Housing



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