

UCLA

**UCLA Student
Housing
Master Plan
2007-2017**

Student

Plan

OCTOBER 2007

Housing
UCLA

UCLA Student Housing Master Plan 2007-2017

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 and 2000.

In 2006, after completing the addition of approximately 3,400 new beds to the on-campus housing inventory, there is still insufficient housing to meet goals articulated in the current *UCLA Student Housing Master Plan 2000-2010*. 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 2007-2017*.

Executive Summary

The updated *UCLA Student Housing Master Plan 2007-2017*—consistent with the predecessor *UCLA Student Housing Master Plan 2000-2010*—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 campus, and to provide 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 *UCLA Student Housing 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 developed 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 2000-2010* included a goal of housing approximately 60% 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 2007-08, 20,544 students are projected to live in university-owned housing or privately-owned housing within one mile of campus, for a combined total of 56% of the student population. (It should be noted that 824 beds in Sproul Hall are not available in 2007-08 due to renovations.¹ 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 2000-2010* was approved in 2001, the campus planning environment has significantly changed. While the planning principles and goals remain consistent with institutional objectives, the completion of the Weyburn Terrace and Northwest Campus In-Fill Housing Projects in 2003 and 2006 added approximately 3,400 additional beds to the campus inventory. In 2001, it was anticipated that the addition of these beds 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 mitigated

¹ 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.

Table 1

**Summary of Updated
UCLA Student Housing Master Plan 2007-17 Goals**

	2000-2010 <i>Master Plan</i> Goals	2007-08 Projected Number of Students Housed	2007-2017 <i>Master Plan</i> Goals	Estimate of the Percentage of Students to be Housed in 2017
Undergraduate Students	10,390	10,357	12,544	48% ²
Graduate/Professional Students	4,109	2,962	5,138	43% ³
TOTAL	14,499	13,319	17,682	47%
Private Sector Housing Within One Mile of Campus	7,225	7,225	7,225	19%
TOTAL⁴	21,724	20,544	24,907	66%

2 Based on a projected steady-state population of 26,000 undergraduate students in 2010-11.

3 Based on a projected steady-state population of 12,000 graduate and professional students (including health science, medical interns, and residents) in 2010-11.

4 Excludes 100 postdoctoral scholars currently living in university-owned apartments.

UCLA’s ability to meet these strategic objectives. The continued shortfall of beds, as measured against institutional objectives, necessitates an update of the *Master Plan* with supply and demand projections through 2017.

In 2007, the planning principles and goals articulated in the updated *UCLA Student Housing Master Plan 2007-2017* suggest the need for 17,682 university-owned housing spaces, an increase of 4,363 spaces over the existing supply of housing in 2007-08. In addition, the existing 7,225 privately-owned housing spaces in Westwood Village must be maintained to support the UCLA student population. If the new housing goals articulated in the *UCLA Student Housing Master Plan 2007-2017* are to be realized, 24,907 students, about 66% of the projected student population in 2017-18 would live either in university-owned housing or in private sector housing within walking distance of campus.

The **Table 1** summarizes changes in housing projections incorporating increased enrollment and demand data for 2007-08 and anticipated growth through 2017-18.

UCLA Student Housing Master Plan 2007-2017

I. Overview

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. A subsequent revision of the *UCLA Student Housing Master Plan* was completed in 1990.

In 1999, in response to forecasted changes in enrollment planning at the systemwide level, the campus undertook a comprehensive review and revision of the *UCLA Student Housing Master Plan*. A committee of faculty, students, and administrators appointed by the Executive Vice Chancellor was charged with revising the existing *Master Plan* to identify new housing goals for the campus through the year 2010. The Committee began work in March 2000, and concluded a series of meetings, discussions, and document reviews in December 2000. The result of the Committee's work is the *UCLA Student Housing Master Plan 2000-2010*.

In 2006, after completing the addition of approximately 3,400 new beds to the on-campus housing inventory, there is still insufficient housing to meet goals articulated in the *UCLA Student Housing Master Plan 2000-2010*. For undergraduates, this shortfall is primarily attributed to significant increases in demand from students eligible to live in University housing. In Fall 2006, the campus experienced a shortfall of housing for new transfer students and was able to meet housing guarantees for first, second, and third year undergraduate students through aggressive "tripling"⁵ of residence hall bed spaces. This same scenario occurred in 2007-08. For graduate students, the shortfall is a result of increased demand projections for new entering graduate students since Fall 2000. In addition, while the campus has sufficient inventory to guarantee a limited number of bed spaces to academic departments for allocation of two years of housing to

⁵ The assignment of three students to a room originally designed for two.

single graduate and professional students, it does not have sufficient inventory for all graduate students thus not meeting long-term institutional goals. There remains insufficient inventory to provide multiple years of housing to the majority of new entering graduate students. This resultant shortfall in student bed spaces necessitates an update to the housing projection portion of the *UCLA Student Housing Master Plan 2000-2010*, resulting in the updated *UCLA Student Housing Master Plan 2007-2017*.

II. The Campus Planning Environment

Since the last *UCLA Student Housing Master Plan* was approved in 2001, the campus planning environment has significantly changed. While the planning principles and goals remain consistent with institutional objectives, housing demand information for both undergraduate and graduate students has increased since 2001.

The 1990 *Master Plan* set a goal of housing 10,493 students in university-owned housing by 2000-01. As indicated in **Table 2**, a total of 13,319 students, approximately 36% of the entire student population, are projected to live in university-owned housing during the 2007-08 academic year. In total, 20,544 individuals, approximately 56% of all UCLA students in 2007-2008 are projected to 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 *UCLA Student Housing Master Plan 2000-2010* goal of housing 21,724 students. See **Table 2** for a detailed summarization.

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 20 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

Table 2**1990 & 2000 Housing Goals Compared to Students Projected to Be Housed in 2007-08**

	<i>UCLA Student Housing Master Plan 1990 Housing Goals</i>	<i>UCLA Student Housing Master Plan 2000-2010 Housing Goals</i>	2007-08 Number of Students Housed	2007-08 Projected Student Enrollment	2007-08 Percentage of Students Housed
Undergraduate Students	6,167	10,390	10,357 ⁶	25,500	41%
Graduate/ Professional Students ⁷	4,326	4,109	2,962	11,500	26%
SUBTOTAL	10,493	14,499	13,319	37,000	36%
Private Housing Within One Mile of Campus	6,500	7,225	7,225	N/A	19%
TOTAL	16,993	21,724	20,544	37,000	56%

6 Includes 9,357 undergraduate students housed on campus and 1,000 undergraduate students in university-owned apartments.

7 Includes health science and medical interns, and residents.

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, which provided 1,382 apartment style beds on campus for single graduate students, the campus is able to provide housing to approximately 26% of graduate and professional students (including 20% that are new entering graduate 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 is 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 approached 125%.

An objective of the *UCLA Student Housing Master Plan 2000-2010* is to provide triple accommodations only to those students who request this type of housing. In 2007, however, additional triple rooms to the on-campus inventory was required to accommodate (1) out-of-service beds due to the Sproul Hall renovation project, (2) implementation in 2004 of three years of guaranteed housing, and (3) the higher than projected second year housing demand. In 2007-08 approximately 5,400 of the 9,357 students (58%) housed in the northwest campus will reside in triple rooms. Of this number, 3,493 are first-year students or 81% of the total first-year class population.

Housing in 2006 entered a planned high-rise renovation cycle which will require a minimum of 824 designed beds to be removed from inventory each of the next seven years. Given the loss of these beds, combined with the implementation three years ago of the three-year housing guarantee to first year undergraduates, it is anticipated that triple occupancy levels will remain over 50% until the high-rise renovation projects are completed. Past application trends suggest that to achieve the *Master Plan* goal of providing triples only to those students who request a triple, triple occupancy levels would stabilize at approximately 600-750 additional student beds, resulting in 1,800-2,250 students in triple rooms.

At the present time, approximately 100 transfer students who live in campus housing are being accommodated in houses originally designed as sororities (the Hilgard Houses) on the southeast perimeter of campus, and in university-owned apartments in Westwood. Both the Hilgard Houses and the university-owned apartments in Westwood are situated apart from the campus residential facilities.

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 undergraduates 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.

Plans to add approximately 400-500 apartment style beds as Phase 2 of the Weyburn Terrace Project after 2010 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. The campus is also involved in conceptual planning for the redevelopment of the three Hilgard Houses currently used for transfer students, into approximately 80 studio apartments to be used for single graduate students. It is expected that this project will be completed by 2012. The addition of these combined 480-580 apartment bedspaces will assist the campus in expanding housing options and availability for graduate students.

The campus continues to aggressively pursue the acquisition of private sector apartments as opportunities become available. Since 2000, the campus has purchased six private sector apartment buildings proximate to campus, providing 450 additional beds. This brings the total number of university-owned rental apartments to 3,036 (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 revised *UCLA Student Housing Master Plan* is the aspiration to continue the 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 adjusting 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.⁸

The *UCLA Student Housing 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 updated *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.

⁸ 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.

Furthermore, the provisions contained in the Plan acknowledge the importance of supporting student retention and academic achievement for all undergraduates who continue living on campus.

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 will be reviewed in the near term with a goal of building 400-500 additional apartments for single graduates.

The need for additional on-campus 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 are predominantly from California (over 90% in 2006-07), graduate and professional students come to UCLA from all over the world. In 2005-06, 61% of graduate and professional students were from California and about 17% were from out of the country.⁹ 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 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

⁹ Data exclude medical interns and residents and students in non-state funded programs.

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 revised *UCLA Student Housing 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. 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. This goal has been surpassed and was expanded to 58% of the student population in the current *Master Plan*. The updated *UCLA Student Housing Master Plan 2007-2017* will be again expanded, this time to 66% of the student population. 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 77% 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 developed 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 have been appointed by the Chancellor to determine how such resources are allocated. These committees of faculty, students, and administrators should develop and 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 revised *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 *UCLA Student Housing 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 (2007-2017) 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 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 *UCLA Student Housing Master Plan 2007-2017* 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. Subsequently, the 1990 *Master Plan* envisioned that its goals would ultimately result in about 50% of the student population living in university-owned housing or in private sector housing within one mile of campus and the 2010 *Master Plan* pushed this goal to about 58%. The current *Master Plan* anticipates that this goal will peak at 66%. In achieving these goals, UCLA would more closely achieve its goal of becoming a residential campus.

As shown in **Table 2**, UCLA's residential community in 2007 will accommodate about 56% 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 5 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 2007-2017*, 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 Environmental 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, only those graduate students with a department housing allocation (approximately 20% of all new entering graduate students) are guaranteed housing. The campus aspires to provide guaranteed housing to all graduate students who want it.

Table 3 summarizes the number of additional beds that would be required to fulfill the proposed recommendations and goals set forth in the *UCLA Student Housing Master Plan 2007-2017*. For undergraduates, 2,187 additional beds would be required to expand guarantees of on-campus housing and reduce the number of triple rooms to demand. For graduate and professional students, 2,176 additional spaces would be required to implement the housing guarantees outlined in the proposed recommendations. In total, to meet the *UCLA Student Housing Master Plan 2007-2017* recommendations, 4,363 additional housing spaces would be required above and beyond the current bed space 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.

Table 3

**Housing Inventory Required to Meet
Projected Demand in 2017-18
Based on Revised Housing *Master Plan 2007-2017* Goals
and 2007 Projected Enrollment Growth**

	Undergraduate Students	Graduate/ Professional Students	TOTAL
Existing Housing Inventory	10,357	2,962	13,319
Planned and Approved Housing Inventory	0	0	0
2017-18 Projected Demand	12,544	5,138	17,682
Housing Shortfall to Meet <i>UCLA Student Housing Master Plan 2007-2017</i> Goals and Projected Enrollment Growth	(2,187)	(2,176)	(4,363)

A.

Enrollment Projections

Student enrollment projections provided by the Office of Academic Planning and Budget assume that the campus will accommodate approximately 26,000 undergraduate students and 12,000 graduate and professional students (including medical residents and interns) when steady state is reached in 2010.

B.

Undergraduate Students

Current (2007) *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 2007. On average, 96% of first year students will accept guaranteed on-campus housing, and about 77% of these first year students are expected to return for a second year of guaranteed housing, and 28% of these students for their third year and 39% for a fourth year.

On-campus housing is guaranteed, but not aggressively marketed, to entering transfer students because current supply is limited and current practice gives priority to entering freshmen. Thus, about 36% of entering transfer students currently accepts guaranteed housing, but demand in the future is estimated to be about 50%.

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, survey data and reports of demand at other competitive institutions. Demand for campus housing among fourth year students who have lived on campus during their first three years and second year transfer students who have lived on campus during their first year at UCLA is projected to be 50%. The second year of eligibility for transfer students is estimated at 43%.

As the development of new housing provides additional space for upper division students, and as other types of housing options become available, the projected demand for housing among upper division students will be revised accordingly.

C.

Graduate and Professional Students

Demand figures suggest that approximately 62% of single graduate and professional students (including health science and medical interns and residents) who are offered guaranteed housing will accept the offer. Ninety percent of single graduate and professional students who live in university-owned housing during the first year of their program are expected to return for a second and final 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.

Available data from current family student housing programs also suggest that 62% 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. Therefore, demand for years two and three is projected to be 100% among the population that accepts the initial year of housing.

D.

Postdoctoral Scholars

Finally, 100 postdoctoral scholars currently live in university-owned housing. Because housing will only be offered to postdoctoral scholars after the needs of graduate and professional students have been met, no demand estimates for postdoctoral scholars have been included. However, postdoctoral estimates assume that a similar number of postdoctoral scholars (100) would continue to request university-owned housing if such housing were available to them.

Table 4**Impact of Proposed Student Housing *Master Plan* Goals and Recommendations for 2017-18**

	2007-08 Number of Students Housed	2007-08 Percentage of Students Housed	2017-18 Projected Number of Students to Be Housed	2017-18 Projected Percentage of Students Housed
Undergraduate Students	10,357	41%	12,544	48%
Graduate/Professional Students	2,962	26%	5,138	43%
SUBTOTAL	13,319	36%	17,682	47%
Private Housing Within One Mile of Campus	7,225	19%	7,225	19%
TOTAL	20,544	56%¹⁰	24,907	66%¹¹

¹⁰ Based on a projected 2007-08 student enrollment of 25,500 undergraduates and 11,500 graduate and professional students. For graduate and professional students, figures include enrollment in State-supported programs only, including health sciences students, interns, and residents.

¹¹ Based on a projected three-quarter steady-state average headcount of 26,000 undergraduates and 12,000 graduate and professional students, including health sciences students, interns, and residents.

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* goals would increase the proportion of students in university-owned housing from 36% in 2007-08 to 47% in 2017-18, a difference of 4,363 students. 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 56% to 66%.

Overall, these supply and demand figures translate to a total of 20,544 students who will live in university-owned or in private sector housing within walking distance of campus during 2007-08. Over time, efforts will be made to increase the total proportion of students in the residential community to approximately 66% or about 24,907 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 *UCLA Student Housing 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.

THE RECOMMENDED PATH FORWARD

Planning for new housing, both on and off campus should begin immediately to allow UCLA to meet the updated *UCLA Student Housing Master Plan 2007-2017* guarantees to today's students and to the growing numbers of students who will matriculate through 2017-2018. 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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UCLA University-Owned Housing



