



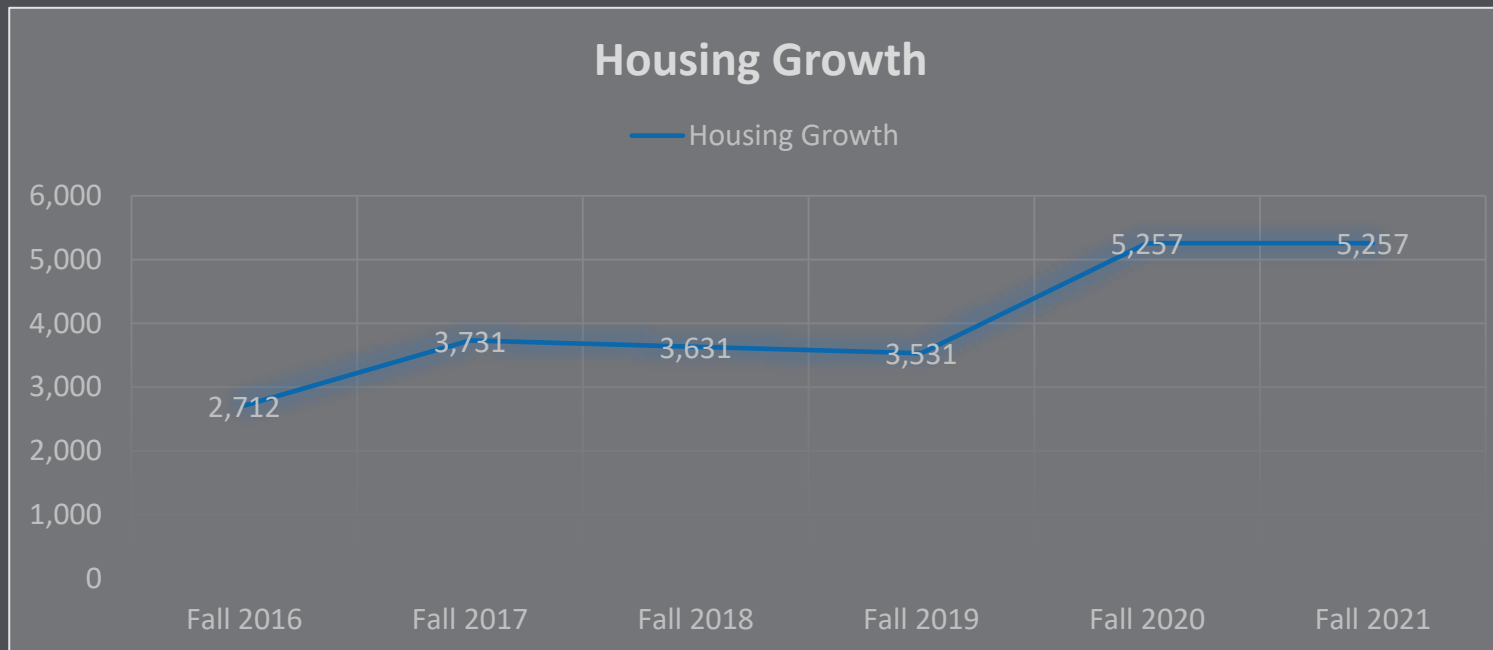
# Graduate and Family Housing Updates

Nov. 15, 2021

# Graduate Housing Capacity Over the Years

*The university has increased its graduate student housing capacity by 94%, which has allowed all interested incoming graduate students to find an accommodation on campus.*

For the first time in nearly 15 years, Housing, Dining and Hospitality (HDH) was able to offer housing space to every graduate student on the waitlist due to the opening of new housing developments in Graduate and Family Housing (GFH) in 2020.



Location	Year Built	Bed Count
Coast	1962	137
Central Mesa	1975	380
South Mesa	1980	400
One Miramar Street	2007	806
Mesa Nueva	2017	1,355
Nuevo West	2020	802
Nuevo East	2020	1,377
Total		5,257

# Off-Campus Housing Market Rates

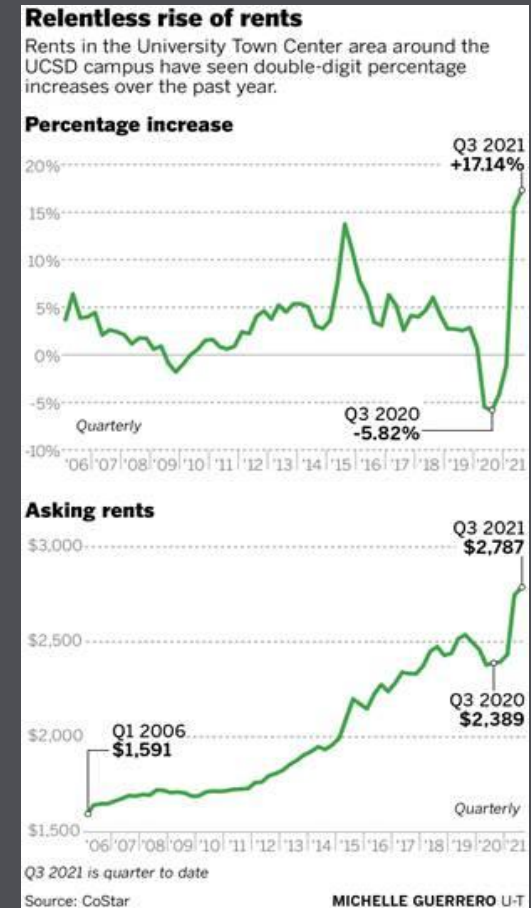
*UC San Diego housing rates were already 20% below market in 2020. The market rate significantly rose in 2021, which has further increased that percentage.*

Housing in San Diego is costly. The San Diego Market rates continue to escalate by more than 5%, based on reports from Jones Lang LaSalle Americas, Inc. (a licensed real estate brokerage company). The San Diego Region is seeing double digit rent increases in 2021 and into 2022, with the La Jolla/UTC area seeing a 20% or more annual rent increase.

UC San Diego controls what it can by providing robust graduate student funding, investing in the construction of graduate student housing and providing on-campus housing for students at rates that are more favorable than the local rental market.

UC San Diego housing rates will be even more competitive given the current off-campus price increases. Rates are also below the University of California average, despite having an inventory that is much larger and much newer.

Future rate increases will be capped at 3% annually starting in July 2022. This will allow for a more predictable housing rate as students plan their budget for graduate studies.



Source: [San Diego Union-Tribune](#) | July 18, 2021

# Graduate Housing Rates Across UC Campuses

*UC San Diego remains below UC San Francisco, UC Berkeley and UCLA despite having newer units and being the largest graduate and family housing inventory in the UC system.*

UC Campus	Average Rent per Room	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	Graduate/Family Beds
San Francisco	\$1,631	\$1,686	\$2,323	\$1,484	\$1,357	\$1,306	\$0	\$0	1,649
Berkeley	\$1,393	\$1,385-\$1,490	\$0	\$1,485	\$1,425	\$1,405	\$1,335	\$1,270	1,237
Los Angeles	\$1,241	\$1,628	\$1,525	\$1,132	\$680	\$0	\$0	\$0	4,272
San Diego	\$1,192	\$1,338	\$1,822	\$1,085	\$1,000	\$957	\$0	\$952	5,257
Santa Barbara	\$988	\$1,260	\$1,017	\$900	\$0	\$774	\$0	\$0	1,556
Davis	\$867	\$1,139	\$1,016	\$684	\$710	\$787	\$0	\$0	1,139
Irvine	\$860	\$942	\$1,173	\$732	\$592	\$0	\$0	\$0	3,312

Note: UC Merced, UC Riverside and UC Santa Cruz are not included as these campuses have less than 300 graduate/family beds.

# 2022-23 Rates for Incoming Residents

*Increases for students are limited to 3% annually during their contract eligibility.*

UCSD					Market	Incoming Resident Option	
Type A/B	Unit Type	UCSD Location	# of Units	Unit Size (SqFt)	Market Rate per Bedroom	July 1, 2022 Single Occupancy Rate per Bedroom	July 1, 2022 Double Occupancy Rate per Bedroom
B	1BD/1BA/Living Room	Central Mesa*	9	698	\$2,237.00	\$1,647.00	\$823.50
B	1BD/1BA/Living Room	Coast	54	490	\$2,237.00	\$1,500.00	\$750.00
B	Studio	Coast	20	320	\$1,935.00	\$1,236.00	\$618.00
B	2BD/1BA/Living Room	South Mesa*	188	984	\$1,328.00	\$1,029.00	\$514.50
B	2BD/1BA/Living Room	Central Mesa*	181	838	\$1,328.00	\$978.00	\$489.00
B	2BD/1BA/Living Room	Coast	29	651	\$1,328.00	\$900.00	\$450.00
B	3BD/1BA/Living Room	Central Mesa*	8	978	N/A	\$927.00	\$463.50
A	1BD/1BA/Living Room	Mesa Nueva	44	720	\$2,826.00	\$2,172.00	\$1,086.00
A	1BD/1BA/Living Room	Nuevo East	198	480	\$2,826.00	\$1,977.00	\$988.50
A	Studio	Nuevo West**	4	375	\$2,391.00	\$1,440.00	\$720.00
A	Studio	Mesa Nueva**	851	275	\$2,391.00	\$1,338.00	\$669.00
A	2BD/2BA/Living Room	Mesa Nueva	166	950	\$1,901.00	\$1,410.00	\$705.00
A	2BD/1BA/Living Room	Nuevo West**	114	745	\$1,502.00	\$1,125.00	\$562.50
A	2BD/1BA/Living Room	Nuevo East	268	700	\$1,460.00	\$1,125.00	\$562.50
A	2BD/1BA/Living Room	One Miramar Street*	402	700	\$1,502.00	\$1,080.00	\$540.00
A	3BD/2BA/Living Room TH	Nuevo East	8	1,400	N/A	\$1,065.00	\$532.50
A	3BD/2BA/Living Room	Mesa Nueva	42	1,315	N/A	\$1,029.00	\$514.50
A	3BD/2BA/Living Room	Nuevo East	100	940	N/A	\$978.00	\$489.00
A	4BD/2BA/Living Room	Nuevo West**	132	1,350	N/A	\$978.00	\$489.00
A	4BD/2BA/Living Room	Nuevo East	76	1,200	N/A	\$936.00	\$468.00
A	6BD/3BA/Living Room	Nuevo West**	7	2,150	N/A	\$951.00	\$475.50

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

\*\*Furnished

Unit types:

- Type A – Less than 15 years old
- Type B – More than 15 years old

Market data source: [XPERA Housing Study Report \(Fall 2019\)](#)

- Areas included La Jolla/UTC, Hillcrest, North Park, Mira Mesa, Pacific Beach and Clairemont

# 2022-23 Rates for Existing Residents

*Increases for students are limited to 3% annually during their contract eligibility.*

Type A/B	Unit Type	UCSD			Market	Existing Resident Option	
		UCSD Location	# of Units	Unit Size (SqFt)	Market Rate per Bedroom	July 1, 2022 Single Occupancy Rate per Bedroom	July 1, 2022 Double Occupancy Rate per Bedroom
B	1BD/1BA/Living Room	Central Mesa*	9	698	\$2,237.00	\$1,200.00	\$600.00
B	1BD/1BA/Living Room	Coast	54	490	\$2,237.00	\$1,170.00	\$585.00
B	Studio	Coast	20	320	\$1,935.00	\$855.00	\$427.50
B	2BD/1BA/Living Room	South Mesa*	188	984	\$1,328.00	\$765.00	\$382.50
B	2BD/1BA/Living Room	Central Mesa*	181	838	\$1,328.00	\$660.00	\$330.00
B	2BD/1BA/Living Room	Coast	29	651	\$1,328.00	\$819.00	\$409.50
B	3BD/1BA/Living Room	Central Mesa*	8	978	N/A	\$513.00	\$256.50
A	1BD/1BA/Living Room	Mesa Nueva	44	720	\$2,826.00	\$1,305.00	\$652.50
A	1BD/1BA/Living Room	Nuevo East	198	480	\$2,826.00	\$1,485.00	\$742.50
A	Studio	Nuevo West**	4	375	\$2,391.00	\$1,170.00	\$585.00
A	Studio	Mesa Nueva**	851	275	\$2,391.00	\$924.00	\$462.00
A	2BD/2BA/Living Room	Mesa Nueva	166	950	\$1,901.00	\$915.00	\$457.50
A	2BD/1BA/Living Room	Nuevo West**	114	745	\$1,502.00	\$1,020.00	\$510.00
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Market data source: [XPERA Housing Study Report \(Fall 2019\)](#)

- Areas included La Jolla/UTC, Hillcrest, North Park, Mira Mesa, Pacific Beach and Clairemont

# Graduate Housing Profit and Loss Statement

*For FY22 HDH will experience a loss of \$18M with its graduate and family housing offering.*

- HDH's past pricing approach was to spend reserves before aligning rents to cover costs.
  - \$38M in GFH losses fully depleted HDH reserves in FY20.
- FY21 GFH losses were \$19.7M which resulted in HDH borrowing a line of credit from the campus, which must be repaid.
- GFH projected cumulative future operating loss FY22-29: ~(\$69M)
- GFH returns to positive net income in FY30 and will need another 13 years to repay the line of credit.

	Actuals	Budget
P&L (\$ in Millions)	FY21	FY22
<b>Rents</b>	\$34.00	\$54.30
Mortgages	(27.1)	(39.6)
<b>Operations:</b>		
Utilities	(2.9)	(4.5)
Custodial S&B	(2.8)	(4.0)
Facilities S&B	(4.4)	(6.0)
Admin S&B	(2.0)	(2.1)
Cable TV & ITS	(1.7)	(2.3)
Landscaping & Facilities OPEX	(4.0)	(3.7)
Maintenance & One-time Expense	(0.2)	(0.4)
Supplies & Expenses	(1.2)	(1.2)
Police & Security Recharge	(0.8)	(0.8)
Shuttle Recharge	(0.5)	(0.6)
Other Direct Expenses	(0.2)	(0.4)
<b>Total Operations</b>	<b>(20.6)</b>	<b>(26.0)</b>
<b>Indirect Expenses Allocations:</b>		
Campus & UCOP	(2.2)	(4.0)
HDH	(3.8)	(3.1)
<b>Total Indirect Expenses Allocations</b>	<b>(6.0)</b>	<b>(7.1)</b>
<b>Total Expense</b>	<b>(26.6)</b>	<b>(33.1)</b>
<b>Net Income/(loss)</b>	<b>(19.7)</b>	<b>(18.4)</b>

# Available Resources for Students

*UC San Diego offers a range of resources to assist graduate and professional students.*

- UC San Diego has a [Basic Needs Emergency Grant](#) available to students who:
  - Do not have sufficient funds for food or housing because of a medical emergency
  - Experienced impacts from COVID-19 or any other urgent financial need
- UC San Diego offers a variety of services through the [Off-Campus Housing Office](#) and other departments to assist students in achieving housing stability.
- Through the Off-Campus Housing Office, students can schedule a housing consultation to:
  - Review off-campus housing options
  - Receive general first-time lease signing information
  - Learn about move-in and move-out resources
- Students can also search for housing, roommates and off-campus living resources with the help of a dedicated off-campus housing team.
- UC San Diego's Transportation Services and UC San Diego's Case Management Services compiled [information on San Diego neighborhoods near transit service lines](#), including along the UC San Diego Blue Line trolley, arriving on campus Nov. 21, 2021.





# Summary

The Graduate Division, the Office of the Vice Chancellor of Student Affairs, and HDH are committed to supporting the graduate and professional student body.

Housing in San Diego is costly, as it is in Berkeley and Los Angeles. UC San Diego controls what it can by providing robust graduate student funding, investing in the construction of graduate student housing and providing on-campus housing for students at rates that are more favorable than the local rental market.

In the past four years, the university has increased its graduate student housing capacity by 94%, which for the first time in nearly 15 years has allowed all interested incoming graduate students to find an accommodation on campus.

UC San Diego's on-campus graduate housing rates remain below the local rental market and below the University of California average, despite having an inventory that is much larger and much newer.

Rate increases are capped at 3% annually and implemented in July of each year. Unlike the off-campus rental market, this predictable housing rate adjustment supports student budgeting.

We recognize not all graduate students choose to live on campus. Graduate students can schedule a housing consultation with the university's [Off-Campus Housing Office](#) to review off-campus housing options. When the campus stops on the UC San Diego Blue Line trolley open in November, graduate students will have access to housing options throughout the county.