



Graduate and Family Housing Rate Presentation



Graduate and Family Housing Inventory

- Total number of beds: 5,257
- Waitlist numbers (as of 5/19/2021): 3,198

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

Building New Graduate Housing

Creating the opportunity for graduate students to live on campus was a priority that emerged from the Campus Strategic Plan. The buildout of Mesa Nueva, Nuevo East and Nuevo West was done to address the needs of many students who applied to live on campus but could not get access because of the housing shortfall.

Prior to Mesa Nueva's opening in 2017, there were approximately 2,900 graduate students living on campus and 4,000 graduate students on housing waitlists. Building to meet demand created the option for up to 5,300 graduate students to live on campus, reducing their commute time and offering rental rates that are more favorable than the local rental market.

Current Financial Outlook

As an auxiliary enterprise, HDH is self-supporting. It does not receive any federal, state or tuition funding, and cannot be subsidized from such funds. [UC policy BFB-A-59](#) states that auxiliaries need to cover their costs. Subsidizing housing would further inequities between students who have access to on-campus housing and those who do not, so university resources are focused on support for all graduates.

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

HDH's initial strategy was to gradually catch-up to rates that would cover expenses over time, but there was opposition to increasing rates by more than 3% annually. As a result, HDH created a new pricing strategy to price units to cover expenses for incoming residents, while capping annual increases to 3% for any residents with a contract and all exempt students.

Gradual Path Toward Financial Sustainability

The current pricing strategy is balancing two objectives:

- Continue to offer graduate housing priced below similar units in the market by 20% or more.
- Progressively eliminate HDH deficits over a 10-year period.

This is a long-term and gradual solution which will get the Graduate and Family Housing budget to break-even and financial sustainability over 10 years.



Guiding Principles

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

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

Methodology

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

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

Rate Adjustments to Market

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

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

Below Market Adjustments Applied

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



New: Double Room Occupancy Choice for Students

A new double room occupancy option will be offered beginning July 1, 2021. It will increase housing availability and is expected to reduce time on the waitlist.

Graduate and Family Housing roommate matching service provided by HDH:

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

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

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

Occupancy Projections Based on Expanded Exemptions

Current residents and all students admitted in Fall 2020, or earlier, will continue to be exempt from the one-time rate adjustment, and will pay the current rate with a 3% annual increase for the duration of their housing eligibility.

The one-time rate adjustment is being delayed until Oct. 1, 2021, to ensure that all of our Fall 2021 residents are covered by the exemption. Under this expanded exemption, any incoming graduate student with a housing contract this fall will pay the current rate with the 3% annual increase for the duration of their housing eligibility.

Occupancy Projections for Fall 2021	Single Bedrooms
Available Bedrooms	5,257
Occupied Bedrooms	3,526
Total Available Bedrooms	1,731
Projected Move Outs	1,000
Bedrooms Available for New Contracts	2,731
Projected Demand from Current Students	2,185
Remaining Bedrooms Available for Incoming Students	546

Incoming Resident Options Beginning Oct. 1, 2021

Type A/B	Unit Type	UCSD		Market	Incoming Resident Option	
		UCSD Location	Unit Size (SqFt)	Market Rate per Bedroom	October 1, 2021 Single Occupancy Rate per Bedroom	October 1, 2021 Double Occupancy Rate per Bedroom
B	1BD/1BA/Living Room	Central Mesa*	698	\$2,130.00	\$1,599.00	\$799.50
B	1BD/1BA/Living Room	Coast	490	\$2,130.00	\$1,449.00	\$724.50
B	Studio	Coast	320	\$1,843.00	\$1,200.00	\$600.00
B	2BD/1BA/Living Room	South Mesa*	984	\$1,265.00	\$999.00	\$499.50
B	2BD/1BA/Living Room	Central Mesa*	838	\$1,265.00	\$949.50	\$474.75
B	2BD/1BA/Living Room	Coast	651	\$1,265.00	\$874.50	\$437.25
B	3BD/1BA/Living Room	Central Mesa*	978	N/A	\$900.00	\$450.00
A	1BD/1BA/Living Room	Mesa Nueva	720	\$2,691.00	\$2,109.00	\$1,054.50
A	1BD/1BA/Living Room	Nuevo East	480	\$2,691.00	\$1,920.00	\$960.00
A	Studio	Nuevo West**	375	\$2,277.00	\$1,398.00	\$699.00
A	Studio	Mesa Nueva**	275	\$2,277.00	\$1,299.00	\$649.50
A	2BD/2BA/Living Room	Mesa Nueva	950	\$1,810.00	\$1,350.00	\$675.00
A	2BD/1BA/Living Room	Nuevo West**	745	\$1,430.00	\$1,099.50	\$549.75
A	2BD/1BA/Living Room	Nuevo East	700	\$1,390.00	\$1,099.50	\$549.75
A	2BD/1BA/Living Room	One Miramar Street*	700	\$1,430.00	\$1,050.00	\$525.00
A	3BD/2BA/Living Room TH	Nuevo East	1,400	N/A	\$1,035.00	\$517.50
A	3BD/2BA/Living Room	Mesa Nueva	1,315	N/A	\$999.00	\$499.50
A	3BD/2BA/Living Room	Nuevo East	940	N/A	\$951.00	\$475.50
A	4BD/2BA/Living Room	Nuevo West**	1,350	N/A	\$949.50	\$474.75
A	4BD/2BA/Living Room	Nuevo East	1,200	N/A	\$909.00	\$454.50
A	6BD/3BA/Living Room	Nuevo West**	2,150	N/A	\$924.00	\$462.00

*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

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

Type A/B	Unit Type	UCSD		Market	Existing Resident Option	
		UCSD Location	Unit Size (SqFt)	Market Rate per Bedroom	July 1, 2021 Single Occupancy Rate per Bedroom	July 1, 2021 Double Occupancy Rate per Bedroom
B	1BD/1BA/Living Room	Central Mesa*	698	\$2,130.00	\$1,167.00	\$583.50
B	1BD/1BA/Living Room	Coast	490	\$2,130.00	\$1,137.00	\$568.50
B	Studio	Coast	320	\$1,843.00	\$837.00	\$418.50
B	2BD/1BA/Living Room	South Mesa*	984	\$1,265.00	\$744.00	\$372.00
B	2BD/1BA/Living Room	Central Mesa*	838	\$1,265.00	\$642.00	\$321.00
B	2BD/1BA/Living Room	Coast	651	\$1,265.00	\$795.00	\$397.50
B	3BD/1BA/Living Room	Central Mesa*	978	N/A	\$498.00	\$249.00
A	1BD/1BA/Living Room	Mesa Nueva	720	\$2,691.00	\$1,263.00	\$631.50
A	1BD/1BA/Living Room	Nuevo East	480	\$2,691.00	\$1,443.00	\$721.50
A	Studio	Nuevo West**	375	\$2,277.00	\$1,131.00	\$565.50
A	Studio	Mesa Nueva**	275	\$2,277.00	\$897.00	\$448.50
A	2BD/2BA/Living Room	Mesa Nueva	950	\$1,810.00	\$882.00	\$441.00
A	2BD/1BA/Living Room	Nuevo West**	745	\$1,430.00	\$990.00	\$495.00
A	2BD/1BA/Living Room	Nuevo East	700	\$1,390.00	\$951.00	\$475.50
A	2BD/1BA/Living Room	One Miramar Street*	700	\$1,430.00	\$690.00	\$345.00
A	3BD/2BA/Living Room TH	Nuevo East	1,400	N/A	\$1,035.00	\$517.50
A	3BD/2BA/Living Room	Mesa Nueva	1,315	N/A	\$870.00	\$435.00
A	3BD/2BA/Living Room	Nuevo East	940	N/A	\$951.00	\$475.50
A	4BD/2BA/Living Room	Nuevo West**	1,350	N/A	\$949.50	\$474.75
A	4BD/2BA/Living Room	Nuevo East	1,200	N/A	\$909.00	\$454.50
A	6BD/3BA/Living Room	Nuevo West**	2,150	N/A	\$924.00	\$462.00

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**Furnished

Unit types: Type A – less than 15 years old; Type B – more than 15 years old

Graduate and Family Housing UC Rate Comparison

UC Campus	Average Rent per Room	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	Graduate/ Family Beds
San Francisco	\$1,619	\$1,743	\$2,563	\$1,346	\$1,271	\$1,172	\$0	\$0	1,568
Los Angeles	\$1,385	\$1,546	\$1,512	\$1,095	\$0	\$0	\$0	\$0	4,260
Berkeley	\$1,331	\$1,330	\$0	\$1,430	\$1,370	\$1,350	\$1,285	\$1,220	1,277
San Diego	\$1,160	\$1,299	\$1,770	\$1,061	\$972	\$930	\$0	\$925	5,257
Irvine	\$1,028	\$1,148	\$1,372	\$887	\$784	\$950	\$0	\$0	2,354
Santa Barbara	\$831	\$0	\$0	\$887	\$0	\$775	\$0	\$0	1,556

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

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

Summary

These changes will foster:

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

CARES and Basic Needs Funding Availability for Graduate Students

Higher Education Emergency Relief Fund II (CARES Funding)

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

Basic Needs

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

Feedback

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

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

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