The University of Washington (UW) developed a 10-year Housing Master Plan with the intent of achieving the following three equally compelling goals:

1. Alleviate the over-capacity situation that developed after several years of high demand for on-campus housing at the UW
2. Address the need for major renovation of the UW’s half-century-old housing facilities, which building audits showed were nearing the end of their useful lifespans in their existing conditions
3. Provide a vibrant and contemporary student experience for students who wanted to live on campus, and expand access to that opportunity

The Housing Master Plan plots a course forward for expansion of available on-campus housing through new construction and an updating of most of the UW’s residential living structures.

One of the challenges of redeveloping the UW’s housing system is continuing to provide a range of housing choices that provides all UW students with an opportunity to live in residence. This is due to the variance in students’ financial resources, the costs of new housing and dining facilities and essential upgrades and improvements.

**Demand Must Be Addressed**
The new construction and reconstruction of older residence halls will provide a net increase of over 2,000 beds to accommodate the heavy demand for on-campus housing. During the 2014–15 academic year, the demand for on-campus housing exceeded the supply by 27 percent, with 9,372 applications for 7,361 UW beds. The on-campus occupancy rate this past year was 112 percent of as-built capacity, with the excess of residents largely housed in double rooms transformed into triples.

<table>
<thead>
<tr>
<th>Capacity/Occupancy (Based on 10th Day Stats)</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9-Month</td>
<td>12-Month</td>
</tr>
<tr>
<td>As-Built</td>
<td>5,780</td>
<td>751</td>
</tr>
<tr>
<td>Overflow</td>
<td>623</td>
<td>0</td>
</tr>
<tr>
<td>Operating Capacity</td>
<td>6,403</td>
<td>751</td>
</tr>
<tr>
<td>Occupancy</td>
<td>6,429</td>
<td>680</td>
</tr>
<tr>
<td>% of Capacity</td>
<td>111.2%</td>
<td>90.5%</td>
</tr>
</tbody>
</table>
**Condition of Facilities Drives Necessity for Upgrades**

The older facilities, generally built more than 50 years ago, struggle to provide essential services such as reliable wireless Internet access, mobility-challenged access, gender-neutral living options and dining alternatives for residents with restricted diets.

Building audits done over the past 20 years have shown the residence halls need major renovation or actual replacement, with their building infrastructure at the end of useful life. Escalating operations and maintenance costs created higher rents to cover the expenses resulting from inefficiencies and failing building systems. The buildings also did not meet current ADA, seismic or energy codes.

**New Housing Supports the Husky Experience**

High student satisfaction, shown in feedback and demand for the new facilities on West Campus, is due to improvements made possible by newly constructing residence halls rather than renovating existing ones.

Larger rooms, increased privacy, technology upgrades, easier access to amenities and more diverse dining options deliver a contemporary living environment while also preserving the traditional on-campus living experience.

**Conscientious Construction Keeps Costs Reasonable**

Throughout every construction phase of the Housing Master Plan to date, the UW has achieved lower building costs than our West Coast peers, often by significant margins.

*Project Cost Per Square Foot vs. Other Universities*
Choices Provide Access

With the Housing Master Plan moving into the North Campus redevelopment phase, the UW has the opportunity to explore residence hall designs that can accommodate variable room types, including triple- and quad-occupancy rooms that could provide students with a price point that is lower than the traditional two-person room.

The UW also has some apartment-style housing at Stevens Court that has approximately a 19 percent lower rental rate than the average rate in the new residence halls, giving students another price point option.

Plans Are Influenced by Student Input and Feedback

Throughout the Housing Master Plan development and implementation, the UW solicited input and ideas from student-leadership groups and residents of on-campus housing. This input impacted decisions such as the inclusion of private bathrooms in rooms, more portable room furniture and desired amenities such as a fitness center and reservable common work/study spaces.

With growing concerns about how leveling of costs across the housing system will impact students with financial challenges, the incorporation of student input into the development of North Campus housing becomes even more important.

Recognizing that, Housing & Food Services has actively engaged several groups that have a campus-wide focus, with an emphasis on groups that may be disproportionally impacted by higher rental rates. Informational sessions and opportunities for students to give their thoughts, ideas and opinions have already begun, with more to come as the first phase of the North Campus redevelopment gains steam.
North Campus Housing an Essential Component of the UW’s Future

The redevelopment of North Campus housing is essential to meet the three goals of the Housing Master Plan presented at the beginning of this brief. Haggett, McCarty and McMahon halls, constructed in the 1960s, need replacement.

The plans for redevelopment keep a critical eye on continuing to keep costs as low as possible while ensuring the new facilities meet students’ needs and expectations, and appropriately enhance the beauty and usability of the North Campus landscape while maintaining its unique physical environment.

When this essential redevelopment is completed, the UW will have increased on-campus housing capacity, providing a better range of affordability choices and safer and more efficient facilities that can be relied upon to successfully serve several generations of future students.

For more information, visit https://www.hfs.washington.edu/abouthfs.