

Fall 2010

Housing Priorities and
Occupancy Management Strategies

Setting the stage...

Understanding what the “problems” have been

~ Overcrowding

- ★ 300+ Temporary Triples
- ★ University provided off-campus housing
- ★ Lack of appropriate study and social spaces

~ An increase in the FY to SO retention rate and residence hall retention rate

~ An inability to house transfer students

~ A disproportionate staff to student ratio

~ Difficulty creating and maintaining living-learning community assignments and environments

Making things better...

Brailsford & Dunlavey Facilities Planners 2009 Report for Long Term Improvements and H&DP Submission to the Campus Facilities Master Plan

Facility Need: Campus Housing

Approximately 1,000 apartment-style bed spaces to the American University student housing inventory. The additional beds will dramatically reduce tripling, increase the diversity of housing options available to students and expand the number of special populations that can be accommodated in on-campus housing.

Making things better...

Brailsford & Dunlavey Facilities Planners 2009 Report for Short Term Improvements

- 1) De-densify by removing triples and providing more community and study spaces
- 2) Implement a new housing priority system
- 3) Revisit the current room rate structure
- 4) Expand off-campus housing services
- 5) Consolidate and expand living-learning programs

Fall 2010 Projection

Supply - Demand Comparison

~ Returning Student Demand = 2223 students

~ 85% of the current first year class

~ 25% of the current sophomore class

~ 16% of the current junior class

~ New Student Demand = 2265 students

~ Supply = 4085 beds

~ Shortage = **403 beds**

~ Projections for fall 2011, list this shortage as 600+

Action Plan

Implement a new housing priority system

- ~ Guarantee up to four semesters of on-campus housing for new degree-seeking students. This includes new FY, Washington Mentorship Program, and most transfer students.
- ~ Transfer students with less than 36 credits will be eligible for four semesters of campus housing.
- ~ Reduce the number of juniors and seniors eligible to return to campus housing to 400 via lottery system (projected to displace 267 students). *Limit junior/senior return selection to singles, apartments and suites.*
- ~ Maintain a “wait list” for any juniors and seniors not eligible via lottery.
- ~ Create a new full-time staff position dedicated to supporting students (undergraduate and graduate/professional) in finding off-campus accommodations.

Action Plan

De-densify by removing triples and providing more community and study spaces

- ~ Begin reducing the number of temporary triples by the number of beds gained by Roper Hall rather than adding to the overall inventory.
- ~ Reduce temporary triples again in Fall 2010 to 212. (Plan to always provide 80-100 temporary triples for an economically triple option.)
- ~ Convert 24 very small doubles (140 sqft.) into singles in Centennial, Hughes, Leonard and McDowell halls.

Action Plan

Consolidate and expand living-learning programs

- ~ Utilize Roper Hall for University College programs for first year students.
- ~ Consolidate all other University College programs into Letts Hall.
- ~ Begin the relocation of Honors Program housing into Hughes Hall by converting the 4th and 5th floors of Hughes Hall. This would be a relocation from the 3rd floor of Letts Hall.

Room Selection Process

January 25, 27, 28
February 3

Living Off-Campus Information sessions
Off-Campus Housing Fair from 4-6pm

February 1
February 12

Room Selection Process Guide available online
Fall 2010 Housing Applications due (online)

February - March
Process 1 -
Process 2 -

Room Selection Processes occur:
Students with 4 or more semesters on campus
Students with 3 or less semesters on campus

Rising Junior/Senior Process

STEP ONE (online):

February 1

Room Selection Process Guide available online

February 12

Fall 2010 Housing Applications due (online)

STEP TWO (email):

February 17

Lottery “Tickets” mailed to those who applied

STEP THREE (in person):

February 23

Apartment Selection for 11.5 month agreement groups

February 25-26

Academic Year Lottery for rising juniors/seniors

Rising Sophomore Process

STEP ONE (online):

February 1

Room Selection Process Guide available online

February 12

Fall 2010 Housing Applications due (online)

STEP TWO (online):

March 1

Portal “Permit” available for rising sophomores

March 12

Portal “Permit” due for rising sophomores

STEP THREE (online):

March 16

Same Hall Selection Process (with roommate)

March 17

Same Hall Selection Process (without roommate)

March 18

Different Hall Selection Process (with roommate)

March 19

Different Hall Selection Process (without roommate)