## 2016 Spring - Real Estate Student Board

**Agenda & Minutes**

*Wednesday 4.27.16*

*4:10-5:10PM, RSSP, Berkeley Conference Room*

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<tr>
<th>Members</th>
<th>First Roll Call</th>
<th>Final Roll Call</th>
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<td>Wes Adrianson (Chair)</td>
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<td>Bob Lalanne (Chair)</td>
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<td>Aamna Abassi (EAVP)</td>
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<td>Helia Bidad</td>
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<td>Fernando Salazar</td>
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<td>Katherine Latimer</td>
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<td>Luna Fasset</td>
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<td>Ammar Inayatali</td>
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<td>Stanley Shaw</td>
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<td>Joe Wilson (EVP)</td>
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<td>Sarah Barret (AAVP)</td>
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<td>Austin Pritzkat (OP)</td>
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<td>Steve Sutton</td>
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<td>Christine Shaff</td>
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I. Call to Order
   A. First roll call (recorded in table)
   B. Other officials present

II. Approve the Agenda

III. Guest Announcements
   A.

IV. Agenda Items
   A. General Updates from Real Estate
   B. Housing, PPP’s, Stiles Hall
   C. MLK Basement
   D. Drought and Landscapes
   E. Campus Buildings Renovations - Debt Ceiling and Strategies
   F. Discussion of Improvements for Next year
   G. General Questions and Conversation

V. Adjournment

Notes:
● Campus Leadership Updates
   ○ May be over $200 million deficit next year
   ○ Source of campus funds are Tuition, research grants, donations, and state
     funding which is currently 13% of the campus budget
   ○ UC Berkeley’s budget is $2.5 billion total
   ○ Research Dollars
     ■ Current research support is approx. $800 million
     ■ Looking increasingly to new private funding partners
   ○ Resignation of John Wilton
     ■ Deep frustration with Berkeley business model
     ■ Read statement online for official explanation
   ○ How will this impact Real Estate?
     ■ Revenue generation is number one priority for everyone

● Housing
   ○ Bowles Hall to open in August - 185 beds, PPP construction
     ■ Dining will be done with Chartwells - decision by Bowles development
       group (Bowles Hall Foundation)
     ■ Meal points aren’t transferable to Cal Dining
Stiles Hall has been approved by the regents
- Regent approval of Design and Environmental Documentation (CEQA) is scheduled in May
- Scheduled opening Fall 2018
- 750 beds, for first year students
- Public-Private Partnership (P3) project
- All - equity deal. No debt is taken out, instead all construction funds come from shareholders of American Campus Communities
- Cost for the Stiles project is expected to be $125000 per bed
- Construction is subject to prevailing wage, which required for all campus projects
- Sustainability goals are equivalent to UC’s (LEED Silver minimum, project may reach LEED Gold)

Campus Housing update:
- Negotiations underway for a master lease of Garden Village (new apartments in Berkeley), lease expected to be resolved soon
- 214 beds
- 4 bedroom and 2 bedroom units, great for continuing students
- Campus is working on agreement for housing at Holy Names and Mills College
  - A shuttle system to campus would be established for students living at these colleges
  - An agreement is expected to be for 3 years with option to extend
- Great Sequoia - another new complex with apartments near campus
  - Took Kriss three years to convince planning department in City to permit the project

Vision and future private projects/rented units
- Want to provide rent comparable to res halls
- Guaranteed to fill the beds, can meet our challenges
- 1100-1200 continuing students
- 600 additional beds for enrollment growth
- Discussions of the importance of a master plan for housing for the campus
- Due to budget constraints, we can’t build our own buildings
- UC system is developing housing initiative
- We need UCOP to come to the table with a financing plan that works

Why not just keep building more PPP housing projects?
- We need a strategic plan to build the correct number
- Part of the strategic plan will be to identify the ideal mix of product type, what is the rent, what is affordability
- The goal for UC Berkeley housing costs is to be 10% below market value
- Woo Han Fai Hall (former Berkeley Art Museum)
• Current proposal is to make the building into an incubator, idea-lab building, for student use.
  ■ Land to build future housing is not the issue, we have options already
  • Channing-Ellsworth
  • University Village Albany
  • Smyth Fernwald
  ○ Long-term housing plan for 2-3k new beds - why no urgency
    ■ The Chancellor needs to prioritize this - students could get involved
    ■ Fundamental rent issue currently facing the city of Berkeley is competition between students and young professionals for the same space

• Communication and Engagement with Students: Suggestions for VCRE
  ○ FAQ to ensure student engagement
  ○ Making sure that students engaged beyond just RESB meetings
  ○ We can’t require union labor as UC whole, but here in Berkeley/Bay Area all of our projects
  ○ Press Releases to the Daily Cal
  ○ Campus email system notifications once a semester

• Kriss Worthington, City Council Member, sees P3’s as a key opportunity to build new housing. The University does not need to worry about regulations from City of Berkeley
  ○ Interested in partnering multiple developers with Real Estate

• Real Estate Specific Funding Issues
  ○ The Real Estate Division is facing another budget cut
  ○ Funding Real Estate gets is too little to maintain services, maintenance and repair
  ○ In the recent past, the campus has issued $40 million of new debt each year for capital renewal. This year that is expected to drop to zero
  ○ Sacramento and the legislature is where to lobby for for reinvestment in buildings
  ○ All 10 student associations are interested
  ○ Could Chancellors engage students in strategic financial plan

• Other projects
  ○ MLK Basement - project in collaboration with ASUC Student Union that will provide a temporary location for Stiles Hall while a new building is under construction.
  ○ 4 New Solar Installations are now generating power for the campus, located at MLK Jr. Student Union, Eshleman, RSF, and University Village. 3 more installations are in the works
  ○ Wheeler Hall Renewal is scheduled to start in early June. Wheeler will be closed for one year.
  ○ Study-um (@ Stadium) proposal
    ■ Coffee and Stuff to go, version of late-night
    ■ Students on Board are largely in support
    ■ Idea to have a reservation system for study space talk to student union reservation system or Registrar’s