

Benchmarking of IVY Graduate and Professional Student Housing

Fall 2006

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	# Full-Time Grad Students	# Grad Students Housed	% Grad Students Housed	% Grad Beds Used for Grads	# Buildings/Complexes			# Units		# Beds	
					Dorms	Apts. (1-6 units)	Apts. (7+ units)	Dorms	Apts.	Dorms	Apts.
Brown	2,000	123	6%	100% *	1	10	4	55	49	55	68
Columbia	10,771	4,737	44%	86%	6	28	95	779	3,736	845	5,196
Cornell	6,077	839	14%	93% *	2	0	3	150	528	150	1,372
Dartmouth	1,668	447	27%	100% *	2	77	0	132	224	132	315
Harvard	11,640	4,675	40%	94% *	24	34	27	1,971	1,942	2,014	2,974
Princeton	2,075	1,595	77%	80%	9	2	4	504	752	504	1,495
U Penn	9,349	718	8%	66%	0	0	2	398	432	1,082	
Yale	6,074	1,427	23%	100%	6	16+	7	590	393	590	837

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	Ownership and Management	Subsidies: Apartment Rental Rates; Capital, Operating, or Development Costs	Goals	New Projects	Contact
Brown	Currently, Univ. owned and managed. Future development - undecided.	Market rental rates. Capital/operating: Operate on break-even basis	To investigate possibilities for incorporating graduate student housing in off-campus strategic plan.	Building renovation will add 20 efficiency and 1-bdrm units in spring 2007.	Office of Rental Properties, Director, Gail Medbury, (401) 863-2541. Office of Residential Life, Chad Mank, (401) 863-3500.
Columbia	Some Univ. owned and managed, and some leased space in non-University-owned buildings.	Below market rates, but covers operating expenses and debt service. Development: yes and no.		None at present	William Scott, Deputy VP, Institutional Real Estate, 212-854-9444
Cornell	Univ owned and managed	Market rates. Does not break even if all costs including debt is loaded.	Possible expansion	None at present	Grad & Prfsl Student Programs, Hasbrouck Com Ctr, Ithaca, NY 14850; or RES Housing Office 201 RPCC, Cornell Univ Ithaca, NY 14853
Dartmouth	College owned and managed.	Market rental rates. Capital/operating: Operate on break-even basis and attempt to make slight profit.	Desire to provide on-campus or close to campus housing for grad students.	51 new units online Spring 2007 (Sachem Village); new dorm planned for 2008 (Tuck School).	Robert Christensen- Property Manager; Jennifer Jones- Housing Coordinator Housing Programs Office (603) 646-2170
Harvard	University owned and managed	Market rental rates. Development: yes.	2001 goal: 50% housed. Poised to meet goal when all housing under construction comes online in 2008.	Trilogy (Longwood Medical area); One Western Ave.; 2 Riverside (10 Akron St., 5 Cowperthwaite).	Alexandra Offiong, (617) 384-8155. http://www.upo.harvard.edu/
Princeton	University owned and managed	Rental rates: yes. Development: yes.		Continued renovations and re-allocation of housing stock.	Scott Baldwin, Manager for Graduate Housing (609) 258-1824, http://facilities.princeton.edu/housing/b_graduate/
U Penn	University owned and operated.	Competitive market rates; no subsidies, grad housing is self supporting.	Improve/renovate existing grad housing within 5/10 years. Study local markets for availability for grads in next 2 years	No existing plans for new projects targeted at grad housing.	Dana Matkevich, Hous & Conf Svcs, 215-573-3516
Yale	All Univ owned. Both Univ. and outside management.	Rental rates: yes. Development: no.	Conduct strategic planning for possible graduate/professional student housing growth.	Law School will decommission current dorm at end of 2007, and appropriate and renovate new dorm by 2012.	George Longyear, Director, Graduate and Professional School Housing, (203) 436-4899

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Notes from School Submissions

"Buildings": Small unit buildings are usually wood-frame buildings, walk-up apts., multi-family house, townhouses, double or triple-deckers, etc.

Brown: Has a flexible inventory of 35 buildings with 100 rental units which they can fill with graduate students, faculty, visiting scholars or undergraduates.

Currently, 14 of the 35 buildings have graduate students in 49 rental units.

Cornell: Full-time CU students, and some visiting scholars. One large apt. building is out of service at the moment.

2 residence halls masonry/steel construction, 2 apt complexes are brick, 1 is manufactured housing

1 apt complex is 28 buildings with 1 community ctr; 1 apt complex is 36 buildings with 1 community ctr, 1 out building for laundry facilities

Potential number of grad students housed is 900, although only 839 are renting this year.

Beds and grads housed differ due to "buy-up" options and unused beds in family units if there are fewer children

"Buy-up" option is when 1 resident contracts for a single bedroom, small study and private bath in a shared 2 or 3 bedroom apartment.

Columbia: Number of buildings is the number in which graduate students currently reside. 28 buildings have fewer than 7 students in residence now, but all buildings have at least 7 total units. Some units and beds planned for student use are currently occupied by tenants other than students, incl. rent-controlled and stabilized tenants and lower level staff who are grandfathered. Chart numbers exclude students studying and housed at Columbia University Medical Center.

Dartmouth: Have some flexibility in inventory for graduate students, faculty and staff housing, and for graduate students who are not full-time degree-seeking (who might seek short-term leases).

Penn: Based on Fall 2005 enrollment counts.

Penn has a strong off campus community where a number of graduate students live. A number of private developers purchase or rent land near the University and build privatized student housing that graduate as well as undergraduate students from Penn, Drexel University and University of the Sciences occupy.

Sansom Place consists of 2 towers with both apartments and dorm-style rooms with shared baths.

Notes: Remainder of beds not occupied by graduate students is occupied by undergrads in clustered communities. The bed number includes RA staff.

Harvard: Based on 2005-2006 data.

1. The number of dorm beds and units include 215 resident tutors and scholars that live in one of the Freshman or Upperclass Houses. These undergraduate buildings are not included in the building count.

2. The numbers of Harvard apartment units and beds have been adjusted to assume that 25% are used by non-graduate students, including faculty, staff, family members of affiliates and the community. These units would be available to graduate students when this other population of tenants moves.

3. Several of the dormitory buildings contain double units, therefore the total number of dormitory beds is slightly larger than the number of units.

Princeton: 1 complex (Hibben/Magee) is currently split half and half between grad students and faculty/staff.

7 Annex building: converted homes, considered dorms, that have both single and double rooms - 81 beds. 2 traditional dorms have 423 beds. Total dorm beds = 504.

Yale: All buildings owned by Yale. Management is divided between Yale Graduate and Professional Student Housing Office and outside property manager, University Properties. All small apartment buildings and houses are managed by UP. In addition, the Divinity and Law Schools manage their own grad housing (included here).

Apts: 282 Yale-managed, 111+ UP-managed; Apt. beds: 450 Yale-managed, 387 UP-managed.