



# HUMBOLDT STATE UNIVERSITY

Office of the President

June 6, 2018

To: Arcata City Council Members

From: Lisa A. Rossbacher, President

Re: HSU and AMCAL Partnership

I am pleased to share with you that Humboldt State University is actively working to finalize a partnership with AMCAL in which HSU would manage the Village student housing project. We have been receiving information on this project for over a year and had not made progress on forming a partnership until our conversation on May 8.

HSU's goal is to increase the availability of quality, safe, and affordable housing for our students, who have repeatedly stressed the importance of this. That need was reinforced in a market demand study that external consultants completed last year. Without expanded housing opportunities, we have serious concerns about HSU's ability to effectively serve the number of students we currently enroll.

Attached is additional information about our proposed partnership with AMCAL, along with some highlights of how the Village project has been modified and improved in recent weeks.

The details of this project are still evolving, as AMCAL continues to address feedback and the discussions between AMCAL and HSU continue, but we are excited about the opportunity to manage this facility to support the needs of our students and the University's educational mission.

Attachment – Fact sheet

# Humboldt State University and the Village Project

## HSU Partnership with AMCAL

Under a conceptual framework for an agreement with AMCAL, the University would manage the Village in much the same way it manages on-campus residence halls.

Until very recently, this project did not represent a viable partnership for the University. What changed, especially since May 8, is that the development team has made significant modifications based on feedback from students and the community.

HSU's interest is based on a compelling need for safe, quality, and affordable housing for our students. A market demand report from last year highlighted that the student housing market in Arcata has low access and high cost. Rental opportunities for students are too scarce, and our students of color, in particular, have continued to report challenges finding and maintaining housing close to campus.

Under the proposed management agreement, HSU would have full authority to operate the facility, while ownership would be maintained by AMCAL. The University would provide support and programming for students, just as in on-campus housing. A Residence Life Coordinator would live on-site along with a team of student Resident Advisors. University Police and HSU Facilities Management would provide services.

Additional student housing at HSU is critical to our ability to recruit and retain our students. The area does not have sufficient housing to support our current students; if HSU were to lose 10% of our current enrollment (a reduction of about 800 students), this could have a negative impact on the regional economy of \$19 million or more per year.

HSU does not have the ability or interest at this time to purchase the facility. Managing the facility to support our students and their academic success is the University's long-term goal.

## Village Project Highlights Based on Current Discussions

Two-story and three-story buildings will house 602 students.

A total of 409 parking spaces will be reserved for students and their guests.

Buildings have full access-controlled security, modern fire alarms, and fire sprinklers.

Units are fully furnished, and rents include all utilities, Wi-Fi, and on-site programming.

Students individually lease space by the bed; leases are based on the academic term.

No large security deposits would be required.

The facility will have 24-hr on-site management with Resident Advisors throughout.

Specific amenity areas to support student success include:

- Individual and group study spaces
- Fully equipped Presentation Room/Theater
- Computer lab and social lounges with Wi-Fi access
- Fitness center and basketball court
- Central courtyard with open space and seating areas
- Indoor and outdoor bicycle parking

## Recent Significant Changes

As updated, the project will better complement new first-year housing that HSU is planning for campus, which could open as soon as 2022.

Costs to student residents have been reduced, with rents set to be slightly lower than similar units on campus. Amenities have been reduced in favor of greater affordability.

Concerns expressed by neighbors have been addressed, including reducing the heights of some units and adding more parking.

Community space and the individual units have been reconfigured to more closely match the needs expressed by students in HSU's most recent market demand report. Other changes have been made in response to student meetings with the developer.