

Materials for January 10, 2023, Housing Committee Meeting

**Meeting of the Tennessee State University Board of Trustees
Special Housing Committee Meeting
November 7, 2022
Tennessee State University – Electronic**

MINUTES

Committee Members Present: Trustee Van Pinnock (Chair), Obie McKenzie and Andre Johnson.

Other Board Members Present: Trustee Bill Johnson and Shaun Wimberly.

University Staff Present: President Glenda Glover; Laurence Pendleton, General Counsel and Board Secretary; Douglas Allen, Vice President of Finance and Budget; Dr. Curtis Johnson, Chief of Staff; Dean Frank Stevenson, Assoc. Vice President of Student Affairs.

I. CALL TO ORDER

Trustee and Special Committee Chair Van Pinnock called the meeting to order at 1:30 p.m. on November 7, 2022, and moved to make certain findings on the record regarding the necessity for conducting the meeting electronically without a physical quorum present due to immediate travel related issues. The Committee found that there were various important matters that required immediate action by the Committee. Participation by electronic means was necessitated by unavoidable travel related issues involving Committee members. Trustee Johnson seconded and the motion carried.

II. ROLL CALL/DECLARATION OF A QUORUM

Chair Pinnock asked the secretary to the board to call the roll. Board Secretary Pendleton called the roll. Present: Trustees Andre Johnson, McKenzie, and Van Pinnock. A quorum was established.

III. CHARGE OF THE SPECIAL COMMITTEE

Chair Pinnock introduced the next item on the agenda, the charge of the special housing committee. After outlining the charge of the committee, which included holding meetings to discuss and provide direction to President Glover and University leaders regarding development of long-term and short-term housing plans, he stated that the Committee will provide a report to the Board of Trustees. He also added that the committee wanted to ensure that the external stakeholders were made aware that TSU housing had come to the attention of the Board and that an ongoing review of plans will be done.

IV. REPORT OF TSU'S CURRENT HOUSING STATUS

Chair Pinnock then introduced the next item on the agenda, the report of TSU's current housing status. He then asked President Glover or her designee, to provide pertinent information related to this agenda item. This was an informational and discussion item, so no vote was required.

After a brief introduction, President Glover called on Dean Frank Stevenson to report on this agenda item. Dean Stevenson discussed and explained the current housing availability chart, the enrollment trend for the last ten years, and the effect of the Nashville housing market were also identified as contributing critical factors to the current housing need. President Glover summarized and reiterated the points identified by Dean Stevenson.

Chair Pinnock commented on the 500 acres of land that was currently not being used. Trustee Bill Johnson asked about the percentage of sophomores, juniors and seniors who needed housing. Dean Stevenson and President Glover both addressed these questions. A short discussion ensued with Dr. Curtis Johnson adding that talks of expanding housing accommodations to graduate students and faculty had begun several years ago but to no avail. Trustee McKenzie commented about the land that might be available and the possibility of engaging the private sector. President Glover stated that we have approximately 60 acres of land that could be considered excluding the land that is classified as swamp land. She also stressed that this land is not for sale but provided an opportunity for development.

V. REPORT ON SPRING 2023 HOUSING NEEDS AND PLAN

Chair Pinnock then introduced the next item on the agenda, the report on Spring 2023 housing needs and plan. President Glover asked Dean Stevenson to continue with his explanation of the Spring plans. Dean Stevenson announced that we were going to reduce three (3) of the hotels currently being leased: LaQuinta, Ramada, and Candlewood. This will result in a lost of 480 beds. He stated that after reviewing the results of a study conducted, the attrition rates were approximately 15%. He and his team calculated the Spring need based on 11% attrition, bringing the need to 4,360. He stated that there will be 4,425 beds available. These details are outlined in the Housing Plan materials packet which had been provided to the Committee members.

Dean Stevenson and President Glover were joined by Dr. Curtis Johnson as the discussion continued. Dean suggested that we must shift the mindset of the student who learns that he/she is being put on the 'waiting list'. He stated that the students automatically felt that TSU would find a place for them if they were put on a waiting list. This is not the case. He stated that at other institutions the students knew if housing was full, it was up to them to secure, on their own, their housing for the semester. Our students were still relying on us, TSU, to find them housing at that point.

Dean Stevenson explained that several steps had been taken to improve this housing situation. He stated that among several other changes, the housing application timeframe had been moved up. President Glover added that communication to the students had to be improved. The discussion continued around how to communicate better to the student. Trustee Johnson stated that he would like to see us housing at least 80% of our students. A lengthy discussion ensued among the attendees including a comment by Student Trustee Shaun Wimberly regarding the students' perspective on the entire housing issue. He stated that it was his thinking as well, that TSU needed to find him housing. President Glover stressed that the housing component needed to be separated from academic responsibility of the university.

Chair Pinnock asked if there were any further questions. Seeing none he moved onto the next agenda item.

VI. REPORT ON PROPOSED TSU LONG-TERM HOUSING PLAN

Chair Pinnock then introduced the next item on the agenda, the report on proposed TSU long-term housing plan. President Glover asked VP Doug Allen to address any committee questions on this item. VP Allen shared some updates on new housing construction and the proposed addition of 1,000 beds. He stated that the negotiations and design planning have already begun, which speeds the process by almost 6 months. He is hoping to get started in the Spring. He also added that the entire process usually takes 15/18 months and so we were anticipating Fall 2024 to getting a new residence hall online.

Trustee Bill Johnson commented on whether or not the same design that was just completed could be replicated in another location, thus speeding up the entire process. Dr. Curtis Johnson commented that all options were being considered for a speedy completion. VP Allen added that consideration had to also be taken regarding cost availability to the students and the other amenities that would be added to the building as compared to the other newly constructed residence hall.

Discussions continued regarding purchasing new property (Court Villa / Jefferson Flats) to assist with the housing shortage. President Glover called on Trustee Andre Johnson to report on this topic. He stated that appraisals and other steps were being conducted. Dr. Curtis Johnson also added that securing a state approved contractor was in process. VP Allen added that we preferred to lease versus purchase some of the available properties. President Glover added that we were attempted to get on the SBC's agenda for December. Dr. Curtis Johnson stated that renovation could start by Spring / Summer 2023. Trustee Bill Johnson commented that in our planning we might consider Post Docs housing.

Chair Pinnock then outlined some directives for the committee members: Trustee Andre Johnson (demand); Trustee McKenzie (supply).

VII. ADJOURNMENT

There was no further discussion. Chair Pinnock moved to adjourn the meeting and the motion was seconded by Trustee McKenzie. The motion carried unanimously by roll call vote. The meeting was adjourned at 2:58 p

Report and Update on TSU Housing

What is TSU's short-term housing plan?

Housing Plan for Spring 2023

TSU's short-term housing plan begins with Spring semester 2023 with an estimated 4,320 beds that are needed. This was determined by using our standard room projection model. Generally, approximately 90% of students return to housing for the spring semester. Using 90% as an indicator, TSU projects that 4,320 beds will be needed in Spring 2023. As shown in the charts below, current housing availability on campus is 3,680 beds. The projected 84 bed overage allows for additional flexibility in student housing requests. In-state students will receive priority in on-campus housing.

TSU projects the total available beds will be 4,404, as shown below. Beginning with the 3,680 beds currently available, with the House of God, supplemental beds, and two hotels, total beds available is projected to be 4,404.

Current Housing Availability in TSU Residence Halls						
<u>Residence Hall</u>	<u># of Beds Yr Opened</u>		<u>Res Hall</u>	<u>Type</u>	<u>Room Rate</u>	
Boyd	364	1951	M	Traditional	\$1,391-\$3,929	
Wilson	550	1964	F	Traditional	\$1,391-\$3,929	
Watson	318	1966	M	Traditional	\$1,391-\$3,929	
Hale	320	1967	C	Suites	\$1,448-\$2,209	
Eppse	274	1968	F	Dorm	\$1,391-\$3,929	
Rudolph		420	1995	F	Suites	\$1,448-\$2,209
Ford Residence Center	450	1998	C	Apt	\$3,476	
New Residence Center	284	2002	C	Apt	\$3,476	
New Residence Hall	<u>700</u>	2022	C	Apt	\$4,562	
Total	3,680					

Beds Available for Spring 2023	
On-campus availability	3,680
House of God	150
Supplemental beds	<u>158</u>
Subtotal	3,988
Hotels (2)	<u>416</u>
Total beds available	4,404

For the spring 2023 semester, the State Building Commission has approved the use of two hotels and an off-campus housing facility adjacent to campus. At this time, we believe the use of these off-campus

housing facilities will meet the spring 2023 semester's demand and need for student housing, particularly since several students will graduate in December of 2022, and around 10% of the students generally do not return to school in January.

Housing Plan for Fall 2023 and Spring 2024

While we have in place a housing plan for spring semester, it is not a sustainable or cost-effective approach to housing TSU students in the long term. We recognize that student demand for housing is not likely to abate anytime in the future, as we project sustained enrollment growth.

With this reality in mind, we plan to implement greater planning related measures and a referral program to further assist students in identifying and securing housing from private property owners. We also plan to continue to utilize the off-campus housing facility adjacent to campus, while using a smaller number of hotels, and to pursue the acquisition or lease of one or more apartment complexes near campus.

As to planning related measures, to address the issues experienced this fall, and to facilitate the needs of the students moving forward, the housing portal will open in February 2023, which is one month earlier than in the past, for students to apply. The wait list also will close much earlier.

We are also conducting a major outreach to private property owners, including TSU alumni and other TSU supporters, to implement an enhanced referral program that brings together students and private property owners for students to secure their own housing.

TSU's housing needs for Fall 2023 and Spring 2024 will be similar to our current needs, as the demand for on-campus housing will continue to be strong due to prospective students' increased interest in enrolling at TSU, as well as the continued rise in housing costs in the Nashville area. TSU's housing needs will likely include up to three hotels. This plan will be necessary to house the number of students projected based on enrollment growth. It is anticipated that 4,800 students will request housing for Fall 2023. We will seek permission from the State Building Commission to enter into leases with up to three hotels and the House of God.

What is TSU's long-term housing plan?

Housing Plan for Fall 2024 and Beyond

The future of housing at Tennessee State University is at a pivotal point in positioning the university for growth and sustainability for students who seek to attend TSU. Given the challenges pertaining to the cost to reside in the Nashville area, students seeking to attend TSU will be faced with numerous challenges to live within reasonable proximity to the campus. To achieve the State of Tennessee's various educational related goals, including educating a desired percentage of citizens by a designated date, a transformation of the campus housing at Tennessee State University is required.

Additionally, with respect to the condition of the existing residence halls, some of the residential facilities can only be described as obsolete and substandard to students entering college today. TSU still has four of the seven residence halls that still have community showers (not including the apartments). This is unacceptable to today's student and severely hurts our recruitment and retention efforts.

The university has completed its assessment of the older facilities and has determined that replacing the older facilities is more cost effective than attempting to do major renovations in several of the residence halls. TSU is currently working with the firm of Moody Nolan to prepare its enhanced Campus Master Plan. The data collected from this document support the need for additional housing to meet the current housing needs of students. These data support a 1,000 additional bed facility to meet the housing need. Moreover, the Housing Committee of the TSU Board of Trustees is assessing the university's future housing needs including housing for undergraduate students, housing for graduate students, family housing, and transitional housing for TSU employees in order to meet the overall housing needs of our campus community.

It is our hope that the State Building Commission will soon approve the construction of two new residence halls with a total capacity of 1,000 beds.