

A Resolution in Support of Student Housing Cooperatives

Sponsor: Matthew Lewis (UCSA Basic Needs Security Officer)

WHEREAS, in January, UC President Janet Napolitano announced a Student Housing Initiative to create 14,000 new beds over ten years;¹ and

WHEREAS, at the same time, the University of California is accepting 10,000 new undergraduate students over two years;² and

WHEREAS, many campuses already had a significant shortage of beds;^{3,4,5} and

WHEREAS, whereas many students believe that 14,000 beds will be an insufficient number of new beds for the UC system; and

WHEREAS, many students have also expressed concern that the University residence halls are currently too expensive; and

WHEREAS, a student attending the University of California who lives on-campus can expect to spend more on room and board than on tuition and fees;⁶ and

WHEREAS, U.S. News & World Report determined that UC Berkeley has the fifth most expensive room and board in the country;⁷ and

¹ <http://ucop.edu/student-housing-initiative/>

² <http://www.latimes.com/local/education/la-me-uc-growth-20151120-story.html>

³ <http://regents.universityofcalifornia.edu/regmeet/may16/gb5.pdf>

⁴ https://drive.google.com/file/d/0B6RjYO_mBmpobDJCVVVONkllaWs/view

⁵

<http://www.davisenterprise.com/special-editions/welcome-to-davis/housing-market-tight-for-students-just-arriving-in-town/>

⁶ <http://admission.universityofcalifornia.edu/paying-for-uc/tuition-and-cost/>

⁷ <http://www.dailycal.org/2015/03/13/uc-berkeley-campus-housing-prices-rank-among-highest-nation/>

WHEREAS, according to the National Association of Realtors, Berkeley is the most expensive college town in the country;⁸ and

WHEREAS, according to the National Association of Realtors, Berkeley and Santa Cruz respectively have the highest and second-highest median home prices of all college towns in the United States; and

WHEREAS, UC students are also suffering from a food insecurity crisis; and

WHEREAS, four University of California campuses - UCLA, Berkeley, Davis, and Santa Barbara - feature student housing cooperatives (and UCSC previously had student housing cooperatives); and

WHEREAS, UC Merced students are interested in creating student housing cooperatives; and

WHEREAS, four of the Berkeley Student Cooperative's twenty properties are on leased from UC Berkeley; and

WHEREAS, all of the Oberlin Student Cooperative Association's properties are leased from Oberlin College; and

WHEREAS, the Berkeley Student Cooperative offers rents of as little as \$550 per month for a two-bedroom apartment, compared to a City of Berkeley average of \$3600 per month;^{9,10} and

WHEREAS, the Berkeley Student Cooperative offers combined room & board for as little as \$800 per month, which is also significantly below market rate; and

⁸ <http://www.dailycal.org/2015/08/30/berkeley-ranks-as-most-expensive-college-town-in-us-according-to-realtor-com/>

⁹ <https://www.bsc.coop/index.php/summer-rates>. April 9, 2017.

¹⁰ Berkeley Rent Stabilization Board. Data current as of Summer 2016.

WHEREAS, at numerous other campuses (both within and outside of the University of California), student housing cooperatives offer (often significantly) below-market-rate rents and meal plans; and

WHEREAS, the Berkeley Student Cooperative has also been a leader at environmental sustainability, another pillar of the UC SOS campaign; and

WHEREAS, cooperatives also promote autonomy and democratic control, which are important issues in the student movement; and

WHEREAS, the Berkeley Student Cooperative has only 1260 beds but 1400 people on its waitlist; and

WHEREAS, the Berkeley Student Cooperative and many other student housing cooperatives are interested in expansion, but often need assistance in order to be able to do so; and

WHEREAS, the Oberlin Student Housing Cooperative (which offers housing and meal plans at half of the university rates) has been so successful that 7% of the student body lives in their houses and 22% of the student body has one of their meal plans; and

WHEREAS, support from UC Berkeley administration - such as providing loans - was repeatedly necessary in order for the Berkeley Student Cooperative to succeed;¹¹ and

WHEREAS, in April 2016, 93% of the UC Berkeley student body (undergraduate and graduate) explicitly endorsed using the Berkeley Student Cooperative to help meet a demand for at least 6000 new beds of student housing within the next ten years;¹² and

WHEREAS, at the March 2017 UCSA Board meeting, the board unanimously voted to support student housing cooperatives as part of the UCSA SOS campaign,

¹¹ <https://ejinje.org/green-book/cheap-place-to-live/>

¹² ASUC Proposition 2016D

THEREFORE BE IT RESOLVED THAT the University of California Student Association shall support student housing cooperatives, including in the following ways:

- Lobbying the legislature to pressure the University of California (and other higher education institutions) to include student housing cooperatives as a significant portion of the President's Student Housing Initiative and any other housing initiatives, including via the annual legislative budget cycle
- Pressuring University administration to include student housing cooperatives as a significant portion of the President's Student Housing Initiative and any other housing initiatives
- Pressuring University administration to remove change (or waive) debt capacity limits, which make it more difficult for campuses to support cooperative student housing instead of for-profit University Private Partnerships
- Pressuring the University to provide grants and loans (with preference for the former) to support the development of cooperative student housing,
- Pressuring University administration to make land available for student housing cooperatives
- Lobbying the federal government to make it easier for student housing cooperatives to receive government financing
- Pressuring campus administration to create and fund boarding scholarships for homeless and other at-risk students or marginalized students; and

THEREFORE BE IT FURTHER RESOLVED THAT none of this resolution is intended to expire when the UC SOS campaign expires.