



# STUDENT HOUSING WORKSHOP

District Board of Trustees Retreat - November 2019

VALENCIA COLLEGE

# WORKSHOP OBJECTIVES

- Build awareness of:
  - International student initiatives
  - Property characteristics
  - Business case for housing
- Learn from experts
- Provide a framework for additional inquiry

# AGENDA

|                          |                                    |                         |
|--------------------------|------------------------------------|-------------------------|
| 9:00 a.m. To 9:15 a.m.   | Introduction to the subject        | Loren Bender            |
| 9:15 a.m. To 9:45 a.m.   | Overview of students and locations | Oscar Cristancho        |
| 9:45 a.m. To 10:15 a.m.  | International student overview     | Joe Battista / Lisa Eli |
| 10:15 a.m. To 10:30 a.m. | Break                              |                         |
| 10:30 a.m. To 12:00 p.m. | Demand study overview              | Brailsford and Dunlavey |
| 12:00 p.m. To 1:00 p.m.  | Lunch (Building 11)                |                         |
| 1:00 p.m. To 1:45 p.m.   | Financing and legal considerations | Ken Artin               |
| 1:45 p.m.                | Wrap up                            | Loren Bender            |

# WHY STUDENT HOUSING



- International student initiative
- Students are interested
- Housing challenges
- Business case warrants review

# HOW WE GOT HERE

## Housing study in 2016/2017

- Internal review
- 2,800 surveys received
- Several focus groups held
- Favorable response
  - 70% noted interest
  - Strong affiliation with target age groups
  - Order of interest was East, West and then Osceola



## Key Findings

- Cost, Convenience, and Direct Connect
- East students default to UCF housing
- West students find themselves without housing options
- Osceola students have little options, *yet little expectations*
- Keep housing costs affordable
- Wanting apartment style living instead of dorms
- Convenient to Valencia but not restrictive of their lives
- International students were challenged due to lack of information + too expensive + lack of credit history
- Main concerns include private bedroom, private bathroom, furnished, and security

# CURRENT STUDY

- Board request to review student housing
- Primary drivers of why
  - Support international student objectives
  - Leveraging diversification via scale
  - Short and long term financial opportunities
- More creditability needed to support conclusions
  - Brailsford and Dunlavey
  - Ken Artin
- Worked alongside administrators and executive teams



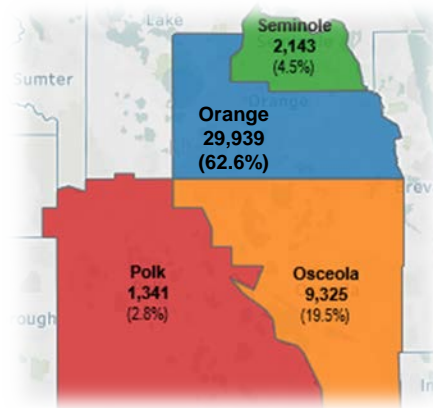


# VALENCIA STUDENTS

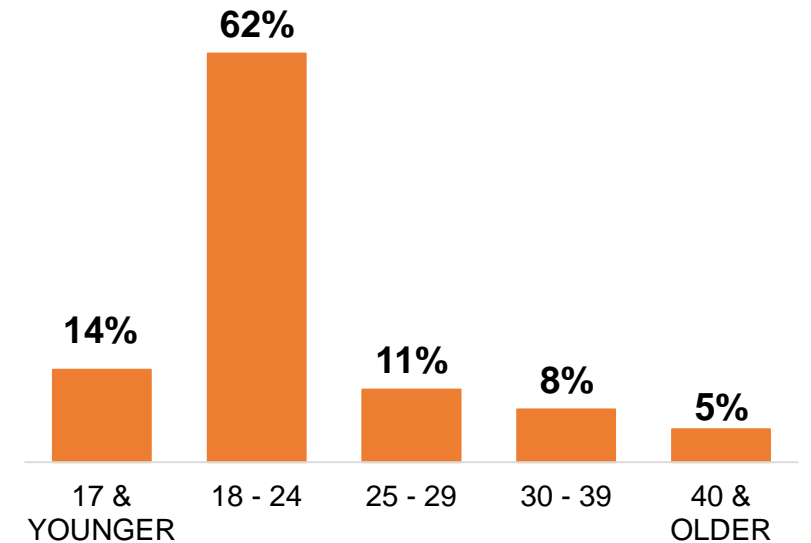
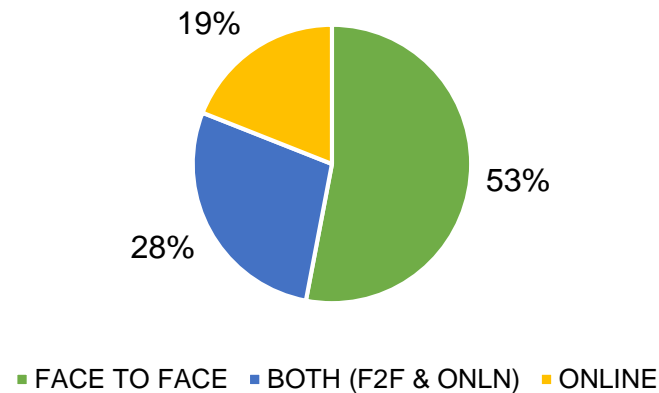
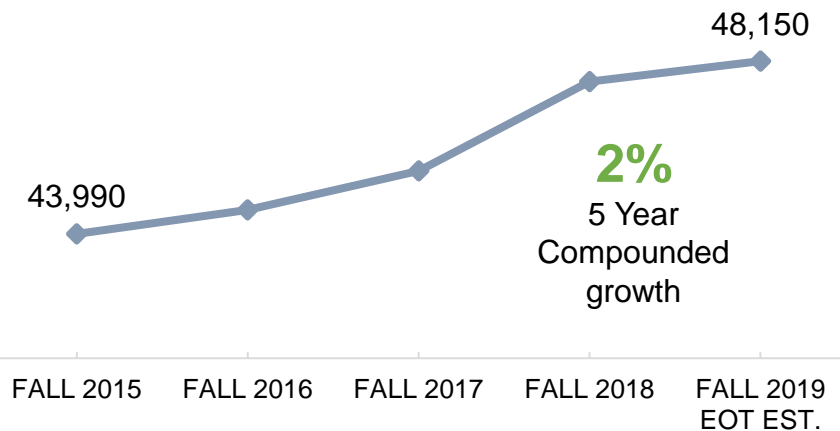
District Board of Trustees Retreat - November 2019

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# ABOUT VALENCIA STUDENTS



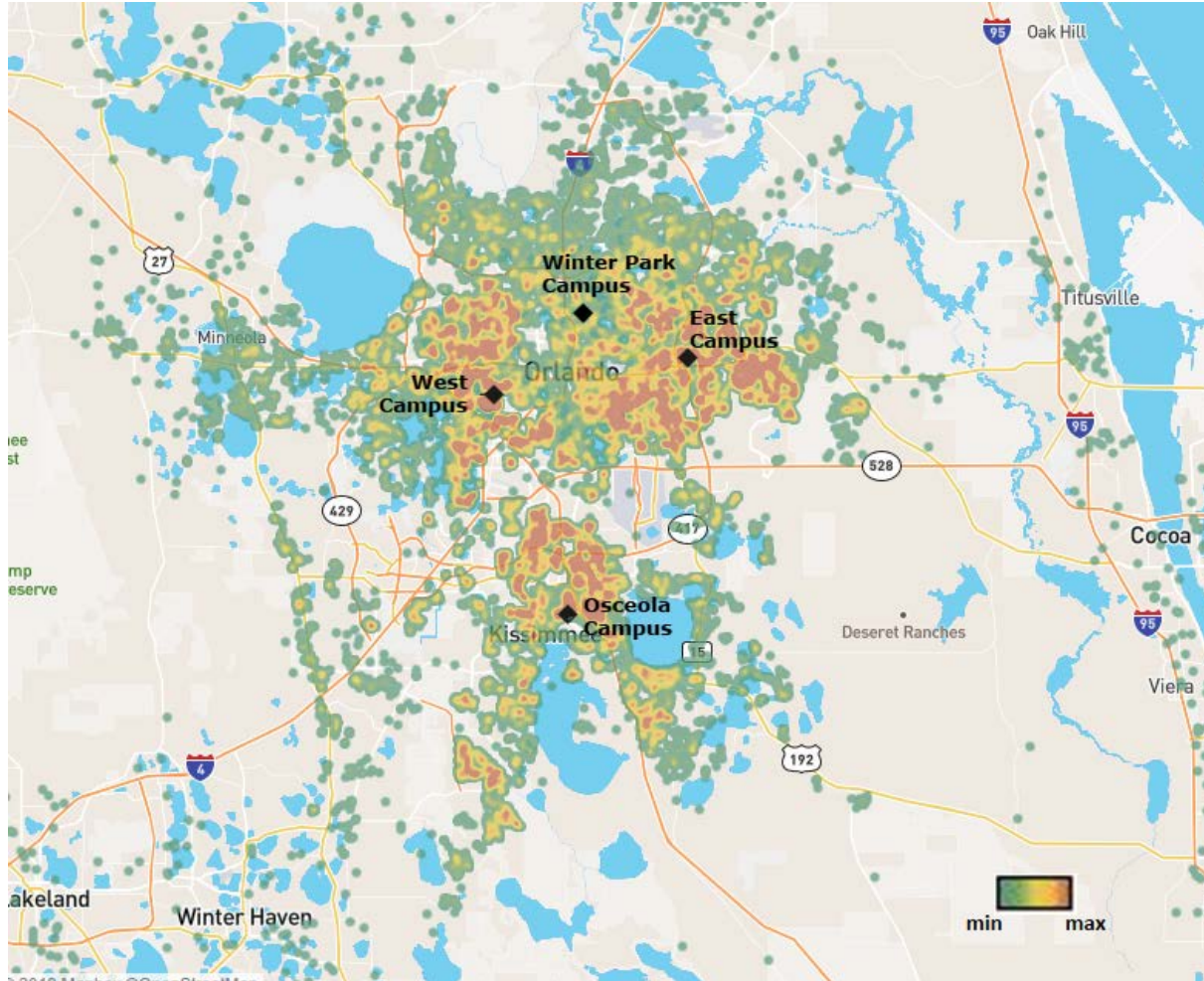
| DEGREE TYPE | % ENROLLMENT |
|-------------|--------------|
| AA          | 59%          |
| AS          | 17%          |
| BAS         | 2%           |
| BS          | 1%           |
| CERTIFICATE | 1%           |
| OTHER       | 20%          |



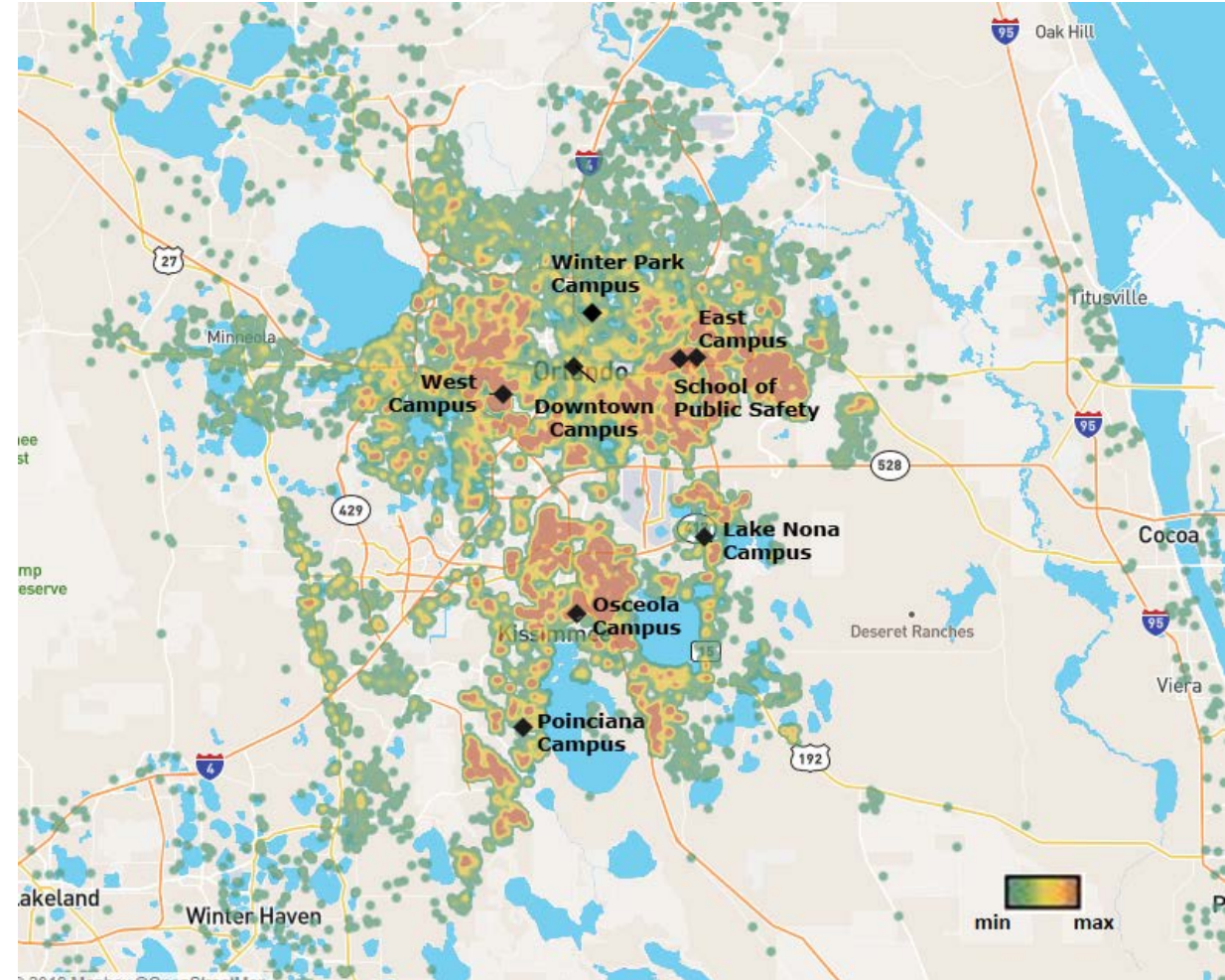


# ABOUT VALENCIA STUDENTS

COLLEGE-WIDE FALL 2008  
HEADCOUNT: 32,866

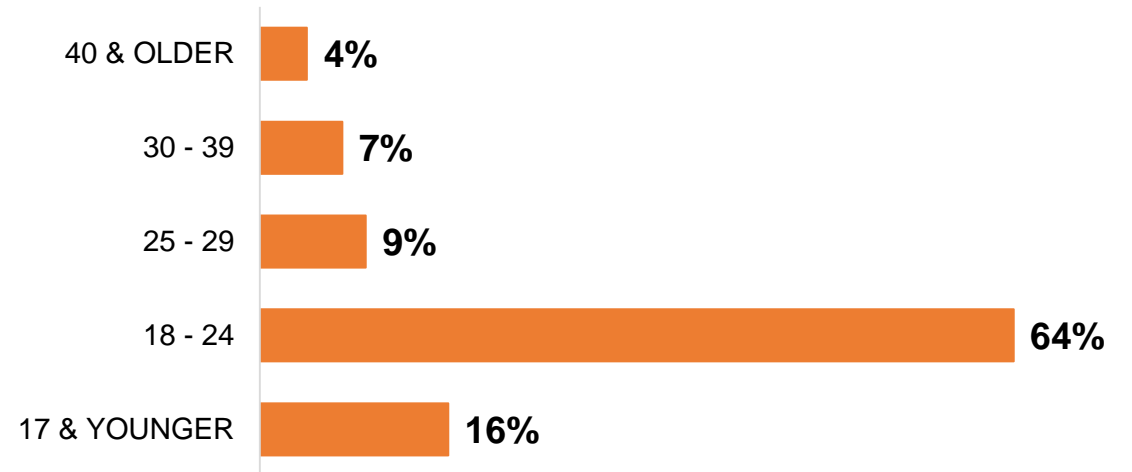
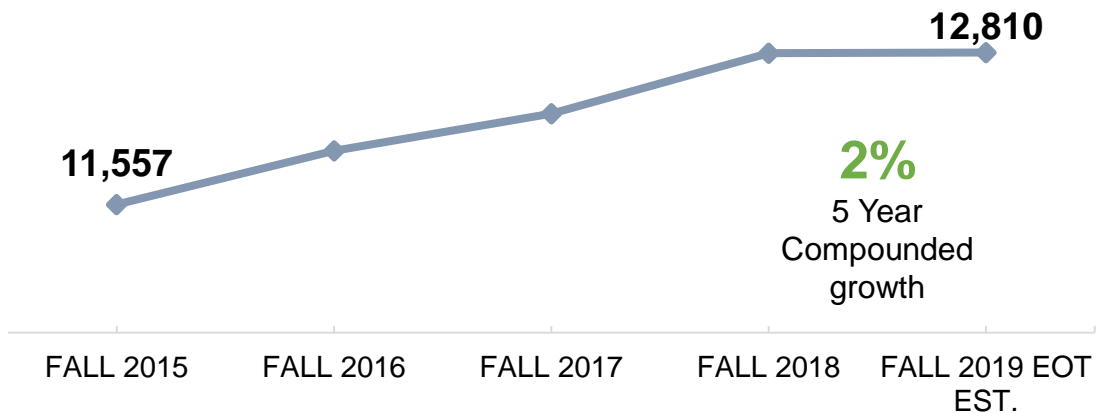
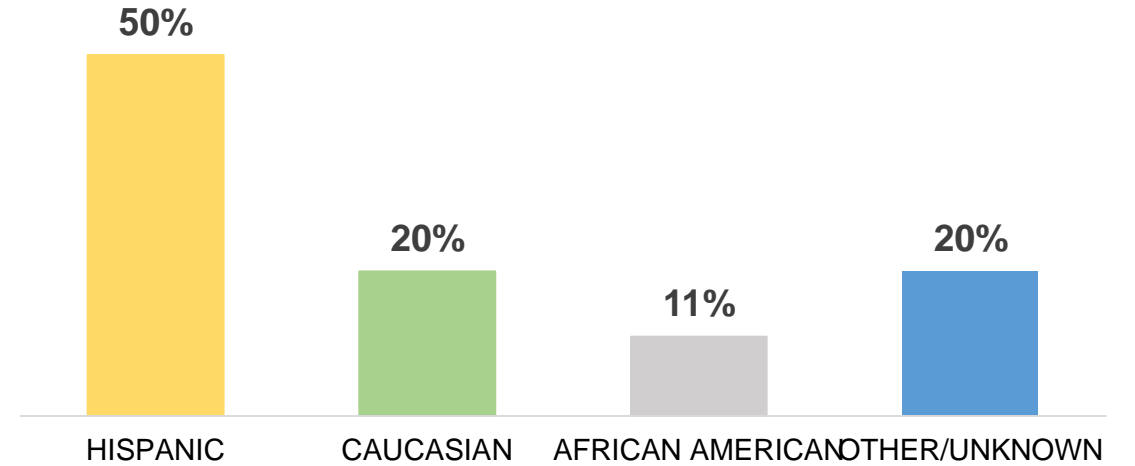
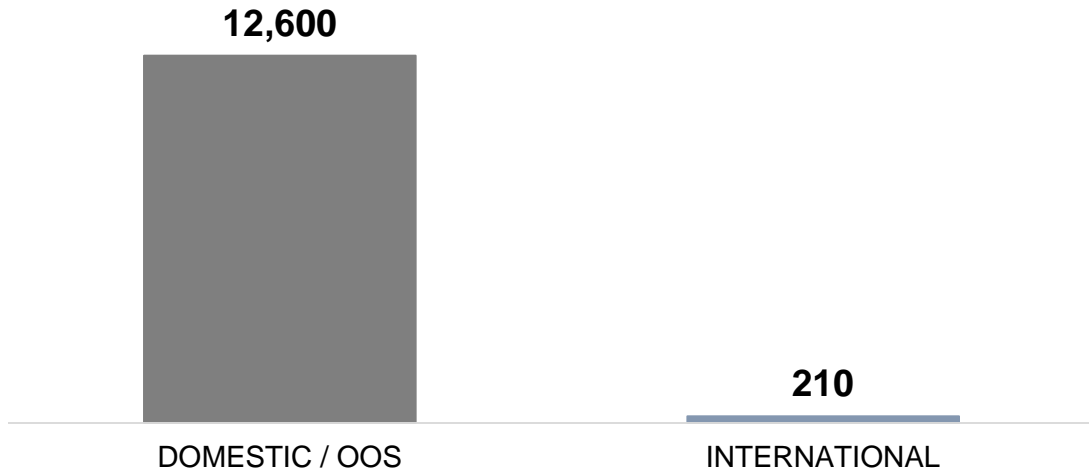


COLLEGE-WIDE FALL 2019  
HEADCOUNT: 39,322



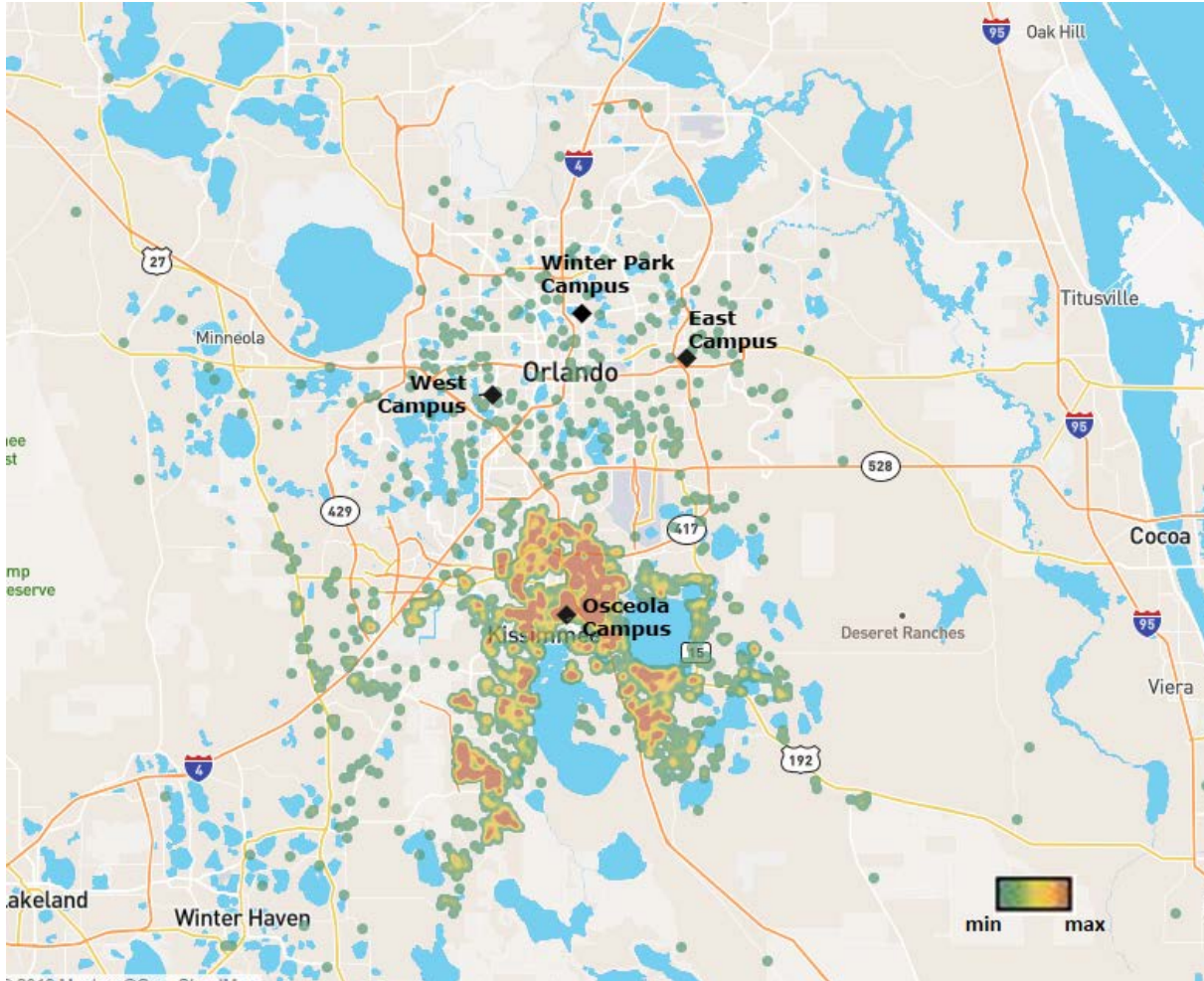
\*Students taking classes online only have been excluded from heat maps.

# ABOUT OSCEOLA CAMPUS STUDENTS

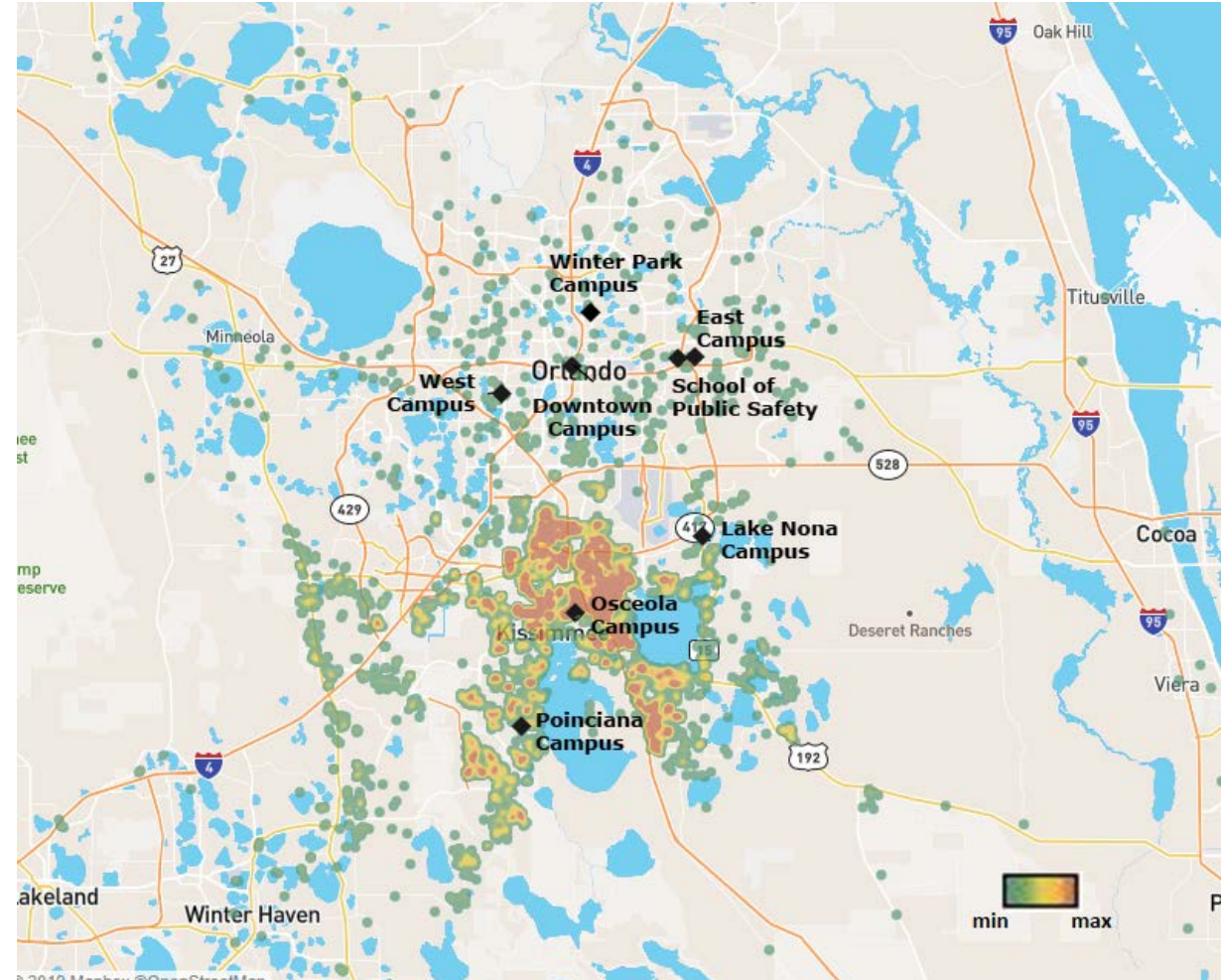


# ABOUT OSCEOLA CAMPUS STUDENTS

OSCEOLA FALL 2008  
HEADCOUNT: 5,279



OSCEOLA FALL 2019  
HEADCOUNT: 7,292



\*Students taking classes online only have been excluded from heat maps.

# ABOUT OSCEOLA CAMPUS

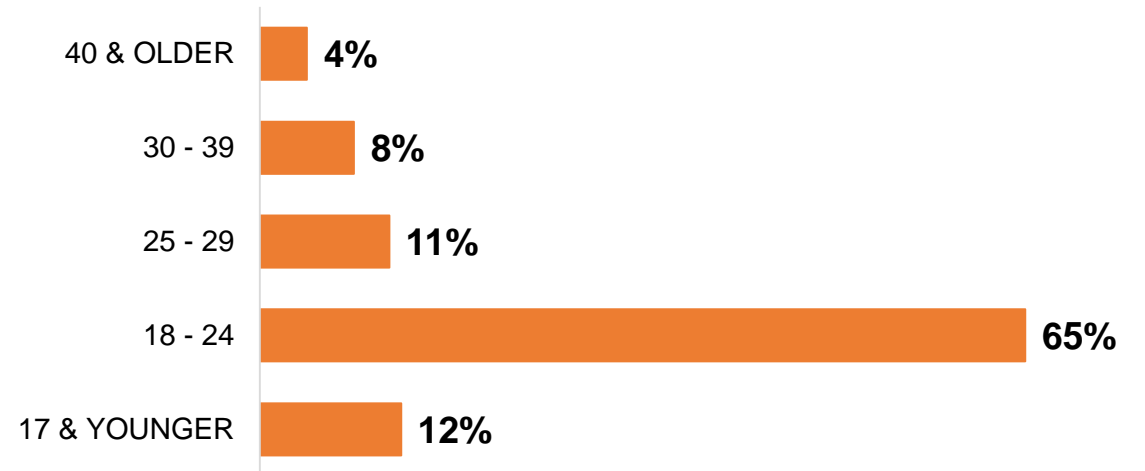
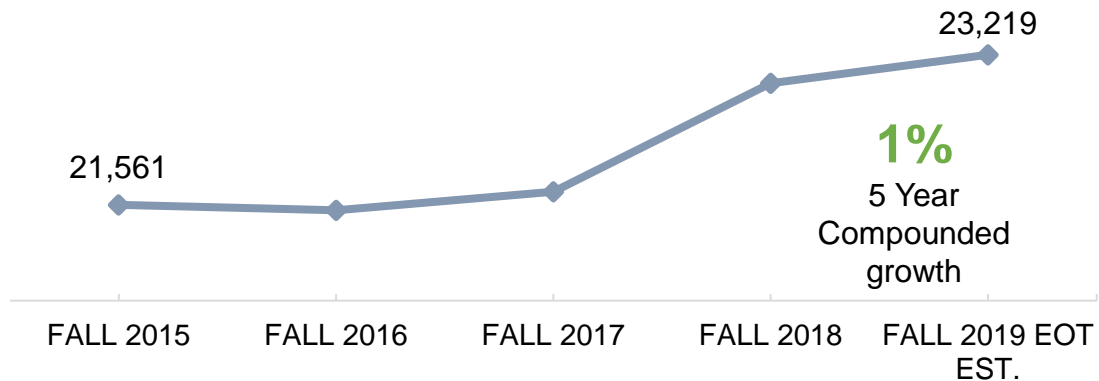
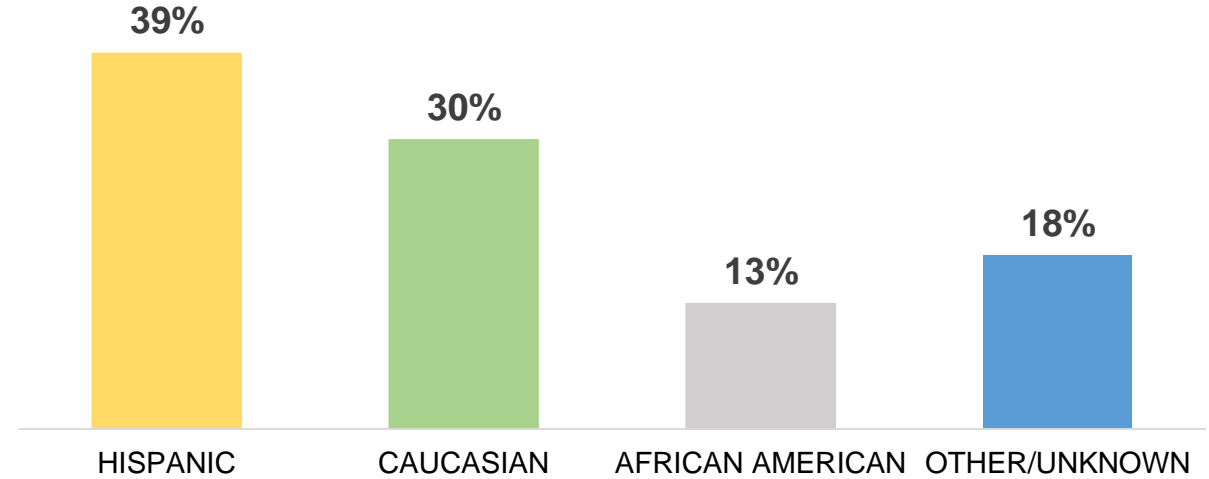
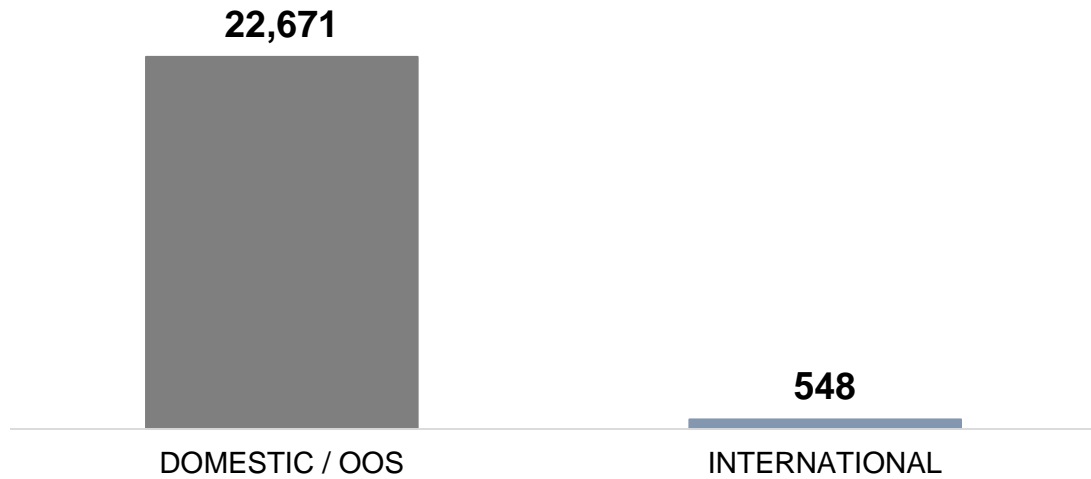


# ABOUT OSCEOLA CAMPUS

- 100 ACRES
- 412K SF
- 33 FACILITIES
- 1,916 PARKING SPACES
- LEASED ON 1992
- VC FOUNDATION OWNS LAND
- SURROUNDING PROPERTIES AVAILABLE FOR PURCHASE

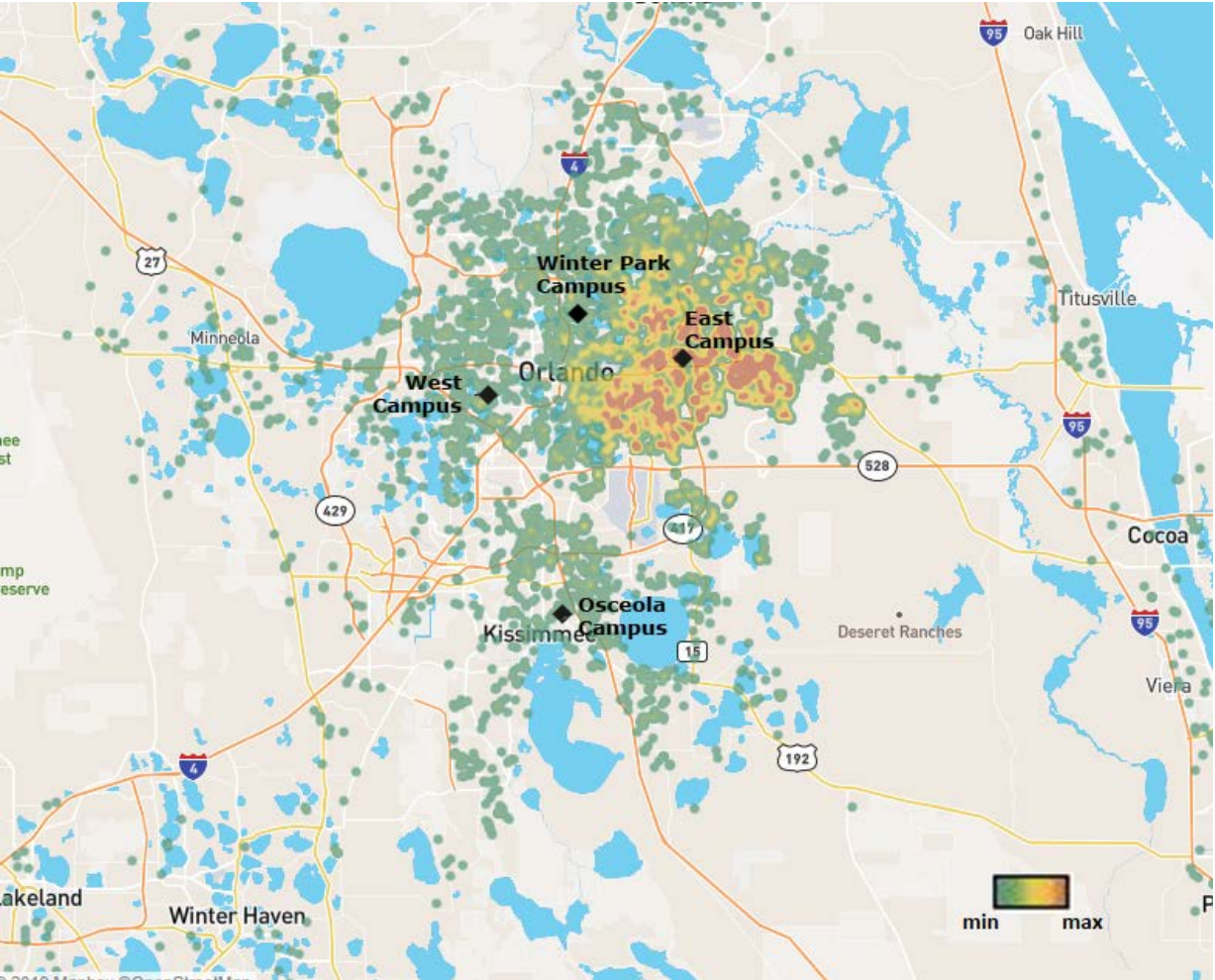


# ABOUT EAST CAMPUS STUDENTS

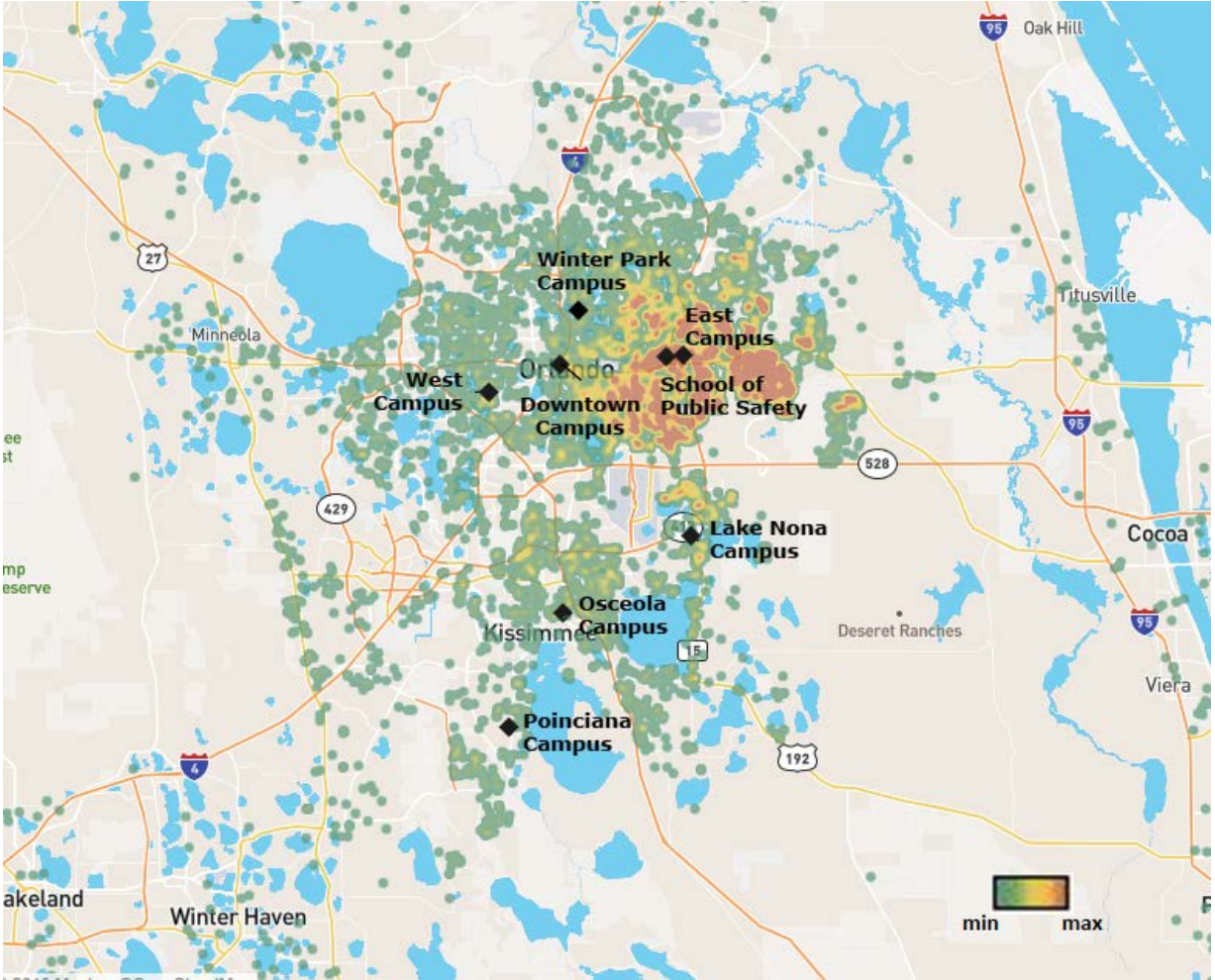


# ABOUT EAST CAMPUS STUDENTS

EAST FALL 2008  
HEADCOUNT: 13,624

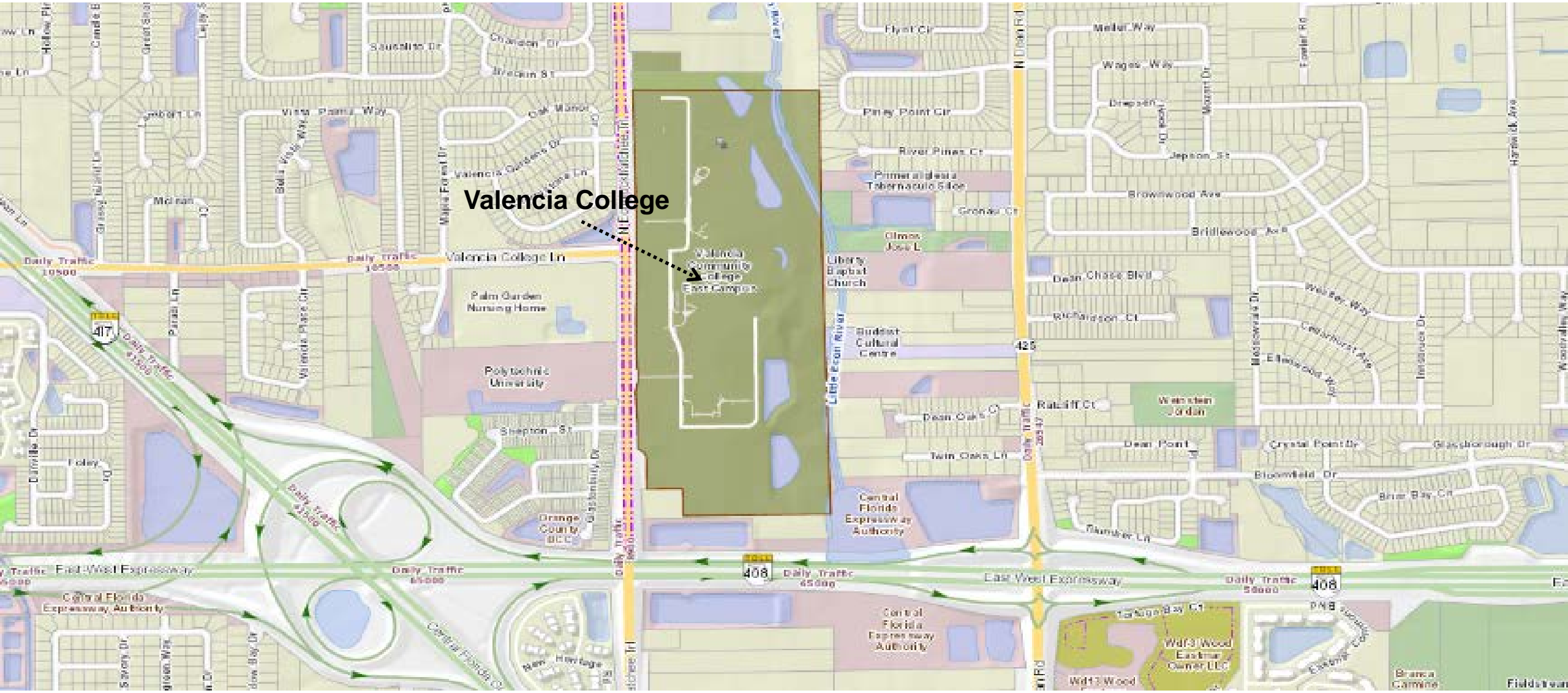


EAST FALL 2019  
HEADCOUNT: 13,870



\*Students taking classes online only have been excluded from heat maps.

# ABOUT EAST CAMPUS



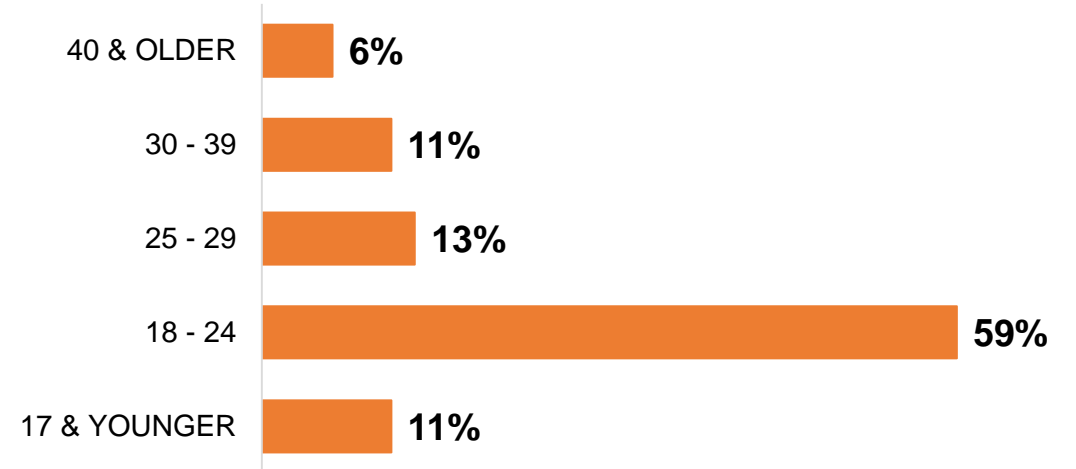
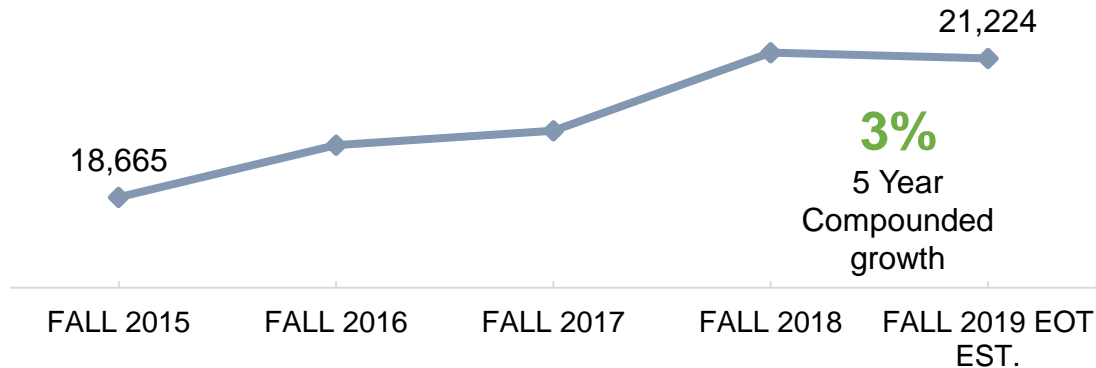
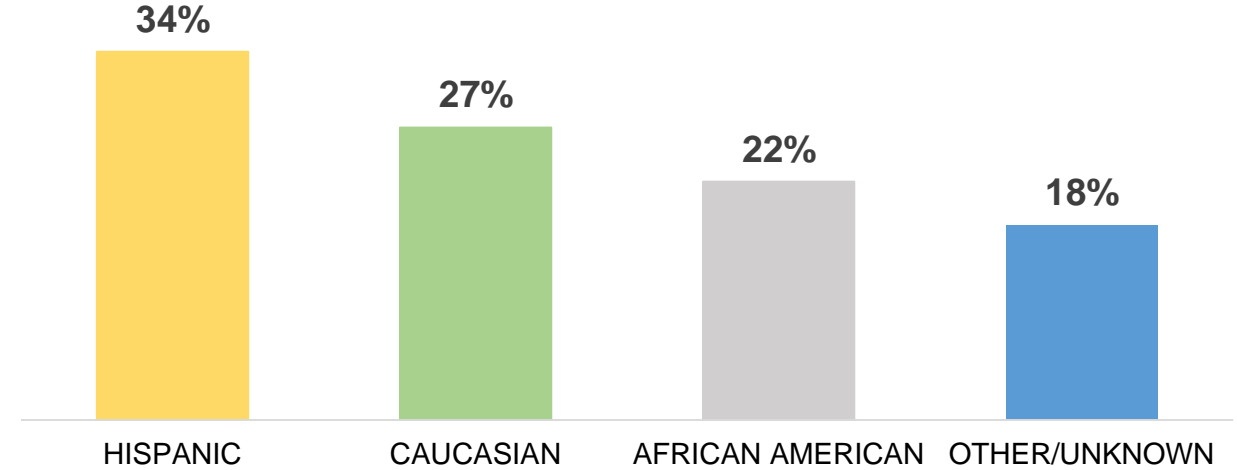
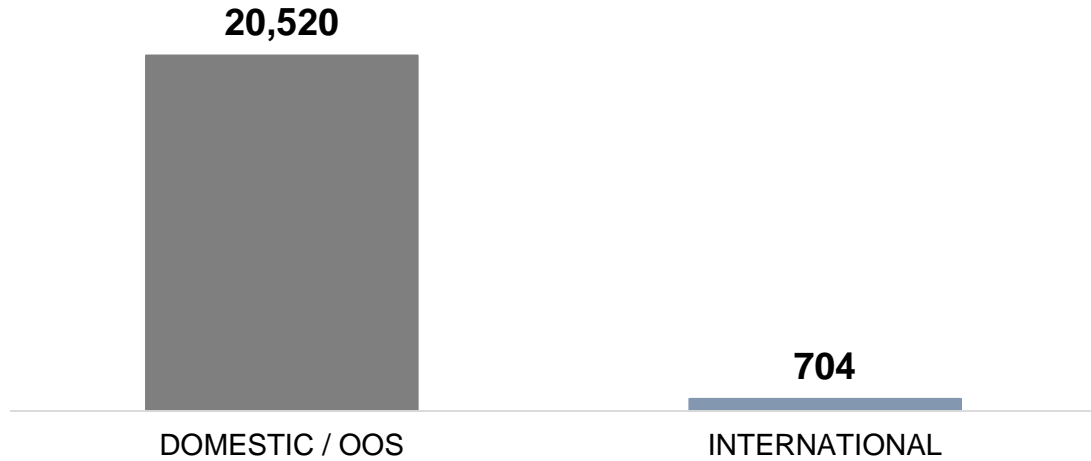


# ABOUT EAST CAMPUS

- 100 ACRES
- 581 SF
- 32 FACILITIES
- 3,356 PARKING SPACES
- PURCHASED ON 1973
- OWNS LAND / BUILDINGS

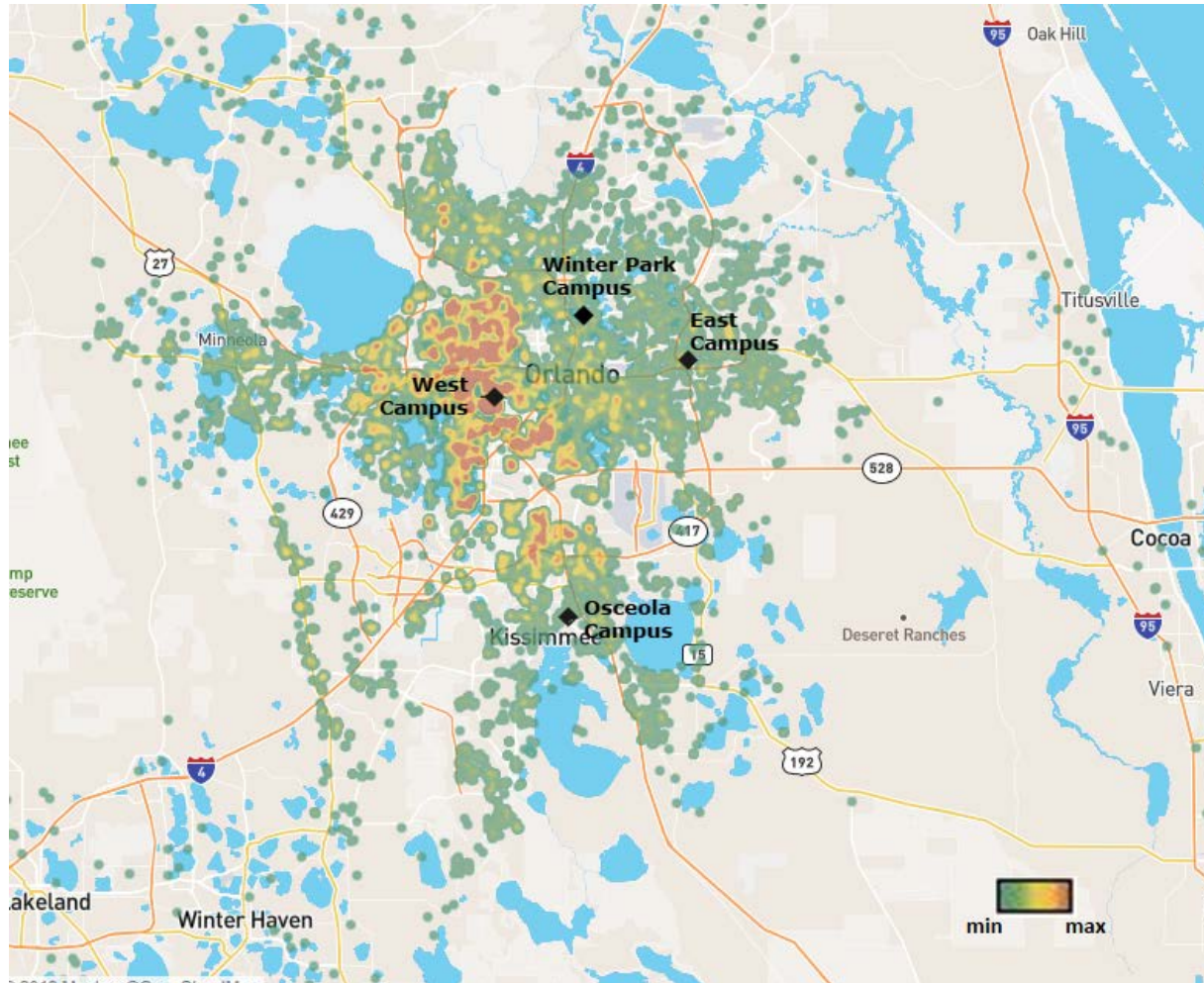


# ABOUT WEST CAMPUS STUDENTS

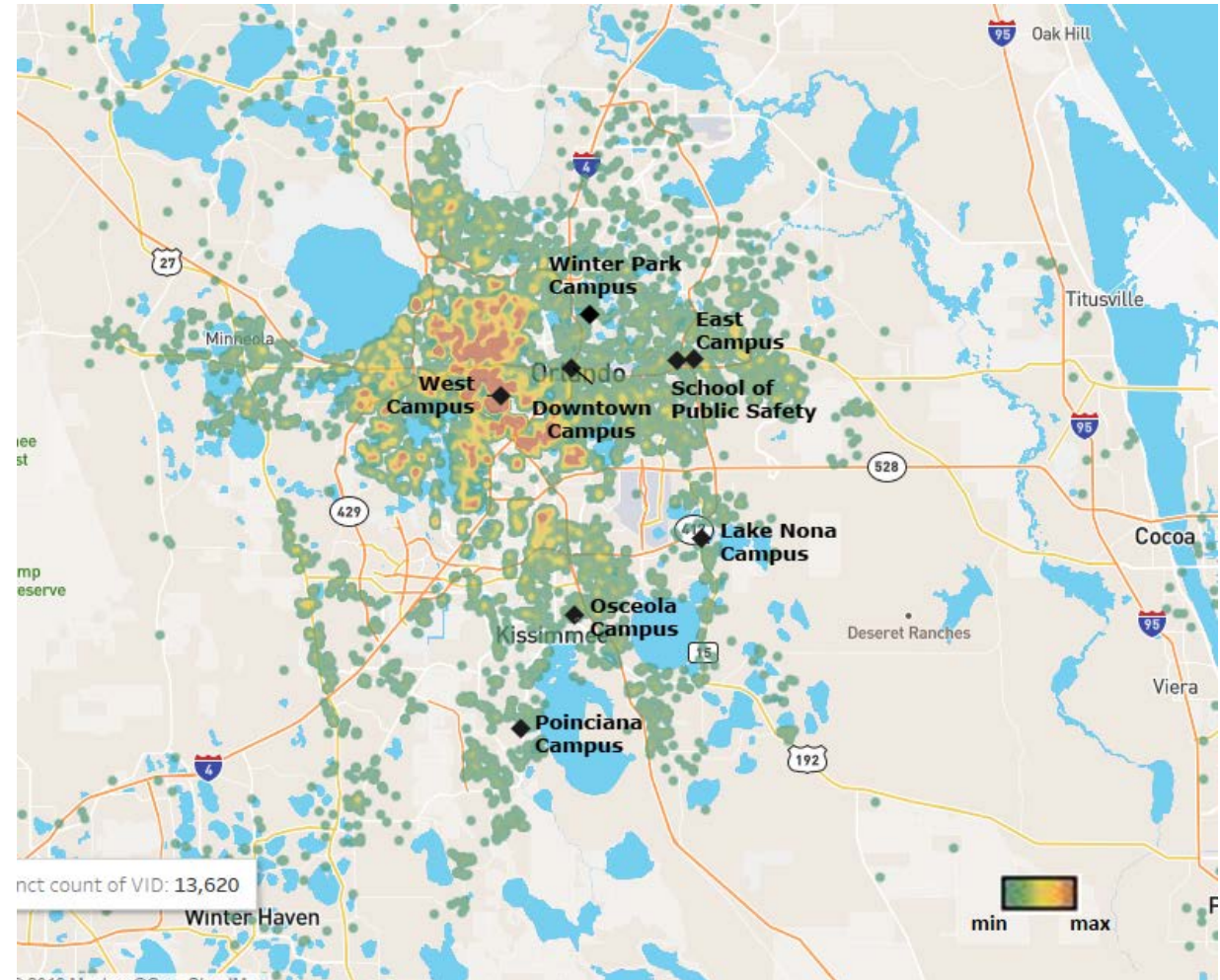


# ABOUT WEST CAMPUS STUDENTS

WEST FALL 2008  
HEADCOUNT: 12,983

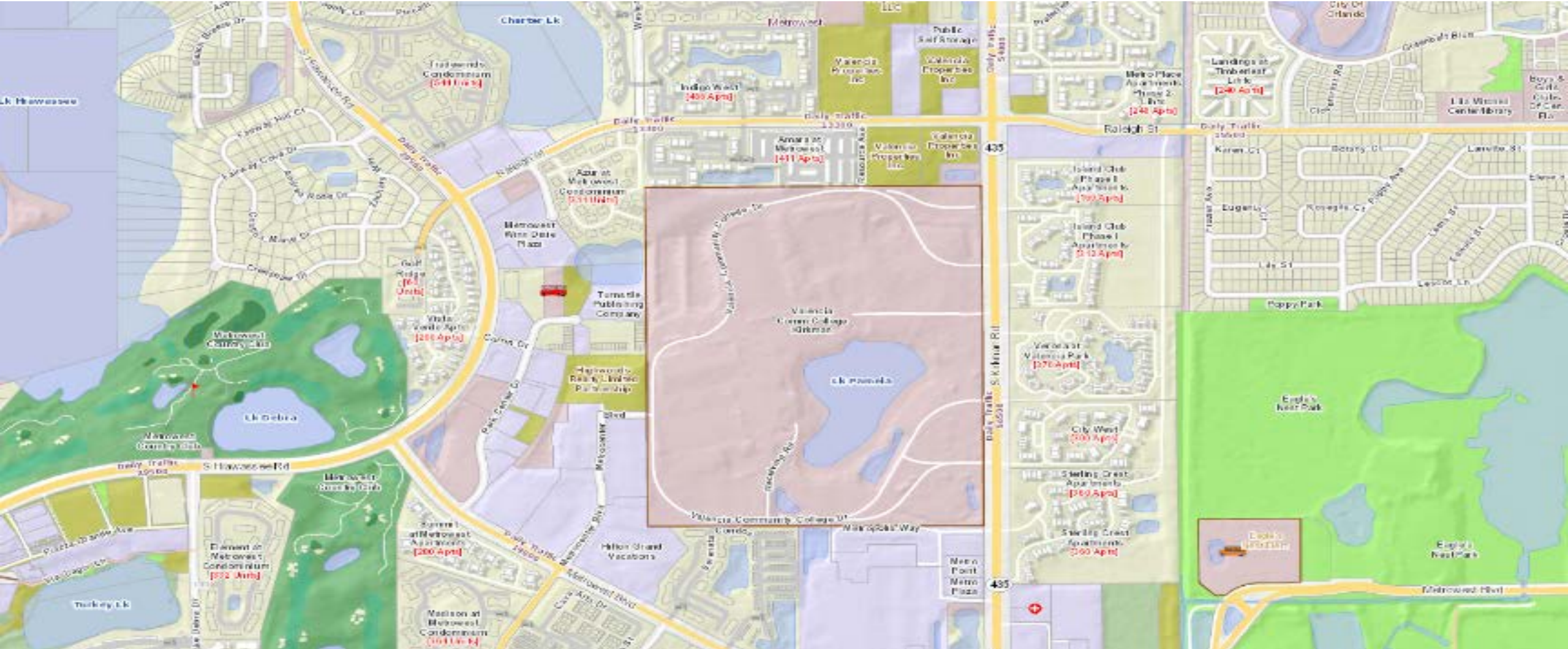


WEST FALL 2019  
HEADCOUNT: 13,620



\*Students taking classes online only have been excluded from heat maps.

# ABOUT WEST CAMPUS

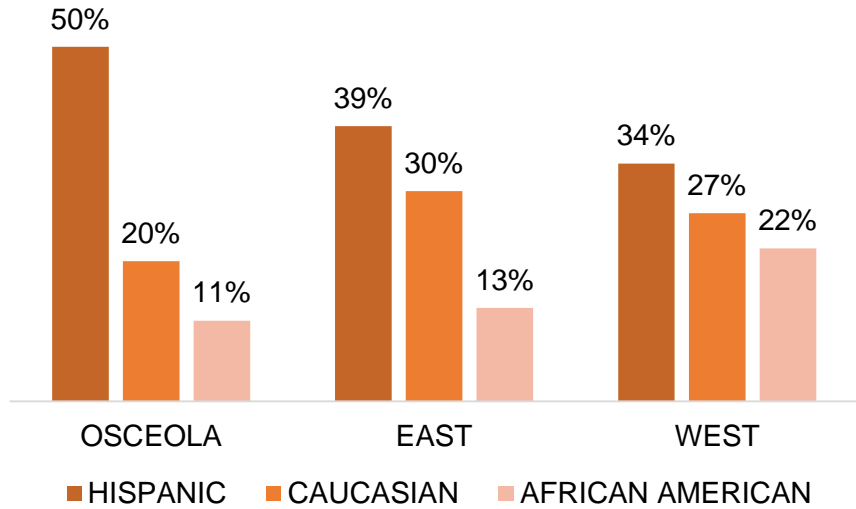


# ABOUT WEST CAMPUS

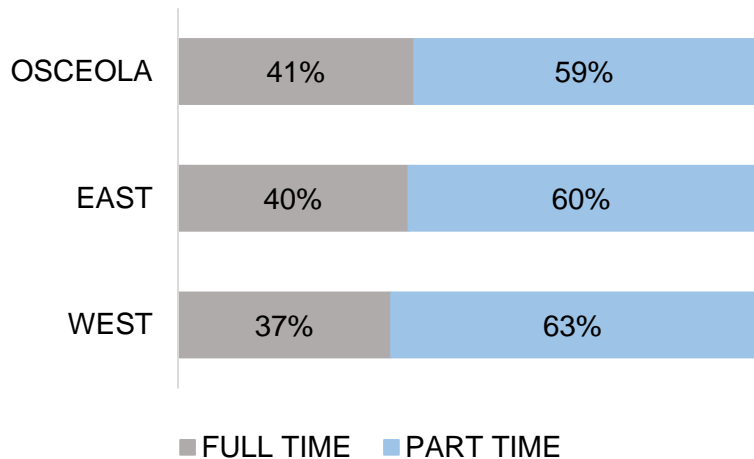
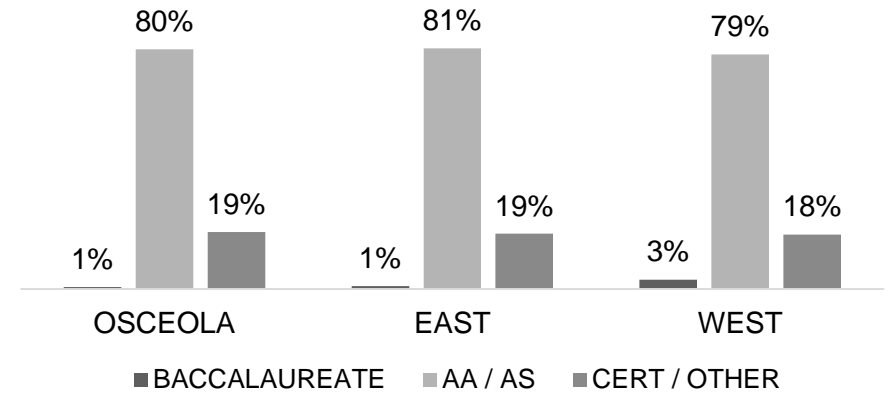
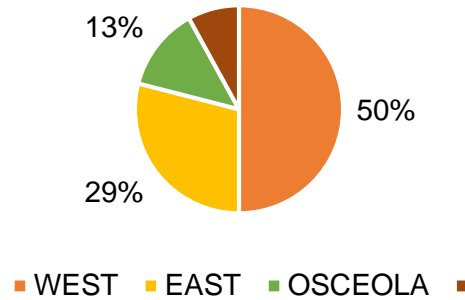
- 191 ACRES
- 879K SF
- 43 FACILITIES
- 4,379 PARKING SPACES
- PURCHASED ON JUNE 1968
- OWNS LAND / BUILDING
- SPECIAL EVENTS CENTER
- UNIVERSITY CENTER / ENGINEERING (UCF AT VALENCIA)



# SUMMARY OF STUDENT CHARACTERISTICS AND REGIONAL LOCATIONS



INTERNATIONAL STUDENT POPULATION



|                                   | WEST | EAST | OSCEOLA |
|-----------------------------------|------|------|---------|
| % Students at 1 location          | 57%  | 53%  | 49%     |
| % Students at 2 locations or more | 43%  | 47%  | 51%     |

# STUDENT HOUSING ACROSS FCS

9 FCS institutions provide on-campus or off-campus housing to their students. Many of the units are reserved for specific student populations such as international students, athletes, or specific scholarship recipients.

## Currently Evaluating Housing

- Daytona State College
- Seminole College

| School                                | FTE    | Est. # of Beds |
|---------------------------------------|--------|----------------|
| Hillsborough Community College        | 20,466 | 465            |
| Florida State College at Jacksonville | 16,907 | 58             |
| Indian River State College            | 12,785 | 196            |
| Florida Southwestern State College    | 11,115 | 400            |
| Eastern Florida State College         | 10,795 | 96             |
| College of Central Florida            | 5,144  | 188            |
| Florida Gateway College               | 2,414  | 44             |
| South Florida State College           | 2,371  | 81             |
| Florida Keys Community College        | 708    | 100            |

# DOWNTOWN CAMPUS HOUSING

# 295

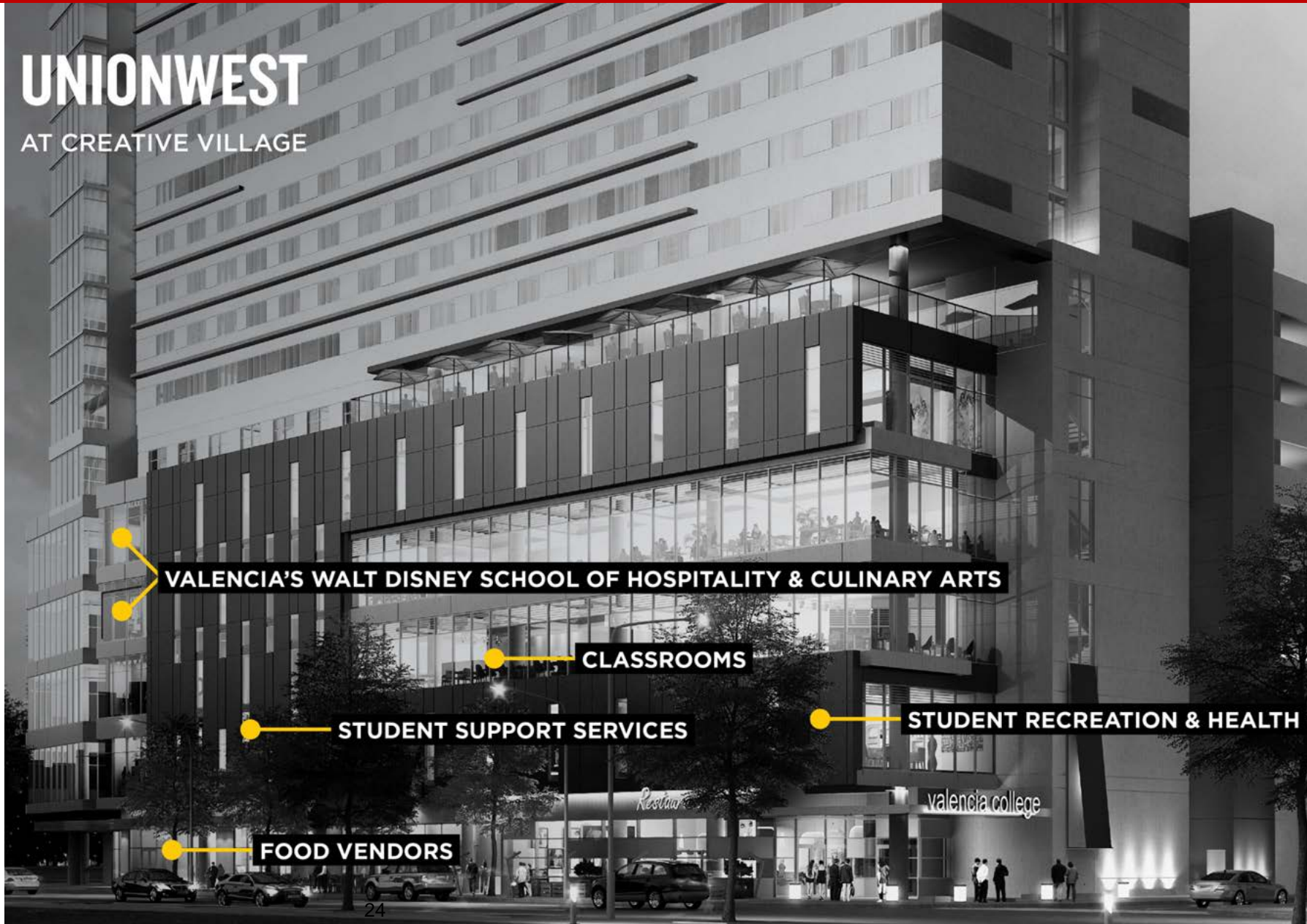
Valencia students live in Downtown Campus housing

- ✓ **Public Private Partnership (P3)**
  - No financial or operational relationship with owner
  - Operated by UCF
  - Obligation to market housing
- ✓ **6% international students**
- ✓ **80% enrolled in Valencia for first time**
- ✓ **6% enrolled in Valencia for the first time during Summer 2019**

# 1,868

VALENCIA STUDENTS REGISTERED IN FALL 2019

## UNIONWEST AT CREATIVE VILLAGE







# VALENCIA STUDENTS

District Board of Trustees Retreat - November 2019

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# WHAT NEXT

- November 20, 2019 Board Workshop
- December 2019 Request any further research
- January 2020 Send out final B&D report
- February / March 2020 Follow up on questions & report
- April 2020 visitations Follow up during budget



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