

Contact: Brad Berg

UNIVERSITY OF IOWA APARTMENT HOUSING REPLACEMENT

Action Requested: Receive an oral report from the University on options to replace Hawkeye Court apartment housing.

Executive Summary: The University of Iowa has been considering options to replace the existing Hawkeye Court and Hawkeye Drive apartments. Hawkeye Court includes 427 one and two-bedroom apartments. The units in Hawkeye Court are in two story structures, slab on grade with cinder block construction, and were first occupied in 1968. Hawkeye Drive apartments were first occupied in 1960; they are two story buildings with basements and contain 160 two-bedroom apartments.

University Apartments resident demographics have shifted significantly over the past several years, with a significant decrease in the number of students with families and an increase in the number of single students living on the Hawkeye Campus. Of the students currently residing at Hawkeye Court and Drive, approximately 60% are single with no children, 3% are single with children, 22% are married with no children, and 15% are married with children. Over the past eight years, the total percentage of Hawkeye Campus residents living with a dependent child has dropped by nearly half, from 34% in 2001 to 18% currently. International and graduate students (both with families and those without children) comprise a large portion of the tenant population at University Apartments.

Options considered in replacing the apartments include the University: 1) financing and constructing apartments using standard practices, 2) entertaining a public/private partnership, and 3) discontinuing provision of family housing. The University believes financing and constructing apartments would require rates well above current rates and would require a minimum of three years to complete. The University could develop a referral system with selected local landlords for students with families and not provide on-campus housing; this is presently not believed to be in the best interests of graduate and international students with families. The option currently under consideration is the possibility of a public/private partnership whereby the University would lease land to a private entity that would plan, construct, and manage the apartment complex.

The University issued an RFP to solicit responses to develop a potential public/private partnership. Four companies responded to the RFP and a meeting with one of the vendors is scheduled for April 12, 2011. The goal of the meeting is to gather additional information about the vendor's proposal and determine if a public/private partnership is viable and beneficial to the students. The University will provide an oral progress report at the April meeting of the Board.