



UNIVERSITY OF HAWAII SYSTEM

Legislative Testimony

Testimony Presented Before the
HOUSE COMMITTEE ON FINANCE

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by

Denise Eby Konan, Interim Chancellor
University of Hawai'i at Mānoa

SCR 97 SD1 – Requesting the Auditor to Conduct a Management Audit of Student Housing Services at the University of Hawai'i at Mānoa.

Chair Takamine, Vice Chair Kawakami, and members of the Committee on Finance. Thank you for the opportunity to testify on Senate Concurrent Resolution 97 SD1, which would request that the Legislative Auditor perform a management audit for Student Housing on the Mānoa Campus.

The University of Hawai'i shares the concern of the Legislature that providing for residential life is critical to the lives of our students, to their impressions of the University, and to their learning while they are with us. We are committed and focused on improving the quality of residential life for students at Mānoa.

My residential experience in College was central to my own development, I still remember that I lived in Kulp Hall, and my Freshman roommate is still a dear friend of mine today. This is a critical time for our students as many are living on their own for the first time, and establishing patterns and skills that they will use for the rest of their lives. The University has an obligation to assist with this formative time in student's lives by providing an academic and social environment that is healthy, social, and conducive to learning.

Developing more housing is a critical benchmark in the Mānoa Strategic Plan. We have specifically committed to double our housing capacity. This is not an empty promise, as we will commence work on the new Frear Hall within the year, which will add 800 new beds to our inventory. This will be the first new dormitory added to our campus in 30 years.

There are problems in our current Housing, which I have seen in many ways since I became Chancellor.

- I see it in the data collected through our Year of the Student survey, where, for example, only about 1 in 4 students living in campus housing rated the conditions as adequate;
- I see it in the student on student conflicts between our student government and the resident assistants as they grapple with the implementation of a new alcohol policy;
- I've heard it talking to residents in unannounced tours I've taken of Housing;
- I've heard it from both student and regular employees of Student Housing;

These problems are symptoms of two things (1) decades of neglect of our housing infrastructure that have left a physical environment that isn't valued or respected; and (2) the pressures of youth and the need to test limits. The challenge for us is to move quickly to provide a physical environment that fosters respect, and to develop and implement rules that ensure a safe, legal, and academic environment while respecting the adulthood of our students.

This is a difficult balance for any provider of higher education to reach, and I respect all of those on our campus that are trying to achieve it.

I want to report to you some of the actions I will be taking in the next few weeks to address this situation, which I hope will convince you that the University is addressing these issues:

- We will be retaining the Association of College and University Housing Officers – International (ACUHO-I) to conduct a comprehensive external review to learn what dimensions of our housing program are strongest, and what need to be improved, from the student's perspective. National experts in Student Housing Affairs will examine a number of functional areas of UH's Student Housing operations. These include business management practices, educational programs, physical facilities, property management, food service, and staff qualifications. We have already initiated the process, expect the on-site review to be conducted in September, 2006 with a report final report delivered to us by December, 2006. We would be happy to transmit a copy of this external and professional review to the Legislature in lieu of a Legislative Audit.
- We are also in the middle of a national search for a new Vice Chancellor of Students and a new Director of Student Housing. We anticipate that they will provide new leadership for student housing in the very near future. -
- We have committed to spending \$ 1.5 million for Repairs and Maintenance to address areas of immediate need over this coming summer.
- On Monday afternoon, our University Ombudsman began work on his first assignment, working to mediate the immediate student on student conflicts that are evidenced in the proposed resolution.
- We are working to deploy a more detailed survey of residents of Housing to gain an even more intimate understanding of the issues. The survey is being developed in cooperation with ASUH.
- I am establishing a Student Housing Advisory Board, with the goal of involving instructional faculty with helpful expertise in the management of our dorms. There will be student representation on this Board.

University of Hawai'i at Mānoa Student Housing Fact Sheet

Prepared by the Office of the Vice Chancellor for Students

The University of Hawai'i at Mānoa (UHM) can presently accommodate a maximum of 3,078 students in student housing. Typically, requests for housing assignments significantly exceed the available number of beds. Priorities for student housing assignments are set in accordance with Board of Regents policies. For the 2005–2006 academic year, the priorities were as follows:

1. First Priority: Traditional freshmen and transfer students with sophomore class standing receive the highest housing priority. This priority reflects the university's position that living in a residential community is highly beneficial for first-year undergraduate students. Traditional freshmen are defined as students who graduated from high school in the spring prior to enrolling at the university.
2. Second Priority: Students whose permanent residences are the neighbor islands, mainland, foreign countries, Kahuku, Waialua, Waianae, Laie, Haleiwa, Hauula.
3. Third Priority: Students who are permanent residents of Wahiawa, Mililani, Waipahu, Kapolei, Kunia, Kaaawa, Ewa Beach, Pearl City, Waimanalo, Kaneohe, Kailua, Aiea.
4. Fourth Priority: Students who are permanent residents of Hawai'i Kai, Waikiki, Makiki, Kapalama, Downtown Honolulu, Waialae, Kahala.
5. Late: Applications received at the Student Housing Services office after the application deadlines. Applications received after May 1, 2005 for traditional freshmen and after May 20, 2005 for all other students (Academic Year and Fall 2005 Only terms) or October 15, 2006 (Spring 2006 Only term) were placed in this category and were assigned on a first come, first served basis.

At the start of the Fall 2005 semester, all students in Priority 1 (incoming freshmen and sophomore transfer students) and Priority 2 (neighbor island, mainland, and foreign countries) were accommodated. A portion of the students in Priority 3 were able to secure housing prior to the Fall 2005 check-in date; on-time applicants from the Leeward Coast (Waianae, Nanakuli, etc.), North Shore (Kahuku, Waialua, and Haleiwa) and Waimanalo were accommodated. Housing was completely filled prior to reaching applicants from Central Oahu (Wahiawa, Mililani), but after cancellations from the earlier assignment rounds, many of them were accommodated in late August, 2005. There were about 1,000 students on the waiting list after the first two large rounds of assignments.

Fall 2005 occupancy in student housing was 96%. Spring occupancy is typically lower than in the Fall. Students find other accommodations or are placed on academic suspension or drop out of school. By the Spring, students who are on the wait list for housing are either no longer interested in living on campus or are very selective about where they want to be assigned in student housing.

Currently available accommodations in various student residence halls

Table 1 below shows the breakdown of the 3,078 bed spaces available in each of the 11 residence halls. At the beginning of Fall Semester, most of the rooms are occupied and there is usually a wait list of students. Over the course of the semester, bed spaces become available due to students withdrawing from school or moving out.

Table 1. Residence Halls, number of single and double rooms and total accommodation

Residence Hall	# of single rooms	# Bedspaces	# of double rooms	# Bedspaces	Total Bedspaces
Hale Anuenue	7	7	41	82	89
Gateway House	6	6	112	224	230
Hale Kahawai	4	4	75	150	154
Hale Laulima	18	18	70	140	158
Johnson Hall	1	1	95	190	191
Hale Aloha – Ilima	17	17	125	250	267
Hale Aloha – Lehua	16	16	125	250	266
Hale Aloha - Lokelani	17	17	125	250	267
Hale Aloha - Mokihana	16	16	125	250	266
Hale Noelani	35*	70	116**	464	534
Hale Wainani	44*	88	142**	568	656
Total	181	260	1,151	2,818	3,078

* One-Bedroom apartment accommodating up to TWO individuals

** Two-Bedroom apartment accommodating up to FOUR individuals

Demographics of student population living in UHM residence halls—Spring 2006

Demographics of the student population living in residence halls constantly change as students cancel their contracts, withdraw from school, and as wait listed students are accommodated as a result of openings. Table 2 shows the demographics of student living in residence halls (by zip code of home address) and Table 3 shows numbers of students by class level (as of January 26, 2006).

Table 2. Breakdown of current student housing residents by zip code of home address (as of 1/26/06)

Zip Code Location	Number of Residents	Percentage of all residents	Waitlisted students
Hawai'i (total)	1,193	44.14%	59
<i>Oahu</i>	525	19.42%	34
<i>Hawai'i</i>	230	8.51%	9
<i>Maui</i>	266	9.84%	11
<i>Kauai</i>	152	5.62%	3
<i>Molokai</i>	12	0.44%	1
<i>Lanai</i>	8	0.30%	1
Mainland US	1,397	51.68%	135
International	113	4.18%	43
Totals	2,703		237

Table 3. Student housing residents by class level as of 1/26/2006

Classification	Number of Residents	Percentage of all residents	Waitlisted students
Freshmen	989	36.59%	61
Sophomores	597	22.09%	53
(Sophomore transfers)	58	2.15%	0
Juniors	650	24.05%	50
Seniors	333	12.32%	20
Graduate Students	55	2.03%	20
Not disclosed	21	.78%	0

Student Housing Rates (2005 – 2006)

UHM Student Housing rates for 2005 – 2006 are shown in Table 4.

Table 4. Student Housing Rental Rates for each residence hall by semester and for the academic year (2005-2006)

Student Housing Rental Rates (Per Person)*				
Hall Name	Description of Accommodations	Academic Year 2005 - 2006	Fall Only 2005	Spring Only 2006
Johnson Hall	Double Occupancy	\$2,817.00	\$1,704.00	\$1,394.00
Johnson Hall	Single Occupancy	\$4,034.00	\$2,556.00	\$2,091.00
Hale Aloha-Ilima, Mokihana, Lokelani, Lehua, Gateway House, Hale Kahawai, Hale Laulima, Hale Anuenue	Double Occupancy	\$3,410.00	\$2,063.00	\$1,688.00
Hale Aloha-Ilima, Mokihana, Lokelani, Lehua, Gateway House, Hale Kahawai, Hale Laulima	Single Occupancy	\$4,924.00	\$3,094.00	\$2,532.00
Gateway House	Double with Bath	\$4,076.00	\$2,466.00	\$2,018.00
Hale Aloha Lokelani, Ilima	Single with Bath	\$5,427.00	\$3,283.00	\$2,686.00
Hale Noelani/Wainani	Two Bedroom apt; Quadruple occupancy	\$3,759.00	\$2,274.00	\$1,861.00
Hale Noelani/Wainani	One Bedroom apt; Double Occupancy	\$4,772.00	\$2,887.00	\$2,362.00

Plans for a new student residence hall at the University of Hawai'i at Mānoa

A project to increase the number of spaces at the University of Hawai'i at Mānoa by about 800 beds is currently in the design and development phase. American Campus Communities, a private Austin, Texas student housing developer, was selected by the Board of Regents last July to design and build the new residence hall. This is the first new residence hall to be constructed on the Mānoa campus since 1978. The new residence hall is scheduled for completion in July 2008, and ready for occupancy by students in the Fall 2008 semester. It will consist of two 12-story towers, and will be built on Dole Street where the Mary Dillingham Frear Hall is now located. The new residence hall will give students four room configuration options:

1. Shared (two per room) two-bed room units with one bath;
2. A private (one person/room) four-bedroom unit with one bath;
3. Private two-bedroom with one bath; and
4. A one-bedroom, one-bath unit.