

Infrastructure Council Minutes

January 14, 2021 1:00 p.m.

via Zoom:

<https://ufl.zoom.us/j/91666581611?pwd=aW9SWTJLcnB6MFRIWjFBeEhQS0pUZz09>

Present: Richard Scholtz, Judith Russell, Keith Rambo, Tim Young, Keith Schneider, William O'Dell, Ray G. Thomas, Hansen de Chapman, Laurie Bialosky, Frank LoMonte, Cydney Mcglothlin, Anne Ray, Jonathan Orsini, Sylvain Doré, Chad Doering, Shannon Dunn, Amanda Pritzlaff, and Linda Dixon.

1. Call to Order – Richard Scholtz, Chair

- The meeting was called to order at 1:00 p.m. by Infrastructure Council Chair Richard Scholtz.

2. Approval of December 10, 2020 Minutes

- The minutes were approved as amended.

3. Chair's Report

- The [agenda](#) for the Faculty Senate Steering Committee, which meets later today, was reviewed.

- A [UFPD Campus Advisory Committee](#) update was presented by committee member and Past Faculty Senate Chair Ray Thomas.

-- UFPD security updates were shared, including new, increased security controls, and information about the new public safety building, which will house a global security operations center. Among other functions, the center will enable UF to assist students abroad in times of international crises.

-- Many UFPD personnel are critical incidence response team-trained.

-- UFPD routinely collaborates with local law enforcement, including the city and the county, to plan large-scale and diverse events, and are very familiar with coordinating the security needed for such public gatherings, and campus and local events.

-- Faculty Senator Frank LoMonte's articles (<https://www.jou.ufl.edu/2020/06/17/frank-lomonte-comments-on-the-importance-of-police-transparency/> and <https://www.jou.ufl.edu/2021/01/12/frank-lomonte-comments-on-capitol-polices-foia-exemption/>) regarding police transparency and security were also referenced and discussed.

4. Campus Master Plan (Graduate Student Housing)

- Bill O'Dell and Anne Ray, from the [Shimberg Center for Housing Science](#), discussed with council the loss of on-campus graduate student housing and its potential impact on affordable housing

needs in the community and on UF graduate students.

- Mr. O'Dell and Ms. Ray placed graduate student housing issues into the context of their competitiveness and feasibility in market rate housing, as well as university options to explore renovations versus (or in addition to) new developments.

- The center is part of the M.E. Rinker, Sr. School of Construction Management in the College of Design, Construction, and Planning, and was developed to establish affordable housing needs in the city, county, and state. Created by the BOT, this center has been involved in documenting affordable housing needs.

- Affordable rental housing in Gainesville was discussed, including that the university is a key consideration, given the percentage of the town which is populated by college students and employees.

- The loss of UF housing units impacts the community housing situation. The challenges of creating affordable housing were discussed, including that there is currently not a 'market way' to create affordable housing, given the current local market focus on luxury housing during new construction.

- There is currently about a 7,000-unit housing gap for low income residents in Gainesville; graduate students with limited stipends, or earning under \$40,000 per year, depending on household size, are considered to be part of this group which would be served by affordable rentals.

- Ms. Ray clarified the income cutoff for tax credits: one person household: \$29,340; 4 person household: \$41,880 and referenced <http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits/results?nid=100>.

- The state has an affordable housing trust fund which the legislature appropriates. It is divided into two pots – 70 percent of which goes to local and county governments, who have flexibility on usage; 30 percent stays with the state, which goes into additional funding for multifamily housing (and it is actually federal money which comes through the state.)

- Bond financing was discussed in relation to bonds coverage ratio, housing construction periods, and the inflexible restrictions of UF housing being funded on auxiliary funds.

- Auxiliary housing money is strictly prohibited from being mixed with other pots of money.

- UF auxiliaries are required by law to break even (i.e. show no profit) each year.

- Most university and academic models have housing set-up as an auxiliary-funded enterprise.

- Council discussed what options are available to obtain state funding for campus housing.
- The new honors building at UF may include some graduate housing, but it may be on the upper price end of the market.
- UF falls under the Fair Housing Act.
- There are no plans to build new campus graduate housing; Maguire Village and University Village South (UVS) were constructed to be used for about 20 years or less.
 - Rent is approximately \$500-600 per month.
 - There is zero vapor barrier in this housing, which now has very weak underground plumbing and electrical distribution.
 - These buildings are stick construction.
- There is significant re-investment of building rehabilitation in three UF housing areas: Corry Village, Tanglewood Village, and Diamond Village, where at least \$10-20 million has been spent since 2010. These buildings are brick construction.
- Housing and Residence Education has met with the UF Mayors Council and discussed that some renovation options which would accommodate family housing units would be \$900/month rental.
- Graduate Student Council has expressed interested in continuing talks with university housing about creative ways to provide graduate student housing, particularly recognizing that a first question generally asked by potential graduate students is “is it affordable to live here?”.
- Points of discussion and options to consider moving forward include:
 - Prioritization of this housing issue at the state or trustee level, including consideration of private fundraising.
 - UF subsidization of housing, rather than investing in new buildings, despite the loss of such intangibles as the sense of community connections, which may be profoundly important to new, and particularly international students, including the graduate student experience and cultural exchanges made in university housing.
 - The U.S. is now struggling to make itself more appealing to international students. Can we prioritize Gainesville being a welcoming, international community?
 - Exploring programs such as <https://gatewaytogrants.com/>.
 - Housing and Residence Education can generate a report to see how many UF graduate students are family households. Chad Doering, Facilities Management Director, discussed <https://housing.offcampus.ufl.edu/> which focuses on off-campus student needs and provides a

strong support group. State University System (SUS) and peer institutions' rental rates were also discussed. *NOTE:* Following the meeting, Mr. Doering followed-up with this requested/discussed ([Housing Information](#)) to share with council.

- Council also discussed academic space usage for housing.
- Next month, council will receive an update from Linda Dixon, Director of Planning in the Planning, Design & Construction Division (which resides in/reports to the Office of Business Affairs) regarding the status of Board of Trustees (BOT) adoption of the Campus Master Plan.
- The Faculty Senate Chair has relayed graduate student housing and other graduate student issues to the BOT.

5. [Spring 2021 Meeting Dates](#) (1:00 on the 2nd Thursday of the month through April)

- Council will continue to meet at this time as it suits the majority of council members.

6. **Reporting of Contributing Committees and Administrative Liaisons:**

- Lakes, Vegetation, and Landscaping Committee (J) -- Gail Hansen
 - The committee met this morning and approved the substitution of some palms for some bamboo, and the substitution of a wildflower meadow by the Special Collections Building.
 - The Reclaimed Water Booster Pump Station VFD Project was reviewed and trees were approved.
 - Two new crossings, one which is by the stadium, and one which is by Library West, were approved.
- Land Use and Facilities Planning Committee (J) -- Tim Young
 - No meeting has been held since council's December meeting.

- There was an inquiry about plans to place a crossing by Frazier-Rogers Hall. University Architect Cydney Mcglothlin will investigate this and provide an update to council.

7. **Adjournment**

- The meeting adjourned at 2:03 p.m.