



Senior Vice President and Chief Operating Officer  
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November 16, 2021

Mayor Lauren Poe  
City of Gainesville  
PO Box 490  
Station 19  
Gainesville, FL 32627-0490

Dear Mayor Poe,

At the November 4 meeting of the Gainesville City Commission, a motion was made to approve the first public hearing related to UF's Campus Development Agreement (CDA) for 2020-2030. The motion also requested that UF provide additional information regarding its plans for graduate housing. Although housing is not covered by the CDA per state statute, in order to be a good partner and neighbor, this letter addresses the City Commission's request for additional information.

Through multiple public forums dating back to 2019, UF has outlined its plans to both add new beds on campus as well as to remove sub-par housing through a series of renovations and demolitions. As a part of this plan, UF will demolish a total of 348 apartments at Maguire Village and University Village South. These units, which are 50 years old, are not of a construction quality that can be renovated. Frankly, our graduate students deserve better. Therefore, UF is implementing a *phased approach* to transfer residents out of Maguire Village and University Village South, and in their place, bring forward new housing options for graduate students, some of which will be available beginning Fall 2022, that are both quality *and* below-market rate.

Specifically, UF is seeking to expand a current arrangement under the Student Housing Agreement to add UF-approved, off-campus units to support graduate students' access to housing. The goal is to add over 400 apartments by Fall 2023 that are designated for graduate student use. To promote affordability, the rental rates of these units will be comparable to on-campus graduate housing options, will be below market rate for comparable off-campus housing, and will also be subject to a cap on annual rental rate increases.

Further details of this approach will be presented to UF's Board of Trustees during their upcoming meeting, held December 2<sup>nd</sup> and 3<sup>rd</sup>. It is noteworthy that the UF Board of Trustees has identified graduate student success, including housing, as a high priority for UF to address in the near-term. We welcome the opportunity to discuss these details with the Gainesville City Commission and other interested parties, as we move forward.

Yours in community,



Charlie Lane, Senior Vice President and Chief Operating Officer

On behalf of:

Chris Cowen, Senior Vice President and Chief Financial Officer  
D'Andra Mull, Vice President for Student Life  
Tina Horvath, Senior Director for Housing and Residence Education  
Nicole Stedman, Dean of the Graduate School

cc: Commissioner Reina Saco  
Commissioner Desmon Duncan-Walker  
Commissioner Harvey Ward  
Commissioner David Arreola  
Commissioner Adrian Hayes-Santos  
Cynthia Curry, Interim City Manager