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ILLINOIS. UNIVERSITY--
PRESIDENT, 1955- (D.D.
HENRY)

A PROGRAM FOR HOUSING
STUDENTS AT THE UNIVER-
SITY OF ILLINOIS.

A Program
for housing students
at the University of Illinois

A REPORT FROM THE PRESIDENT OF THE UNIVERSITY

TO THE BOARD OF TRUSTEES, JANUARY 28, 1956

To Members of the Board of Trustees:

The key to future growth of the University of Illinois at Champaign-Urbana is student housing. Unless a sustained housing program is begun at once, thousands of students will soon be turned away from Illinois simply because there is no place for them to live.

For many years the University has depended on the communities of Champaign-Urbana to provide a large portion of student housing. They do so at the present time and they will continue to do so in the future. But the recent rapid growth in enrollment and the prospects for still larger enrollments in the days ahead are beyond the absorptive capacity of the private rooming houses. Even in the current year, hundreds of students applied for admission but could not enroll because of the shortage of housing — and there is nothing in sight to remedy this situation. Illinois now ranks last percentagewise among the "Big Ten" universities in providing housing for students.

Prompt action by the University is the only solution that will meet student housing needs. I therefore submit the accompanying program designed to provide the necessary housing for the increased enrollments during the next seven years. The year 1963 is chosen as terminal because the need for action for that period is now upon us and enrollment forecasts to that year can be made with accuracy. Planning is in process for the years after 1963, but these later needs will have to be related to the adequacy with which we meet the problems immediately ahead.

Following is a summary of the key points relating to the program recommended:

1. By 1962 there will be a need for new housing units for 9,109 students: 5,434 for increased enrollment (from present enrollment of 18,075 to predicted enrollment of 23,509 in 1962-63); 1,475 to replace temporary barracks units; and 2,200 to replace other housing facilities not approved by the University as to physical standards.
2. The program proposed will house 8,662 students — 447 less than the estimated need.
3. The estimated cost of construction for this program is \$36,800,000. The total financial requirement — construction and interest over a twenty-five year period — is estimated at \$51,981,750, which will be financed from rental income of \$29,707,250 and the use of receipts from tuition for the balance of \$22,274,500.
4. The cost to the University (aside from rental income) will average less than a million dollars a year during the 25-year period of repayment. When

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indebtedness is paid off the University will have title to residence halls valued at \$36,800,000, based on construction costs, for an investment of just a little more than half this amount — \$22,274,500.

5. Under the schedules proposed, no tuition will be pledged to finance a particular residence hall until that unit is actually put into operation. Before the building is occupied, interest on borrowed money will be charged to construction funds. Therefore, the General Assembly will not need to appropriate tax funds to offset tuition pledged until each unit is in operation and producing rental income. (The General Assembly in its 1955 session passed enabling legislation to permit the allocation of receipts from tuition to help underwrite construction of buildings as here proposed. A further aid in financing the construction of such facilities is the program of the federal government which provides funds at low interest rates for part of the loans.)
6. This construction program will not replace approved private housing now in use. At any time that the community's supply of student housing is altered, the University's program will be adjusted accordingly.
7. The increase in enrollment will create increased demands for faculty housing. Since it is anticipated that the community will meet these needs, the program covered in this brochure makes no provision for such housing.

The plan here presented has been recommended by the Residence Halls Planning Committee and approved by the University Building Program Committee, and is based upon conservative estimates of population and enrollment trends. Illinois, like other universities across the land, must get ready for the upsurge in student enrollments occasioned by the increases in population.

In planning for the future, it is assumed that the people of Illinois will expect their State University to admit eligible students and will want them to live in quarters that meet the minimum standards of safety, health and study conditions. Campus living is a part of the educational experience of the student, and the University has a direct obligation to establish standards and maintain them. That more than three thousand students are living in quarters not meeting University standards, that hundreds of women students are turned away because of lack of living quarters, and that untold numbers are discouraged from even trying to attend the University because of reports of inadequate housing is a situation to be deplored. Its remedy should have a first priority upon our attention.

David D. Henry
President

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A Program for Housing Students at the University of Illinois

THE NEED FOR HOUSING

The lack of adequate housing for students and staff on the Champaign-Urbana campus of the University of Illinois has been a critical problem since the close of World War II.

Because enrollment during the war was abnormally low, and the highest previous enrollment had been 12,631, neither the University nor the community was prepared to provide adequate housing as the postwar enrollment began its steep rise. By 1949 it had climbed to 19,521, due to the large number of veterans being released from the services and the educational benefits made available to them.

To provide some kind of housing for this great influx of students, the University moved to the campus temporary barracks for 1,600 single men students and 750 temporary family units for married students and staff. A regulation requiring single men living off-campus to reside in private homes approved by the University was discontinued. As a result, many substandard facilities in basements, attics and garages throughout the local communities were converted into living quarters for students. The University recognized that these temporary barracks and the substandard quarters in private homes did not provide satisfactory housing. But there was no other alternative if the returning veterans were to be given an opportunity to attend the University. Also it was felt that the enrollment bulge was perhaps temporary and would not continue.

College enrollments, however, have remained relatively high compared with prewar totals. Most of the temporary housing facilities on the Champaign-Urbana campus are still in use today as the enrollment stands at 18,075 students.

Immediately ahead is the certainty that college enrollments as a whole will continue to increase rapidly until in 1970 there will be twice as many college students as there were in 1953. While this prediction may be difficult for many to accept seriously, it is based upon actual population facts. No projected birth rates are involved. It is necessary only to count the present pre-school children and those already in the elementary and secondary schools, where the need for expanded facilities is now so critical. With each larger graduating class from the public schools, more and more students will be enrolling at the University — if we are ready for them.

Based upon current needs to improve housing and to care for future enrollment increases, the University and community by 1962 will be called on to provide new housing for 4,580 single undergraduate men; 1,815 single undergraduate women; 1,069 single graduate students; and 1,645 married students — a total of 9,109 housing units.

Estimated enrollment 1955-62

Academic Year	Total Enrollment	Undergraduate Students				Graduate Students			
		Total	Single Men	Single Women	Married Students	Total	Single Men	Single Women	Married Students
1955-56	18,075	15,019	9,630	3,388	2,001	3,056	1,250	361	1,445
1956-57	19,100	15,925	9,955	3,870	2,100	3,175	1,300	375	1,500
1957-58	19,500	16,175	10,015	4,040	2,120	3,325	1,365	390	1,570
1958-59	19,900	16,400	10,090	4,165	2,145	3,500	1,435	415	1,650
1959-60	20,209	16,559	10,130	4,258	2,171	3,650	1,500	430	1,720
1960-61	21,509	17,684	10,790	4,613	2,281	3,825	1,570	450	1,805
1961-62	22,784	18,809	11,450	4,938	2,421	3,975	1,630	470	1,875
1962-63	23,509	19,384	11,810	5,078	2,496	4,125	1,690	490	1,945

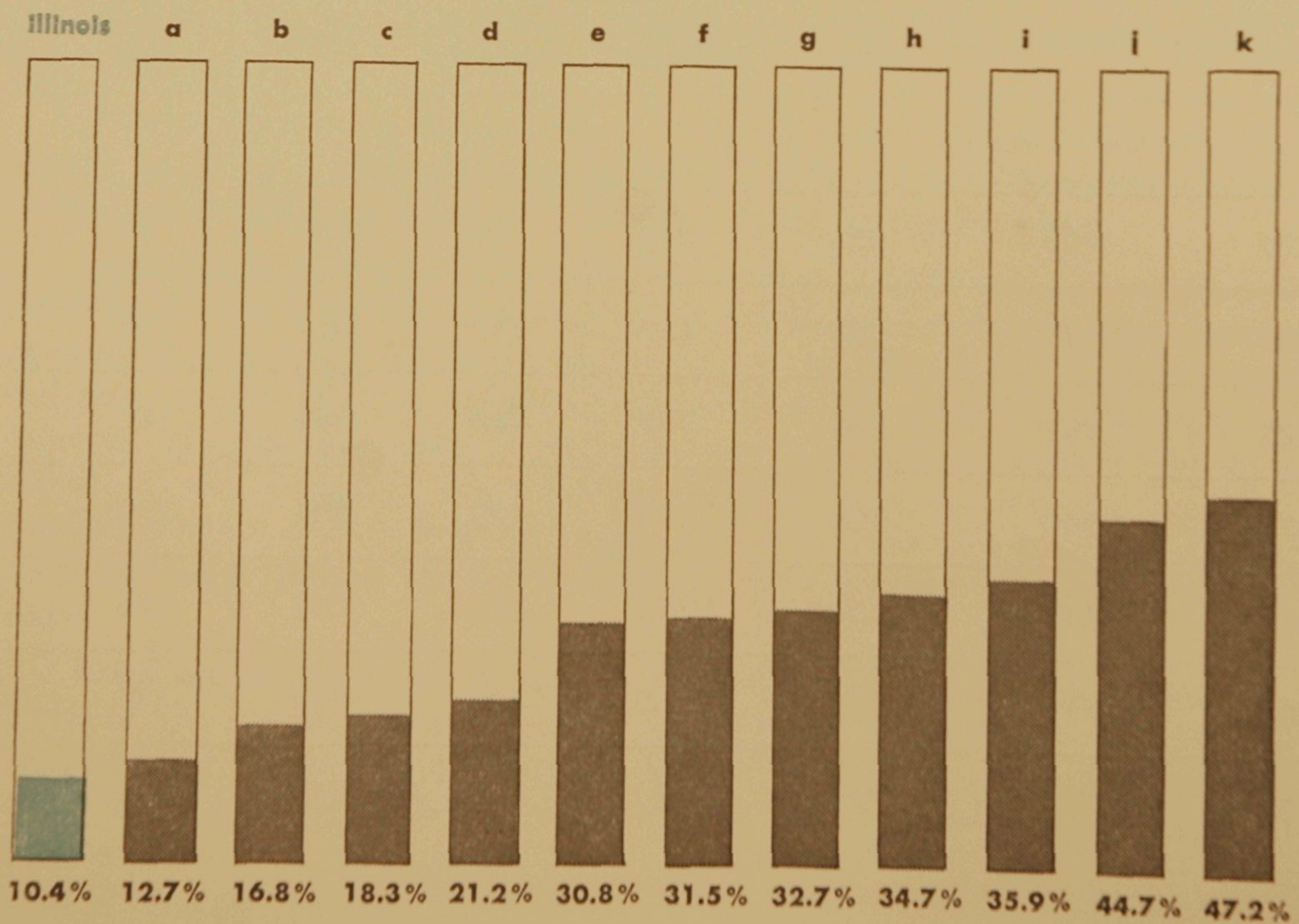
Accumulative increase in estimated enrollment over 1955-56

Academic Year	Total Enrollment Increase	Increase in Undergraduate Students				Increase in Graduate Students			
		Total	Single Men	Single Women	Married Students	Total	Single Men	Single Women	Married Students
1955-56									
1956-57	1,025	906	325	482	99	119	50	14	55
1957-58	1,425	1,156	385	652	119	269	115	29	125
1958-59	1,825	1,381	460	777	144	444	185	54	205
1959-60	2,134	1,540	500	870	170	594	250	69	275
1960-61	3,434	2,665	1,160	1,225	280	769	320	89	360
1961-62	4,709	3,790	1,820	1,550	420	919	380	109	430
1962-63	5,434	4,365	2,180	1,690	495	1,069	440	129	500

Summary of need for student housing in 1962-63

	TO PROVIDE FOR INCREASE IN ENROLLMENT	TO ELIMINATE LIVING IN NON- APPROVED	TO REPLACE TEMPORARY BARRACKS	TOTAL
SINGLE UNDERGRADUATE MEN	2,180	1,700	700	4,580
SINGLE UNDERGRADUATE WOMEN	1,690		125	1,815
SINGLE GRADUATE STUDENTS	569	500		1,069
Men	(440)	(500)		
Women	(129)			
MARRIED STUDENTS	995		650	1,645
Undergraduate	(495)		(320)	
Graduate	(500)		(250)	
Total	5,434	2,200	1,475	9,109

Comparison of housing at large midwestern universities



POSSIBLE SOLUTIONS

With the need so apparent, the problem is how to provide the additional facilities. The University welcomes the construction of student housing by private capital and will cooperate in the development of any plans in that direction. But such possibilities on any large scale appear very remote. Experience both here and elsewhere indicates that at today's construction costs, and present rental rates, residence halls can not be constructed and operated with a sufficient financial return to make such projects attractive to investors. This is due to the fact that housing students is seasonal with occupancy averaging between eight and nine months a year. To raise the student rental rates to the point where they would provide an attractive return to investors would deny many students the opportunity to attend the University.

This condition is not peculiar to the University of Illinois. All the other mid-western universities comparable to Illinois have also found it necessary to construct residence halls on a large scale. Their programs, in fact, are far in advance of ours. As shown in the chart on the facing page, the University of Illinois ranks last percentagewise in providing university-operated housing for students.

THE RECOMMENDED PROGRAM

As shown in the charts and tables on the following pages, it is recommended that the University construct residence halls to provide new housing by 1962 for:

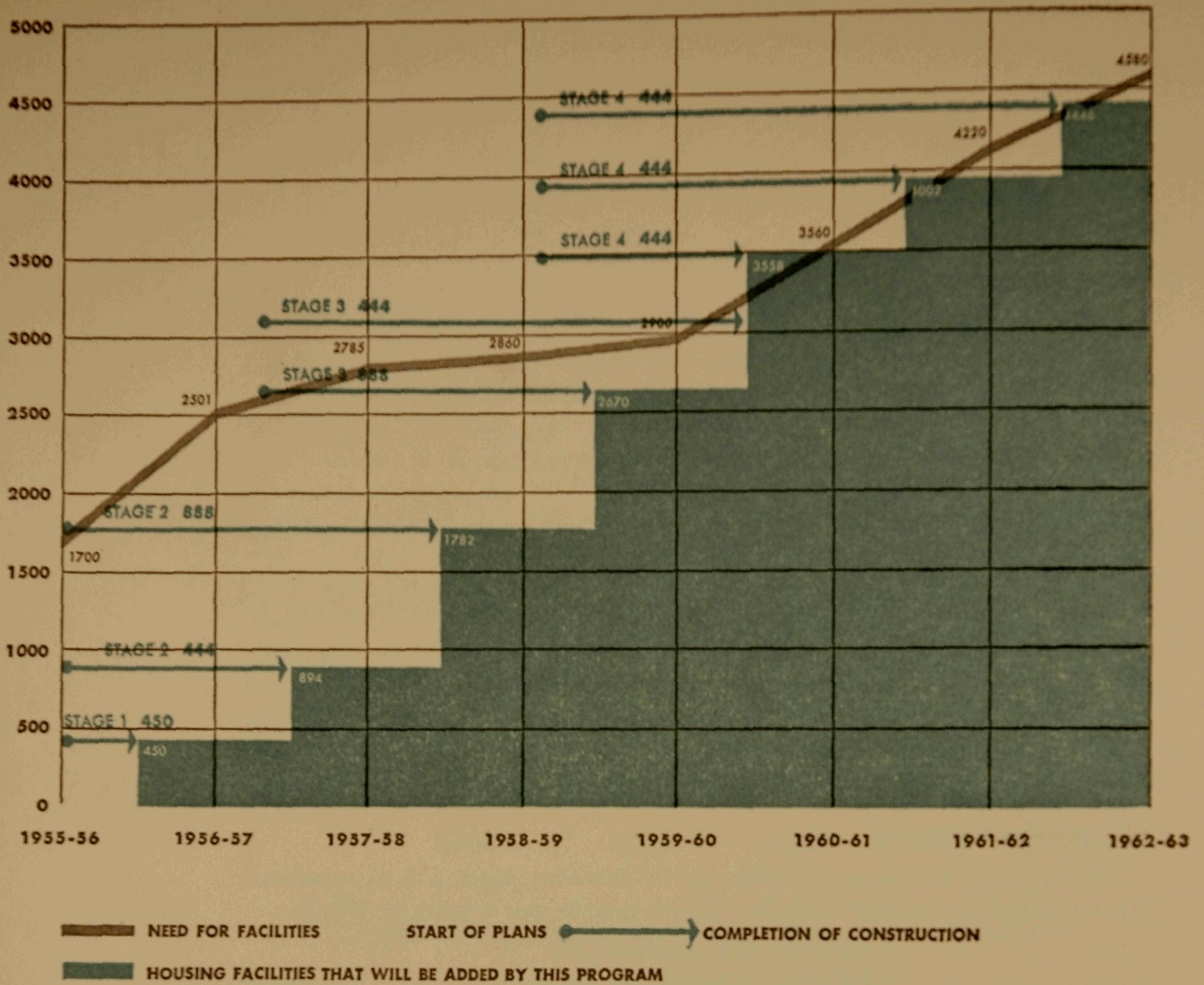
- 4,446 single undergraduate men
- 2,136 single undergraduate women
- 1,000 single graduate students
- 1,080 married students

This total of 8,662 would substantially meet the predicted needs for all unmarried students, but it assumes that the University will still be operating 565 temporary family units in 1962.

A major portion of the costs of this program can be paid from rental income, but because funds can not be borrowed over a period as long as the life of the residence halls it will be necessary for the University to supplement such income during the time indebtedness is outstanding. This can be done, since the General Assembly in its last session approved legislation enabling the University to use receipts from fees and tuition to supplement residence halls income in financing construction of such buildings.

The estimated construction cost of the program recommended is \$36,800,000, and the total interest \$15,181,750 when financed over a twenty-five-year period. Of the total cost of \$51,981,750, student rentals will provide \$29,707,250, and tuition will be pledged in the amount of \$22,274,500.

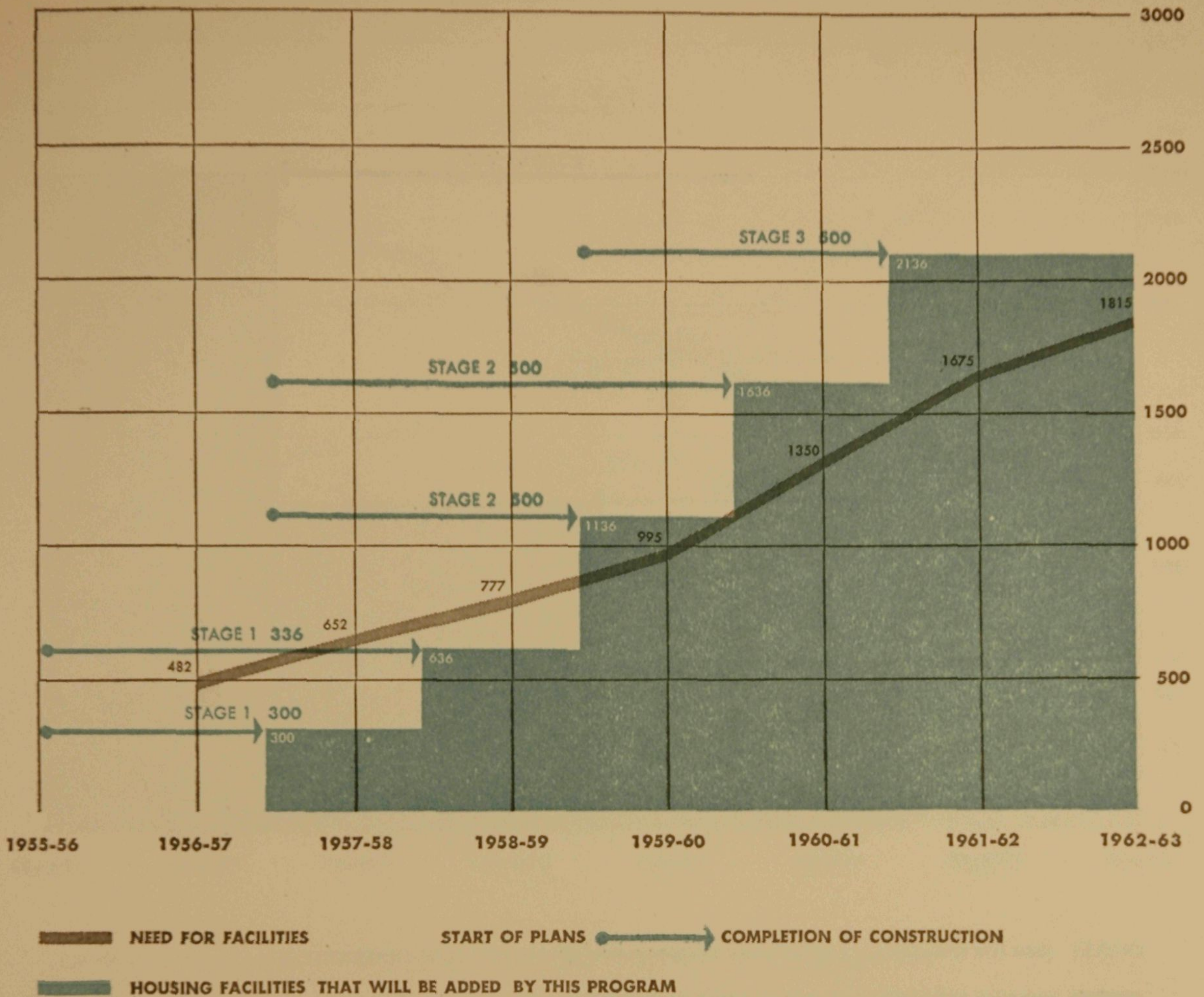
Schedules showing when the various units will be started and completed, what needs they will meet, and the costs of construction and financing are given in detail on the following pages.



Proposed new facilities for single undergraduate men

At present 1,700 single undergraduate men are living in quarters not meeting University standards for approval, and an additional 700 are housed in temporary barracks. By 1962 there will be 2,180 more men students enrolled, making a total of 4,580 single undergraduate men for whom housing must be provided. Under the program recommended a substantial reduction in the total need will begin to take place in the fall of 1958. Thereafter housing additions will substantially keep pace with enrollment increases and the removal of temporary barracks.

- Stage 1** — Halls Nos. 3 and 4 for 450 men, providing housing only and no dining facilities. These halls are in process of construction and are expected to be completed by the fall of 1956.
- Stage 2** — Unit for 1,332 men, consisting of three halls each housing 444 men with a central dining room for the entire unit. The first hall to be completed by the fall of 1957; the second and third halls and the dining room by the fall of 1958.
- Stage 3** — Unit for 1,332 men. First and second halls and dining room to be completed by fall, 1959; third hall to be completed by fall, 1960.
- Stage 4** — Unit for 1,332 men. First hall and dining room to be completed by fall of 1960; second hall, 1961; third hall, 1962.



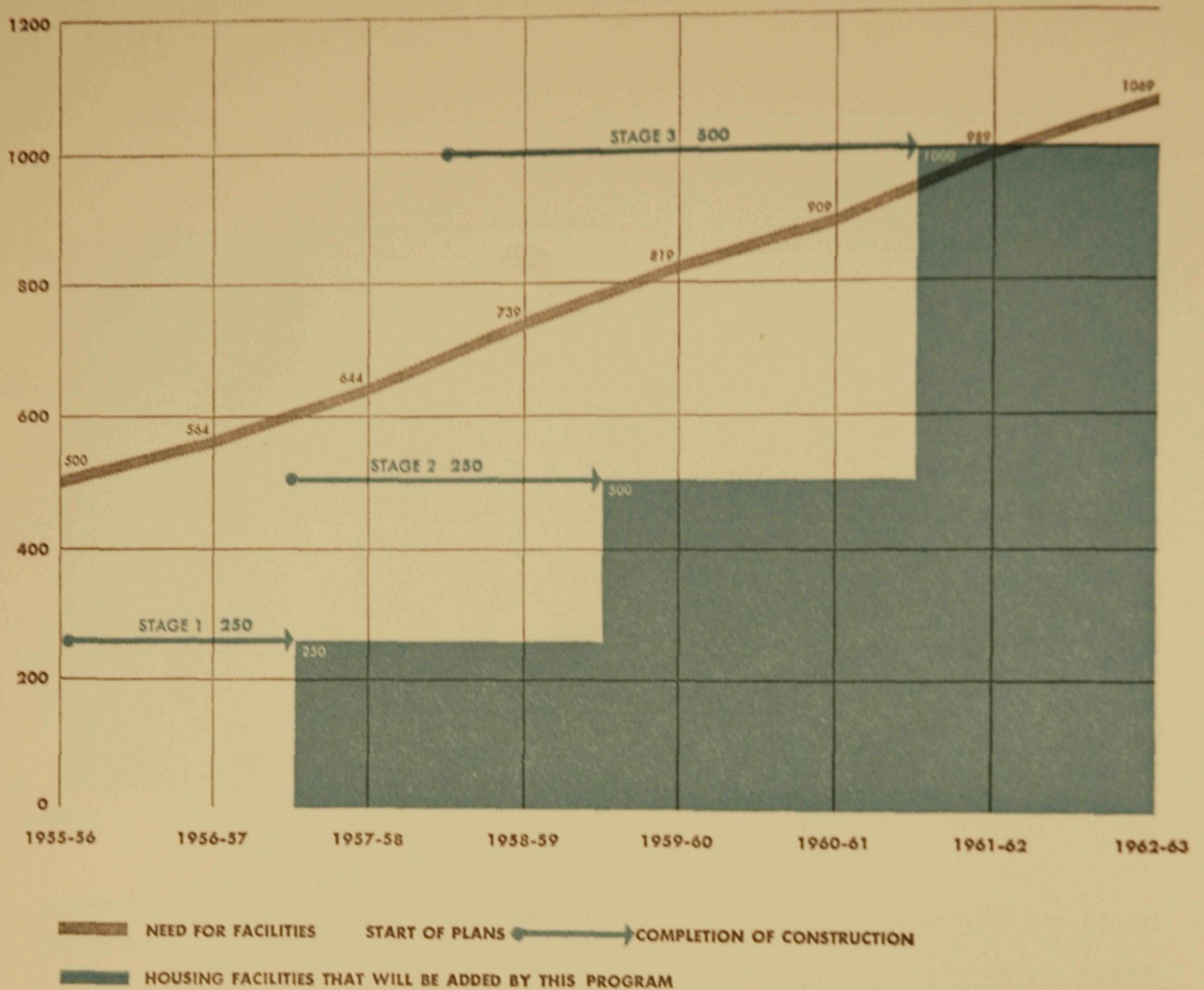
Proposed new facilities for single undergraduate women

Over 400 single women could not enter the University in the fall of 1955 because of the lack of housing, and 125 more are living in temporary barracks. The enrollment increase between now and the fall of 1962 is predicted to be 1690. The construction program proposed will provide facilities slightly greater than seems to be required by the estimated enrollment increase and the removal of temporary barracks. It is felt, however, that improved housing facilities for women will accelerate enrollment increases in this group beyond the estimates based on the present unfavorable conditions.

Stage 1 — Addition to Lincoln Avenue Residence for 636 women; 300 spaces to be completed by fall of 1957 and balance by fall of 1958.

Stage 2 — Hall for 1,000 women to be completed in two stages, 500 spaces by fall of 1959 and balance by fall of 1960.

Stage 3 — Hall for 500 women to be completed by fall of 1961.



Proposed new facilities for graduate students

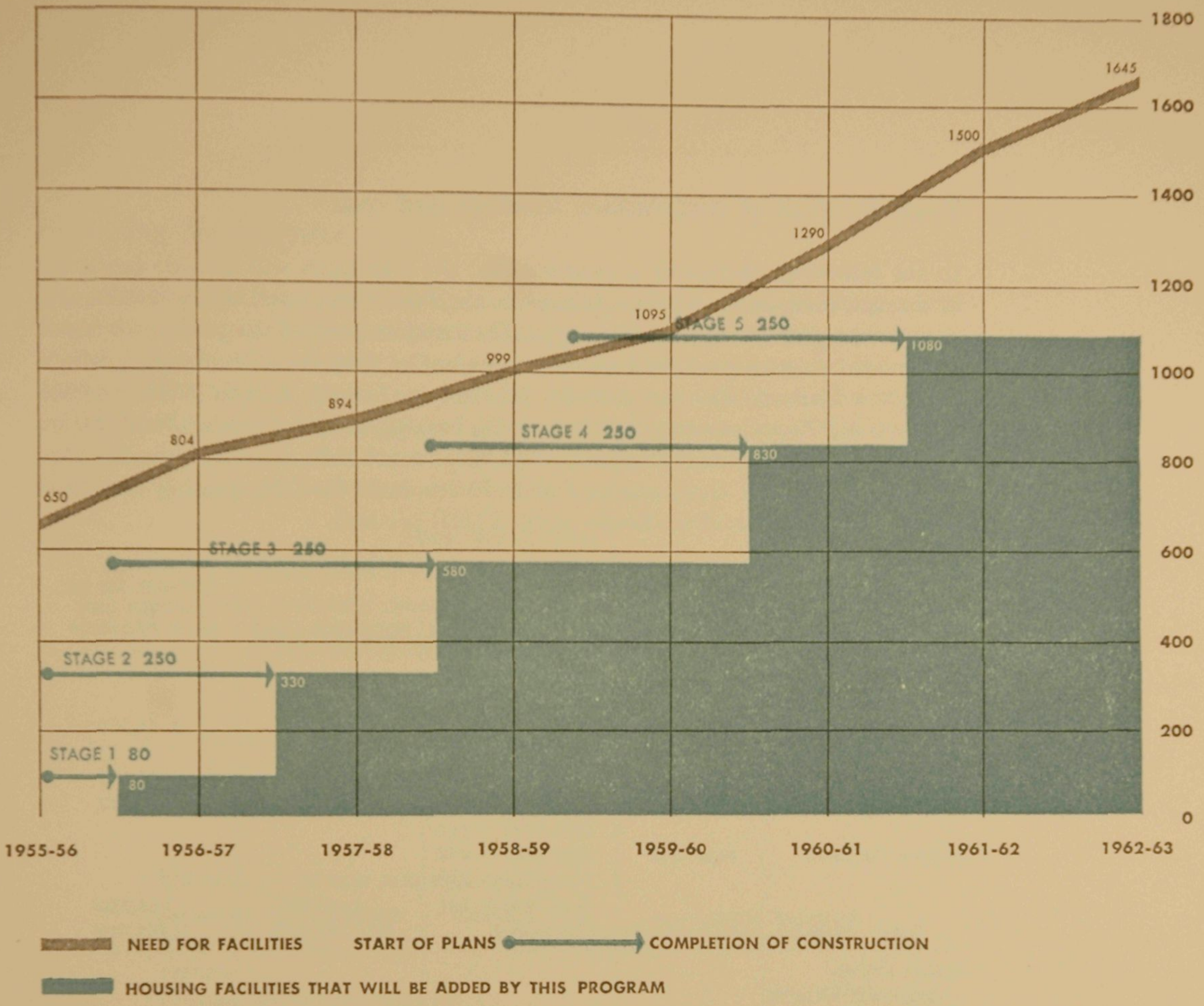
At the present time approximately 500 single graduate students are living in quarters that do not meet the University's minimum standards for approval. The anticipated enrollment increase between now and 1962 is 569, making a total need for 1069 units. The construction of 1000 units is planned for this group of students.

This is an area of particular need because the University will not be able to attract the most capable students for advanced work if adequate housing facilities are not available. The University also depends to a significant extent on the abler graduate students for part-time teaching of undergraduate courses.

Stage 1 — Hall for 250 graduate students (designed to provide for a future addition of 250) to be completed by fall of 1957.

Stage 2 — Addition to above hall, to provide for 250 students, to be completed by fall of 1959.

Stage 3 — Hall for 500 students to be completed by fall of 1961.



Proposed new facilities for married students

The University now has in use 650 temporary family units, consisting of barracks brought in immediately after the war. The anticipated increase in married students by 1962 is 995. The construction of 1,080 new units is proposed. At the completion of this program the University will still be operating 565 temporary units. These will be removed if private housing facilities become available. The married students at the University are mostly veterans and graduate students (who also serve part-time on the teaching and research staff).

- Stage 1 — 80 family units to be completed by the fall of 1956.
- Stage 2 — 250 family units to be completed by fall of 1957.
- Stage 3 — 250 family units to be completed by fall of 1958.
- Stage 4 — 250 family units to be completed by fall of 1960.
- Stage 5 — 250 family units to be completed by fall of 1961.

Recapitulation of construction schedule and costs

In the following schedule it is assumed that the University will provide funds for land acquisition and necessary additions to the Power Plant and utility distribution systems in addition to the funds pledged. The estimated cost of the program is based on the following construction costs at present levels: Additions Nos. 3 and 4, Men's Residence Halls, \$3,250 per student; Addition to Lincoln Avenue Residence for Women, \$4,000 per student; Residence halls, housing and food service, for 1,000 or more, \$3,500 per student; Graduate student residence halls, housing only, for 250, \$3,500 per student; Graduate student residence halls for 500, housing and food service, \$4,000 per student; Family units, \$9,000 per unit.

PROJECT	START PLANS	COMPLETION DATE	ESTIMATED COST	ANNUAL TUITION TO BE PLEDGED FOR EACH PROJECT*
SINGLE UNDER-GRADUATE MEN				
Hall for 450 men	Completed	October 1956	\$ 1,300,000	\$ 56,250
Hall for 1,332 men	Jan. 1956	Sept. 1957 — 444		
		Sept. 1958 — 888	4,662,000	166,500
Hall for 1,332 men	Sept. 1956	Sept. 1959 — 888	4,662,000	166,500
		Sept. 1960 — 444		
Hall for 1,332 men	Sept. 1957	Sept. 1960 — 444		
		Sept. 1961 — 444		
		Sept. 1962 — 444	4,662,000	166,500
(Total — Halls for 4,446 single undergraduate men)			(\$15,286,000)	(\$555,750)
SINGLE UNDER-GRADUATE WOMEN				
Addition to Lincoln Avenue Residence for 636 women	Completed	Sept. 1957 — 300		
		Sept. 1958 — 336	\$ 2,544,000	\$ 68,750
Hall for 1,000 women	Sept. 1956	Sept. 1959 — 500		
		Sept. 1960 — 500	3,500,000	125,000
Hall for 500 women	Sept. 1958	Sept. 1961 — 500	2,000,000	62,500
(Total — Halls for 2,136 single undergraduate women)			(\$ 8,044,000)	(\$256,250)
SINGLE GRADUATE STUDENTS				
Hall for 250 students	Jan. 1956	Sept. 1957	\$ 875,000	\$ 31,250
Addition to hall for 250 students	Sept. 1957	Sept. 1959	875,000	31,250
Hall for 500 students	Sept. 1958	Sept. 1961	2,000,000	62,500
(Total — Halls for 1,000 single graduate students)			(\$ 3,750,000)	(\$125,000)
MARRIED STUDENTS				
80 family units	Jan. 1956	Sept. 1956	\$ 720,000	None
250 family units	Jan. 1956	Sept. 1957	2,250,000	\$ 31,250
250 family units	Sept. 1956	Sept. 1958	2,250,000	31,250
250 family units	Sept. 1958	Sept. 1960	2,250,000	31,250
250 family units	Sept. 1959	Sept. 1961	2,250,000	31,250
(Total — 1,080 family units)			(\$ 9,720,000)	(\$125,000)
TOTAL ESTIMATED COST			\$36,800,000	\$1,062,000

* Based on \$125 for each unit constructed (both single and married student units)

Financing the program

The following schedules are based upon the use of entire net estimated income to retire the maximum amount of bonds each year. To provide coverage for bondholders, maturity schedules will be longer, and potential interest costs and fees to be withheld will be higher. Under the proposed schedule a certain amount of University action will precede final budgetary approval. It is expected that such action will be taken in consultation with State legislative and administrative authorities and the program will be subject to continuing legislative review.

Summary of Cost

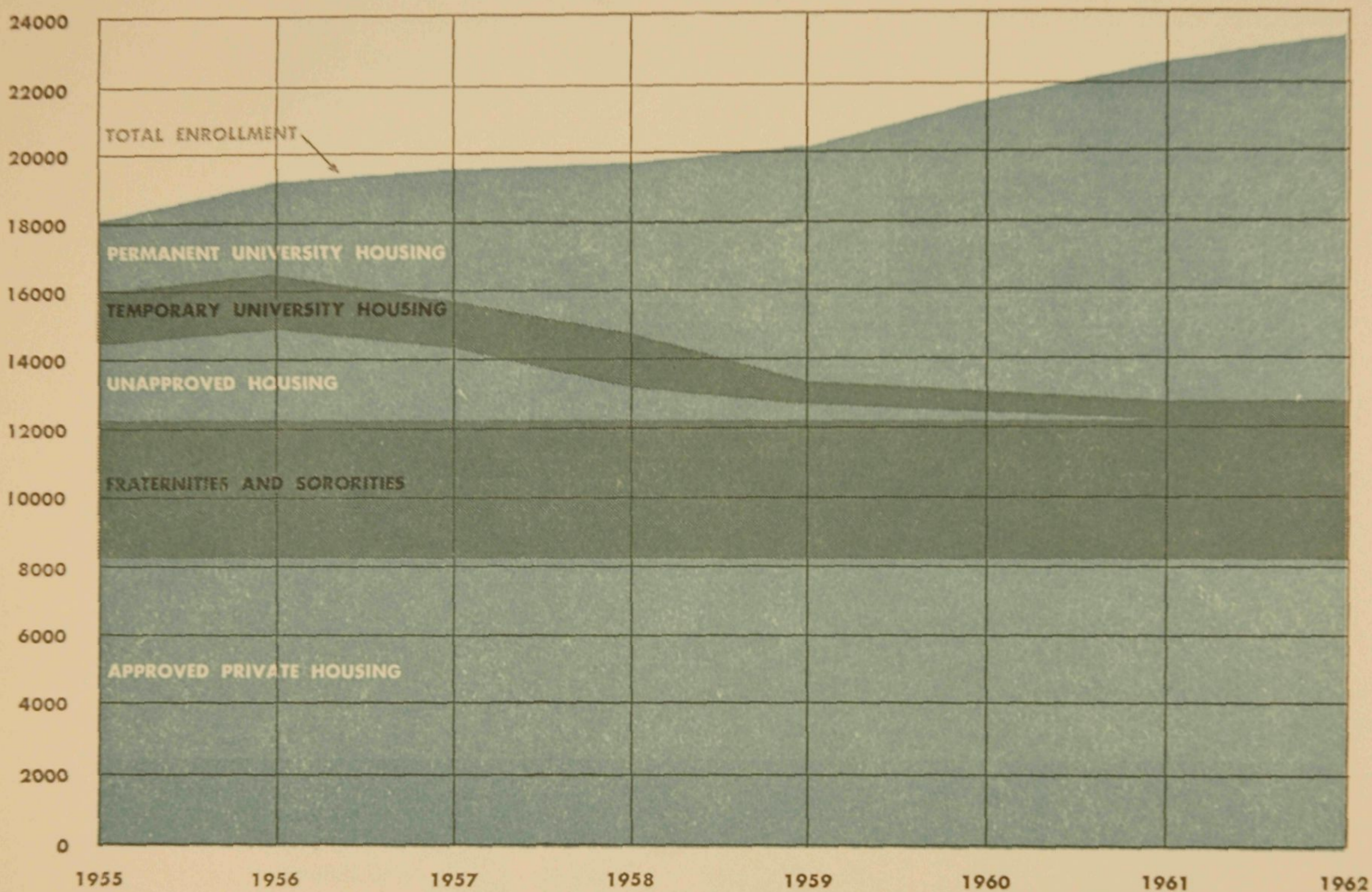
Total estimated interest cost	\$15,181,750
Total estimated construction cost	36,800,000
Total interest and construction cost	<u>\$51,981,750</u>

Sources of Funds

Amount provided from tuition	\$22,274,500
Amount provided from operations	29,707,250
Total	<u>\$51,981,750</u>

SCHEDULE OF TUITION AND FEES REQUIRED

APPROPRIATION TO OFFSET TUITION PLEDGED	INCREASE OVER PRECEDING BIENNIUM	TOTAL INCREASE SINCE 1955-57
1957-59:		
<i>Program already approved by</i>		
<i>Budgetary Commission</i>	\$250,000	\$ 250,000
<i>New Program</i>	378,250	378,250
<i>Total 1957-59</i>	(628,250)	(628,250)
1959-61	701,000	1,329,250
1961-63	739,250	2,068,500
1963-65	55,500	2,124,000
1965-67	- 0 -	2,124,000
1967-69	- 0 -	2,124,000
1969-71	- 0 -	2,124,000
1971-73	- 0 -	2,124,000
1973-75	- 0 -	2,124,000
1975-77	- 0 -	2,124,000
1977-79	-378,250	1,745,750
1979-81	-701,000	1,044,750
1981-83	-454,750	590,000
1983-85	<u>-590,000</u>	<u>- 0 -</u>
TOTAL APPROPRIATIONS TO OFFSET TUITION PLEDGED		\$22,274,500



Total housing distribution under the program recommended

The chart above shows how the total estimated enrollment from 1955 to 1962 will be housed under this program. There will be no reduction in approved private housing or in housing provided by fraternities and sororities. Together they will continue to house 12,257 students. The entire area designated "Permanent University Housing" will be made up of the present residence halls, gradual replacement of unapproved private housing, replacement of all but 565 temporary barracks units, and increased enrollment.

Residence Halls Planning Committee

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