

Student Housing and Residence Life  
**Housing Rates Methodology**

As a self-supporting department, Student Housing relies on rate increases to maintain and improve facilities, adjust for increases in annual expenses, expand staffing support and take on new projects or initiatives.

When determining a rate increase for the upcoming academic year, Student Housing takes many things into consideration, including the following:

- **What major maintenance projects or renovations are on schedule? What needs to be added?**
  - Some examples of ongoing scheduled projects include furniture and appliance replacement. Examples of non-scheduled projects would include state or federally mandated projects like our Big Belly composting bins..
- **Any changes to staffing? Are there new additions, or any consolidations occurring?**
  - To better serve our students we continuously assess for services to better support our students. Some examples of new additions include an in-house counselor, an in-house advisor, as well as participating in the Federal Work Study funding program to be able to hire more student workers (we're currently over 100 student staff strong!)
- **Any planned operating expense increases? Any unanticipated increases we can try to plan for?**
  - While some items are easier to plan for, like an increase in utilities costs and other vendor service contracts, other items aren't as easy to plan for. We build in contingency amounts based on historical data available to better safeguard against any unexpected cost increases. Some items that this might include are fees that we pay back to the University and CSU system to operate, in addition to things we can't anticipate, like Union mandated pay increases.
- **Rest of Market(Surrounding Hayward Area):**
  - As a state entity that receives no interest bonds it is our part to ensure that our pricing is in line with CSU's in the Bay Area and the surrounding Hayward area.

Student Housing aims to provide a community where our residents have the space to accomplish their goals- whether personal, career-related or academic. We hope that this section better illustrates the efforts made "behind the scenes" to ensure our community continues to be a viable option for students for years to come.