

STUDENT SENATE BILL 2025-1006

TITLE: Change Caucus Leader Max Banach, Senator Jocelyn Riley, Senator and Graduate Assistants United Co-President Cassandra Urbenz, Senator Austin Britton

AUTHOR(S): Change Caucus Leader Max Banach

SPONSOR(S): Mayors' Council President Derek LaMontagne, Graduate and Family Housing Senator Rosa Mirabel, Senator Lucas Nadeau, Senator Antonio Hendricks, Graduate Student Council President Kevin Senior, Deputy Minority Party Leader Victoria Peters, Senator AJ Ceylan, Senator Maximo Toledo, Senator Andrew Larsen, Senator Anna Huber, Senator Jack Gregg, Senator Caleb Archelus, Senator Cole Bennett, Senator Cielo Hughes, Information and Communications Chairwoman Krystal Felix, Senator Marco Salvador, Senator Dylan Cannella, Senator Priya Schramm, Senator Tyler Schoeberlein, Senate President Blake Cox, Senator Jordan Levitt, Senator Anthony Boulosa, Budget and Appropriations Chairwoman Aditi Sarkar, Senator Angela Liang, Senator Modupeola Lawal, Senator Sophia Kolcun, Senator Andrew Sabadash, Senator Kate McNamara

WHEREAS, the University of Florida's (UF's) stated core values, including inclusion, community, and stewardship, align with the reconstruction of graduate and family housing, as such housing fosters a supportive environment for a diverse graduate population [1]; and,

WHEREAS, UF Housing has stated that "no future contracts will be accepted for Maguire/UVS village" after residents were required to vacate "on/by June 25th, 2023" [2]; and,

WHEREAS, with no new graduate family housing having been built or acquired since 1973, the proposed demolition of Maguire Village and UVS - two of only five designated graduate and family housing villages - comprises a decrease in over 33% of the graduate and family apartment supply [3]; and,

WHEREAS, at the remaining three graduate and family housing villages, "the current wait for an apartment . . . is [a minimum of 2-3 years] from the time of application" [6]; and,

WHEREAS, previous UF Student Senate resolutions in 2021 and 2023 condemned the planned demolition of Maguire Village and UVS, citing their critical role in providing affordable housing for graduate students and their families [4][5]; and,

WHEREAS, on December 12th, the Board of Trustees recognized that an "updated fall 2024 comparison confirms that on-campus rates are 63% of the average market rates within one mile

of UF. The average off-campus rental rate is \$1,284/month compared to \$811 for on-campus housing at UF” [8]; and,

WHEREAS, the UF Housing 10-year implementation strategy presented at the December 2024 Board of Trustees meeting did not include the proposed demolition, made no note of plans to replace graduate and family housing facilities with new construction, and construction project sites #1-5 as “the new construction projects will target first-year students,” leaving a significant gap in UF’s housing infrastructure [9][10]; and,

WHEREAS, UF has not publicly conducted or published studies called for at the November 2020 Land Use and Facilities Planning Committee meeting when the committee moved to amend the plan to:

“Add a policy that prior to the demolition of graduate student housing at Maguire Village and University Village South, the university shall undertake and publish a thorough study of the impact of the loss of graduate student housing beds, efforts to mitigate those impacts, and the costs and benefits of the demolition and of alternatives to demolition, reflecting the input of critical stakeholders.” [7]; and,

WHEREAS, on December 12th 2024, Board of Trustees Chair Hosseini said “never again we will build a building, a student housing, without getting opinion of our students” [11]; and,

WHEREAS, the Continuum Apartments are the only UF-partnered off-campus graduate and family housing facility that offers reduced rates [12]; and,

WHEREAS, Maguire Village and UVS provide unique amenities, including playgrounds, clubhouses, a pool, and other family-focused facilities, which enhance the quality of life for residents and are unavailable elsewhere at on-campus residence halls or off-campus at the Continuum [3][12]; and,

WHEREAS, off-campus apartment complexes such as the Continuum do not provide a sufficient replacement for family-oriented facilities at Maguire Village and UVS due to space constraints and the lack of amenities, notably outdoor play areas for small children; and,

WHEREAS, one of the three remaining graduate and family housing villages, Tanglewood Village, is a 40-minute walk from the center of campus, while comparable peer institutions such as UNC-Chapel Hill (UNC) and University of Virginia (UVA) offer multiple on-campus furnished housing options and townhouses for young families close to campus [13][14][15]; and,

WHEREAS, in late 2024, UVA broke ground on an additional new student housing facility specifically for their undergraduate and graduate business school students consisting of one- and two-bedroom apartments, along with studios and three-bedroom apartments, contrasted with UF’s graduate housing supply which hasn’t been expanded upon since 1973 [16][3]; and,

WHEREAS, 1640+ individuals have signed a Change.org petition in opposition to the proposed demolition of Maguire Village and UVS [17]; and,

WHEREAS, international graduate students are most likely to be adversely affected by graduate and family housing scarcity as they may not have prior connections to the city of Gainesville or familiarity with renting in Florida [21]; and,

WHEREAS, according to a survey by Graduate Assistants United, a 10% sample of UF's graduate assistants indicated that a large majority of all graduate assistants are rent-burdened, meaning that they spend at least 30% of their income on rent alone, and 95% of all graduate assistants' salaries either don't cover, barely cover, or only cover their necessary expenses [22][23]; and,

WHEREAS, the lack of affordable on-campus housing exacerbates the challenges faced by graduate students, including financial insecurity and access to basic resources, which may impact UF's ability to recruit and retain talented students that pioneer internationally-recognized research similar to that listed above; then,

THEREFORE, LET IT BE RESOLVED that the UF Student Senate reaffirms its 2021 and 2023 stated opposition to the demolition of Maguire Village and UVS without viable and affordable replacement housing options.

THEREFORE, LET IT FURTHER BE RESOLVED that the UF Student Senate calls on UF Housing and Residence Education to ensure transparency in housing plans and include detailed timelines, cost analyses, and alternative proposals in public forums for graduate students to engage in, alongside announcements on preservation efforts for all historic memorials, landmark trees, and recreational areas.

THEREFORE, LET IT FURTHER BE RESOLVED that the UF Student Senate encourages the University of Florida to gather input and suggestions from graduate students and relevant graduate stakeholders such as Graduate Student Council and Mayors' Council, and to bargain a housing article with Graduate Assistants United.

THEREFORE, LET IT FURTHER BE RESOLVED that the UF Student Senate commends the decision to form a Graduate Student Housing Subcommittee composed of trustees, finance staff, university staff, and graduate representation to discuss the differing needs of graduate students and "propose future housing options" [22].

THEREFORE, LET IT FINALLY BE RESOLVED that the UF Student Senate kindly requests the augmentation of the 10-year housing implementation strategy to address the growing population of graduate students and their families, including a commitment to construct new on-campus graduate and family housing facilities and entering into an agreement for additional off-campus graduate apartment complexes to offset the current 2-year waitlist.

Proviso: A copy of this resolution shall be sent to Interim University President Kent Fuchs, Student Body President John Brinkman, UF Board of Trustees Chair Mori Hosseini, Dean of the

Graduate School Dr. Nicole Stedman, Faculty Senate Chair Sarah Lynne, UF Housing & Residence Life Senior Director Tina Horvath, Campus Student Housing Committee Chair Dr. James Tyger, Graduate Student Council President Kevin Senior, and Board of Alachua County Commissioners Chair Charles "Chuck" Chestnut IV.

- [1] - <https://www.ufl.edu/about/core-values/>
- [2] - <https://housing.ufl.edu/project-updates/>
- [3] - <https://housing.ufl.edu/wp-content/uploads/2022/01/Historyof-UFFacilities.pdf>
- [4] - <https://sg.ufl.edu/wp-content/uploads/2023/05/2023-1029-Resolution-Calling-for-the-Immediate-Reversal-of-the-Plans-to-Close-and-Demolish-Maguire-Village-and-University-Villag.pdf>
- [5] - [SSB 2021-1007, Student Government Archive](#)
- [6] - <https://housing.ufl.edu/apply/graduate-and-family-housing-application/>
- [7] - <https://facilities.ufl.edu/wp-content/uploads/2021/05/Minutes-11032020-UFLUFPC.pdf>
- [8] - [December Trustees Meeting, 1:27:00](#)
- [9] - [December Trustees Meeting, 1:27:20](#)
- [10] - [December Trustees Meeting, 1:38:50](#)
- [11] - [December Trustees Meeting, 1:34:55](#)
- [12] - <https://www.thecontinuumforufgrads.com/apartment-amenities>
- [13] - [Distance from Tanglewood Village to Intersection of Stadium Rd and Gale Lemerand Dr](#)
- [14] - [UNC Graduate Housing Options & Rates](#)
- [15] - [UVA Graduate Housing Options & Rates](#)
- [16] - [UVA Breaking New Ground on Darden School of Business Undergraduate & Graduate Housing](#)
- [17] - [Save UVS/Maguire Village: Stop Hundreds of Affordable Homes/Trees From Being Demolished! - Change.Org Petition](#)
- [18] - https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html
- [19] - <https://forms.gle/scymWeivSgJXJYt67>
- [20] - https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html
- [21] - [December Trustees Meeting, 1:46:40](#)



Blake Cox
Senate President

2/9/24
Date