

**MINUTES**

**BOARD OF REGENTS COMMITTEE ON IN**

Kyla-Marie Kauhahao Turner provided oral comments on UHH student housing.

Written testimony may be viewed at the Board of Regents website as follows:

[Late Written Comments Received](#)

#### IV. AGENDA ITEMS

##### A. Request Board Approval of an Indemnification Provision in a Contract Issued by the American Library Association (“ALA”)

The aforementioned indemnification provision stating that it will allow UHM Library Services to install and present an exhibition entitled *Americans and the Holocaust* for a five-year period in the lobby of Hamilton Library which is being funded through a grant from the ALA.

Regent Paloma moved to recommend board approval of an indemnification provision in a contract issued by the ALA, seconded by Regent [Name] and the motion carried with all members present voting in the affirmative.

##### B. UHH Student Housing Presentation

Chris Holland, Vice Chancellor for Student Affairs (VCSA) at UHH, provided an overview of UHH student housing which, similar to student housing at UHM, operates as a special fund program and, as such, is expected to be financially self-sustaining, generating sufficient revenues to cover operational expenses as well as capital investments. He discussed how student housing experience can have on a student’s academic success as indicated by various data sets collected on this issue; reviewed the organizational hierarchy of the UHH University Housing Program (UHH UHP); presented data on the five residence halls currently utilized by around 800 students noting each structure’s age, room and bed counts, rental and occupancy rates, and meal plan rates; discussed the complexities involved and challenges faced in operating and maintaining a university residential facility; highlighted some of the completed, ongoing, and planned renovation projects for each residence hall; touched upon UHH UHP’s plan to conduct a thorough assessment of its residence halls in order to obtain an accurate indication of their facility condition index although it is believed the student housing facilities would currently be graded as fair; and pointed out that UHH UHP brings in roughly \$4 million in annual revenues while incurring approximately \$3.5 million in expenses. He also discussed examples of available programs and services geared towards fostering a sense of belonging, promoting student engagement and responsibility, ensuring student safety and well-being, and supporting academic success.

Regent Wilson questioned whether the \$3.5 million in operational expenditures for UHH UHP was inclusive of basic repair and maintenance costs and residential life program expenses. VCSA Holland replied in the affirmative.

Referencing the planned renovations for each of UHH's residence halls, Vice-Chair [redacted] if they were part of UHH UHP's wish list. VCSA Holland responded that the projects were priorities for WPPAWPUA's address the matter.

Vice-Chair [redacted] of organic growth residence hall public comments. VCSA Holland replied that an organic growth consultant was an individual who analyzed air circulation and how mold affects a facility. He also stated that Hale 'Alahonua was not the residence hall the UHH student was referencing during public comments but stressed all student housing facilities will be addressed by the organic growth consultant.

Board Chair Nahale-a inquired as to whether any of the UHH student housing VCSA Holland responded that WPPAWPUA but has discovered mildew issues which is a vastly different matter. He also stated that representatives from the UHH Student Association meet regularly with the UHH UHP administration to discuss issues related to student housing facilities.

Citing the residence hall occupancy rates provided in the data related to student housing inventory at UHH, Board Chair Nahale-a facility were actually occupiable. VCSA Holland replied that very few rooms at UHH's residence halls are offline and the majority of vacant units at these facilities are occupiable. Given this information and expressing his belief forces on student housing occupancy rates, Board Chair Nahale-a questioned if there was a particular reason for these rooms remaining vacant. VCSA Holland replied that -campus housing prefer apartment as opposed to the dormitory style accommodations encompassed by the vacant units.

Discussion between Board Chair Nahale-a and VCSA Holland on the affordability of UHH student housing, off-site housing options for UHH students, approaches to addressing some of the housing preferences desired by students, the importance of the overall on-campus experience to student success, and the expectation of equity and tolerance at UHH housing facilities.

the positive balance between UHH student housing revenues these are the funds UHH UHP intends to utilize for the planned renovation projects mentioned earlier. VCSA Holland responded in the affirmative but emphasized the insufficiency of these funds to address the projects mentioned in their entirety. As such, the available monies in the most effective and efficient manner possible.

Regent Abercrombie sought clarification on UHH's affiliation with the off-site housing options for students mentioned in the presentation. VCSA Holland replied that while

UHH students do reside in the noted off-campus housing sites, UHH UHP has no oversight authority over those facilities as they are privately owned.

Discussions ensued between Regent Abercrombie, VCSA Holland, and Kalei  
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occupied at present; discussed eligibility requirements for residents; reviewed a historical timeline of previous lease agreements entered into with ASH Hawai'i, underscoring the current lease's scheduled expiration date of June 30, 2024; and pointed out the current proposal to extend the lease term for one year with a mutual option for a second year will allow ASH Hawai'i to continue to provide affordable housing to UHH students and their families until such time a new master lease can be entered into be it with ASH Hawai'i or another entity.

Chancellor Irwin presented a report of residents at Hale Kawili which includes faculty, staff, and students from both UHH and Hawai'i Community College, international students, and UHH student-athletes, and reiterated the 100 percent occupancy statistic. She also stressed the importance of this facility to UHH and mentioned UHH's contemplation of several alternatives prior to settling on the option campus administrators believe is in the best interest of students.

VCAA Rapoza mentioned the alternatives considered by UHH prior to its decision to pursue the issuance of an invitation to submit proposals (ISP) to identify and select a property for all financing of capital improvements; mentioned a property condition assessment

VP Syrmos reported that

He also commented on the prevalence of •\^]cá&â• { Áin today's social climate and expressed his hope for achieving greater institutional trust through increased, informative education on the issues facing the university.

**E. UH Revenue Bonds Private Use Analysis Update**

VP Young explained that the purpose of this update was to present information on a number of post-issuance compliance issues related to outstanding university revenue bonds, including the amount of private activity occurring on or within facilities financed through the use of these bonds, and referenced the presentation contained within the meeting materials. Although a report on this matter is required for regulatory purposes, this presentation was being provided to the board purely for informational purposes.

**V. ADJOURNMENT**

There being no further business, Chair Lee adjourned the meeting at 4:37 p.m.

Respectfully Submitted,

/S/

Yvonne Lau  
Executive Administrator and Secretary  
of the Board of Regents