

RHE 306
Proposal Paper

Like many of you, I loved living in the dorms, but it wasn't until I lived in an apartment with friends that I started learning to become an adult. I didn't have to worry about cleaning up after myself, paying the bills, or even making sure the air conditioning was working. I learned how to be a real adult, living on my own. I learned about how to be responsible. I learned about how to be accountable. I learned about being part of a team. I learned that I am capable of doing things on my own. I learned that I can be independent. I learned that I don't need to be afraid to stand up for myself. I learned that I can take care of myself.

Unfortunately, the rising cost of living in Austin is making it harder for University of Texas students to move into apartments. For the first time in years, the University of Texas at Austin has released its Housing Office's annual report on housing affordability. And the results are not good. The report, called "Austin Housing Affordability and Inequality: 2021," found that the median rent in Austin for a one-bedroom apartment has risen 12 percent over the last year to \$1,676. It also found that, compared to last year, the number of renter households in Austin increased by 3,500, and the number of renter households with incomes below 50 percent of the area median income increased by 3,300. This increase in renters is in part a result of the rising cost of housing in the city. A report released by the Texas Comptroller's Office in April found that, from 2018-2021, Austin's housing costs increased faster than the national average. According to the report, Austin's housing costs rose by 15.6 percent, compared to an average national increase of 10.5 percent. To help alleviate the issue, the University of Texas has, for the first time in years, offered more scholarships for housing. Last year, the UT Housing Office offered \$5,000 in scholarships for students who lived on campus. This year, the UT Housing Office plans to double that. "We've had students that have taken advantage of the housing

scholarship,” said Emily Vazquez, UT’s Director of Housing and Residential Education. “But we’ve also had students that are worried about the cost of living, and they don’t have the means to do that.”

To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. In 2009, the university spent \$84 million on a student housing complex called the West Campus Apartments, in the center of campus. This complex cost \$55 million to build and was paid for by the university and its funds. The complex has been a huge success, and the university has built other apartment complexes, such as the West Campus Apartments, the Live Oak Apartments, and the Village Apartments. The university has even built a parking garage on West Campus to accommodate the growth of the apartment complexes. The West Campus Apartments has 1,200 beds. Each apartment has a kitchen and a living room. It is the largest student housing complex in the nation. However, there are many students who live in apartments in the West Campus Apartments and the Village Apartments, but cannot afford to pay the higher prices for the West Campus Apartments and the Live Oak Apartments. The cost of living has increased, and students are now paying more for rent than they did a few years ago. The University of Texas at Austin has over 43,000 students living on campus. The cost of living is too high for most students. The university should purchase apartment complexes and rent them to students. The university can charge students much less than the market rate.

Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. While tuition hikes, tuition freezes and tuition caps have become the norm at public universities, a new wave of public-private partnerships are being explored. And some say it's time for Texas to start looking at its own

version of a dorm-to-apartment complex in Austin. Instead of selling the land to developers, the school could buy the apartments and rent them to students, faculty and staff. The apartments would be built on the existing property and not on campus. "The university could rent out some of the apartments to the student body and faculty and staff. It could be a huge benefit to the community," said Sara J. Keisling, the director of the Urban and Environmental Policy Institute at the University of Texas at Austin. The idea has been discussed in the past, but has never gained much traction. UT-Austin has not formally discussed the concept, but Keisling said the school has been exploring the idea for several years and recently looked at the issue again.

The University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments. Our endowment is one of the most powerful financial resources of the University of Texas. The endowment's financial strength gives us the power to provide academic and research opportunities that would otherwise be out of reach. As we see our endowment grow, we have an opportunity to help more students afford a UT education. According to the Texas Commission on Higher Education, there are more than 11,000 students in Austin who live at or below the federal poverty level and depend on UT's financial aid for their tuition. These students are often forced to live off campus. Many of them choose to live in UT housing, but the University of Texas does not provide housing for these students. To address this situation, the University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments.

This would create more than 10,000 new on-campus housing units for students to live in, and it would also help students save on the cost of housing. UT's endowment was created through the generosity of UT alumni, parents, and friends, and it is currently valued at \$42 billion. The University of Texas at Austin has the opportunity to use its endowment to purchase

off-campus housing for students who are living at or below the federal poverty level. The endowment is a powerful financial resource. It provides UT with the resources to expand academic opportunities for students who would otherwise not have the opportunity to attend UT. It also gives UT the power to invest in critical research projects that would not be possible without the endowment. If UT used its endowment to purchase off-campus housing for students, it would help more students afford UT education and save students money.

UT-Austin needs to purchase apartment complexes now, before they become even more expensive. “It’s much more expensive than it used to be,” said Todd Wheeler, director of the Urban Land Institute in Austin. Since 2010, the price of an apartment in Austin has risen 92% percent, according to the Apartment Association of Austin. “The problem with Austin is that we have a lot of growth and we don’t have enough supply,” Wheeler said. “The reality is, we can’t buy a building if we don’t have the money.” The UT System is currently looking to add buildings on its West Campus in order to increase the number of housing units, according to Linda Daniel, the system’s associate vice president for housing and student success. The university is also looking at buying some existing properties, but would not provide a timeline for when those plans would be made official.

As the school looks for a solution, it’s important to note that the problem is more than just housing. Students at UT-Austin have complained about the high cost of living in the area, which has made it hard for many to afford housing or to afford college in general. The issue has made it hard for many to succeed in the state’s most competitive university, which has become even more competitive in recent years. The issue was brought to the forefront at last week’s State of the University address, which highlighted the university’s efforts to increase the number of students who graduate. But the issue of housing affordability was one of the most pressing

problems facing the university. “We are doing everything we can to provide housing,” said Daniel. “We have a whole list of things we’re doing to address this.” However, Wheeler isn’t optimistic about the situation. “I don’t see a lot of solutions,” he said. “I think there is going to be a lot of growth, and a lot of demand.”

If UT-Austin students are going to receive a world class education, then we need access to affordable, modest apartments. Why is it so difficult to find an affordable, student-friendly apartment? Why is it so difficult to find an apartment with a garage or a laundry room? It’s not difficult. It’s just that it costs more. Affordable housing is not a luxury. It is a necessity.

Prompts and Outputs

Attempt	Result
1	<p>The University of Texas at Austin should purchase apartment complexes for students to live in. Why? Because it would be a great way to reduce campus crime. It would also be a great way to lower the cost of housing on campus. As reported by the Chronicle of Higher Education, the University of Texas at Austin has a housing shortage problem. The Austin Business Journal reports that Austin is the third most expensive city in the United States for housing. However, UT-Austin is doing a poor job of helping students with housing. For example, the Chronicle of Higher Education reports that the University of Texas at Austin has a housing waitlist of 16,000 students. Furthermore,</p>
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	<p>help students with housing. One way to help students is to provide them with affordable apartments. The University of Texas at Austin could purchase apartment complexes to house students. For example, the University of Texas at Austin could purchase apartment complexes for students to live in. As a result, it would be cheaper for UT-Austin to house students. Furthermore, the purchase of apartment complexes for students to live in would reduce the crime rate on campus. Crime on campus is a serious problem. For example, the Chronicle of Higher Education reports that the University of Texas at Austin has one of the highest crime rates on campus. As a result, it is important to provide safe places for students to live. Therefore, the University of Texas at Austin should purchase apartment complexes for students to live in.</p>
<p>4</p>	<p>Like many of you, attending UT-Austin was the first time I lived on my own. I felt ready to take on the world, and I did—and I have never been happier. I moved into the dorms at UT in fall 2014. I had always wanted to live in the dorms. I knew from my time in high school that I would enjoy them, but I didn’t know if they were the right fit for me. I found out that I loved living in the dorms on my first day of class. It was a blast. I was surrounded by people my age, my age and younger, and the classes were small enough to connect with everyone. It was awesome.</p>
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	<p>but there was no community there. I had my family, but it was a long drive away. I didn't know anyone in my major, and I didn't have the freedom to explore the campus or go to the classes I wanted. I quickly found that I liked my classes better when I was in the dorms. I</p>
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<p>9</p>	<p>Like many of you, attending UT-Austin was the first time I lived on my own. I felt ready to take on the world, and I did—and I have never been happier. I moved into the dorms at UT in fall 2014. I had always wanted to live in the dorms. I knew from my time in high school that I would enjoy them, but I didn't know if they were the right fit for me. I found out that I loved living in</p>

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<p>10</p>	<p>Unfortunately, I worry that rising costs of living in Austin will make it harder for new and current students to move to apartments. The recent spike in rental costs, and the average cost of living in Austin, is a serious problem. While the cost of living in Austin has risen, the price of apartments has increased even more. This is an important problem because for many, Austin is their only option for finding housing. Currently, Austin has one of the lowest rental vacancy rates in the nation. This means that there are a lot of apartments available, but they are typically very expensive. As the price of living in Austin continues to rise, the number of apartments that are affordable will decrease. This is</p>
<p>11</p>	<p>Unfortunately, I worry that rising costs of living in Austin will make it harder for new and current students to move to apartments. One of the most obvious and affordable ways for them to live is to live with their parents. If you look at the housing market right now, there are still tons of apartments that are affordable. There are several options for the new and current students who are looking for a place to live. The most affordable places to live in Austin right now are the apartments at the University of Texas. The cost of living at UT is cheaper than most other places in Austin. The Austin apartments for new and current students are much more affordable than the apartments in downtown Austin. The apartments downtown are much more expensive than the apartments at UT, and the</p>
<p>12</p>	<p>Like many of you, I loved living in the dorms, but it wasn't until I moved into an apartment with three friends that I felt like I was growing into a young adult. I was able to share the responsibilities of paying rent, buying groceries, and working at the same time. Although my roommates and I were different in terms of our personalities, we shared similar lifestyles and we all loved to party. One of the first times that I remember doing drugs was at a party in my friend Josh's dorm room. He was a bit of a party animal and had a keg with beer in the fridge. His roommate came home from a night of partying and asked Josh to share his beer. Josh happily obliged, but when he returned home, he was confused. "What</p>

	happened to the beer
13	Like many of you, I loved living in the dorms, but it wasn't until I moved into an apartment with three friends that I felt like I was growing into a young adult. We had our ups and downs, and I think we all learned a lot from living together. When I was younger, my friends and I would talk about living together and how awesome it would be. We would talk about it all the time. As we got older, though, it didn't seem like it was possible. I don't know why, but I guess we were just too busy with school to get around to it. One day, I was walking back to my apartment from the library when I met a guy named Justin. We started talking, and he invited me to his house for dinner. I was
14	Like many of you, I loved living in the dorms, but it wasn't until I moved into an apartment with friends that I started learning to become an adult. It was there I learned to clean, cook, pay bills, and take care of myself. I want to be a doctor, but if I can't figure out how to balance my checkbook, I will be going nowhere fast. I'm hoping to have this transition to adulthood happen over the next few years, but it will take some time. My advice to you is to be patient. Don't be afraid to ask for help, and don't be afraid to say no. Take a chance on yourself. What's your advice to other college students? Share your tips in the comments
15	Like many of you, I loved living in the dorms, but it wasn't until I moved into an apartment with friends that I started learning to become an adult. I learned to do laundry and how to cook, how to spend money and where to find food. In college, I learned the art of time management and how to live in a space that I didn't own. This past summer, I lived in an apartment that was a part of a university program to help students become independent. The apartment was filled with students from different schools, and they all had very different life experiences. I learned that there is a lot to be said about knowing where to draw the line and how to make tough decisions. Living with others is hard, but it's something that every college student must
16	Like many of you, I loved living in the dorms, but it wasn't until I moved into an apartment with friends that I started learning to become an adult. I learned to do laundry and how to cook, how to spend money and where to find food. In college, I learned the art of time management and how to live in a space that I didn't own. I learned that I had to put myself first. The average student moves out of the dorms for the first time in the second year of college. It's a time when we are in a new space, new friends, and new responsibilities. But, many of us fail to embrace adulthood as an adult. We act like high school students, we make immature decisions, and we don't take responsibility for our actions. In short, we don't act like we're adults. The first step in becoming an adult is to accept responsibility for your life. You can't expect someone else to take responsibility for your life.
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	<p>learned to do laundry and how to cook, how to spend money and where to find food. In college, I learned the art of time management and how to live in a space that I didn't own. I learned how to budget my money and find ways to save it. I learned how to talk to my professors about my grades, how to find my professors' offices, and how to take notes. College is not only an important part of my life, it's the most important part of my life. There are a lot of things that I don't know how to do yet, but I will learn. I will learn the skills I need to be an adult and to make my way in the world. I will learn those skills because I am going to work my ass off and I will get an education. I</p>
18	<p>Like many of you, I loved living in the dorms, but it wasn't until I lived in an apartment with friends that I started learning to become an adult. I was in my last year of college when I lived in a community with my friends. I was rooming with a girl named Lindsey and we quickly became best friends. It was the best time of my life. Lindsey was so easy to be around, and she had the most beautiful heart. We talked about everything. I learned a lot about myself during that time. I became more independent and I realized I could take care of myself. I learned to take care of my responsibilities and responsibilities to my family. I became more responsible. I'm very proud of that. I didn't know if I would ever be capable</p>
19	<p>Like many of you, I loved living in the dorms, but it wasn't until I lived in an apartment with friends that I started learning to become an adult. I didn't have to worry about cleaning up after myself, paying the bills, or even making sure the air conditioning was working. I learned how to be a real adult, living on my own. I learned about how to be responsible. I learned about how to be accountable. I learned about being part of a team. I learned that I am capable of doing things on my own. I learned that I can be independent. I learned that I don't need to be afraid to stand up for myself. I learned that I can take care of myself. I learned that I</p>
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	<p>households in Austin increased by 3,500, and the number of renter households with incomes below 50 percent of the area median income increased by 3,500. This increase in renter households has pushed the number of renter households with incomes below 50 percent of the area median income in Austin to 12,200, a number that has increased by 1,200 in just the last year. And, if that wasn't enough, the report found that the median rent in Austin for a two-bedroom apartment has increased 6.4 percent over the last year to \$1,491. It also found that, compared to last year, the number of renter households in Austin increased by 4,300, and the number of renter households with incomes below</p>
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25	<p>Unfortunately, the rising cost of living in Austin is making it harder for University of Texas students to move into apartments. For the first time in years, the University of Texas at Austin has released its Housing Office's annual report on housing affordability. And the results are not good. The report, called "Austin Housing Affordability and Inequality: 2014," found that the median rent in Austin for a one-bedroom apartment has risen 3.3 percent over the last year to \$1,110. It also found that, compared to last year, the number of renter households in Austin increased by 3,500, and the number of renter households with incomes below 50 percent of the area median income increased by 3,300. This increase in renters is in part a result of the rising cost of housing in the city. A report released by the Texas Comptroller's Office in April found that, from 2009 to 2012, Austin's housing costs increased faster than the national average. According to the report, Austin's housing costs rose by 15.6 percent, compared to an average national increase of 10.5 percent. To help alleviate the issue, the University of Texas has, for the first time in years, offered more scholarships for housing. Last year, the UT Housing Office offered \$5,000 in scholarships for students who lived on campus. This year, the UT Housing Office plans to double that. "We've had students that have taken advantage of the housing scholarship," said Emily Vazquez, UT's Director of Housing and Residential Education. "But we've also</p>

	<p>had students that are worried about the cost of living, and they don't have the means to do that." In order to receive the scholarship, students need to live in the UT Austin area and receive a credit of at least a 2.0 GPA in their courses. While the housing</p>
26	<p>To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. Rising tuition costs at public universities nationwide have placed an increased financial burden on students. In the wake of a national recession, the price of higher education continues to climb. According to a report from the National Center for Education Statistics, the annual cost of a public university degree at the master's level is now \$27,047, a figure that is still rising. These high costs are the main reason why only 20 percent of U.S. college students graduate on time. If the University of Texas at Austin is going to meet its commitment to provide a quality education to all its students, it needs to consider</p>
27	<p>To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. The rise in costs of living and the increasing number of students who attend UT Austin have created a housing crisis that the university cannot ignore. To address the rising costs of living, the university should purchase apartment complexes and rent them to students at affordable prices. The Rise in Costs of Living With the increasing costs of housing, the need for a simple, inexpensive solution has grown. UT Austin is the fifth largest university in the United States and the second largest public university in Texas. With the number of students increasing every year, the university's housing needs are also increasing. For example, the number of students attending</p>
28	<p>To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. This would help students who are living away from home, and it would bring in revenue for the University. The University of Texas at Austin is a public university with a very high cost of living. The tuition at UT is one of the highest in the country, and the cost of housing is one of the highest in the nation. The cost of living at the University of Texas is very high. With the cost of living so high, students are forced to live away from their families, which leads to a higher rate of depression and other mental health issues. In order to combat this, the University of Texas should purchase and</p>
29	<p>To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. In 2009, the university spent \$845 million on a student housing complex called the West Campus Apartments, in the center of campus. This complex cost \$55 million to build and was paid for by the university and its funds. The complex has been a huge success, and the university has built other apartment complexes, such as the West Campus Apartments, the Live Oak Apartments, and the Village Apartments.</p>

	<p>The university has even built a parking garage on West Campus to accommodate the growth of the apartment complexes. The West Campus Apartments has 1,200 beds. Each apartment has a kitchen and a</p>
<p>30</p>	<p>To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. In 2009, the university spent \$845 million on a student housing complex called the West Campus Apartments, in the center of campus. This complex cost \$55 million to build and was paid for by the university and its funds. The complex has been a huge success, and the university has built other apartment complexes, such as the West Campus Apartments, the Live Oak Apartments, and the Village Apartments. The university has even built a parking garage on West Campus to accommodate the growth of the apartment complexes. The West Campus Apartments has 1,200 beds. Each apartment has a kitchen and a living room with a washer and dryer. There is also a computer lab, laundry facilities, and a study lounge. The rent for the apartments is around \$1,500 per month. The university has been able to increase its revenues from around \$1.7 billion in 2009 to around \$2.6 billion in 2011. The average revenue per student is around \$15,000, which is much higher than the average revenue per student of \$8,500 for Texas colleges and universities. The university is able to increase the revenue from the students because the apartments are a popular place to live. Many students are</p>
<p>31</p>	<p>To address the rising costs of living, the University of Texas at Austin should purchase apartment complexes and rent them to students at affordable prices. In 2009, the university spent \$845 million on a student housing complex called the West Campus Apartments, in the center of campus. This complex cost \$55 million to build and was paid for by the university and its funds. The complex has been a huge success, and the university has built other apartment complexes, such as the West Campus Apartments, the Live Oak Apartments, and the Village Apartments. The university has even built a parking garage on West Campus to accommodate the growth of the apartment complexes. The West Campus Apartments has 1,200 beds. Each apartment has a kitchen and a living room. It is the largest student housing complex in the nation. However, there are many students who live in apartments in the West Campus Apartments and the Village Apartments, but cannot afford to pay the higher prices for the West Campus Apartments and the Live Oak Apartments. The cost of living has increased, and students are now paying more for rent than they did a few years ago. The University of Texas at Austin has over 43,000 students living on campus. The cost of living is too high for most students. The average annual cost of living in Austin, Texas, for a family of four with</p>
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	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. The city of Austin is offering \$1.5 million in incentives to help the university buy three apartment complexes that would be used to house students and professors. According to the Austin-American Statesman, the apartments would be bought from private owners. The university could then lease the apartments to students and professors. In addition to providing a steady income, the apartments would help the university house its growing number of students. Currently, about 16,000 people are enrolled at UT-Austin. The school has about 12,000 more students coming to campus this fall. When it was first announced that UT-Austin was going</p>
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	<p>a \$1.4 billion cash reserve. The school also has a large parking lot that would be converted into housing. That parking lot is one of the biggest in the country, and the university is in the process of buying a private lot next to it. The UT-Austin board of regents</p>
<p>34</p>	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. The city of Austin is offering \$1.5 million in incentives to help the university buy three apartment complexes that would be used to house students and professors. According to the Austin-American Statesman, the apartments would be bought from private owners. The university could then lease the apartments to students and professors. In addition to providing a steady income, the apartments would help the university house its growing number of students. Currently, about 16,000 people are enrolled at UT-Austin. The school has about 12,000 more students coming to campus this fall. When it was first announced that UT-Austin was going to buy these apartments, some residents weren't happy. The university bought two apartment complexes, called the Mockingbird Station Apartments and the Brazos Park Apartments. In April, the university bought a third complex, called Rivercrest Apartments. UT-Austin President Bill Powers said the apartments would help the school accommodate its growth. "It's a very attractive option for the University of Texas because it means we can afford to give our students an even better quality of life," Powers said. The apartments would be purchased with money from the school's massive endowment. Powers said the apartments are</p>
<p>35</p>	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. UT-Austin is one of the nation's richest schools. Last year, its endowment had \$2.5 billion, which is more than the endowments of Harvard and Stanford. Its endowment has been growing, mostly due to the growth of the oil and gas industry, which has donated big money to the university. But how much money can UT-Austin spend? And how much should it spend? The university's endowment grew from \$1.4 billion in 2005 to \$2.5 billion in 2015, a growth rate of nearly 13 percent.</p>
<p>36</p>	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. While tuition hikes, tuition freezes and tuition caps have become the norm at public universities, a new wave of public-private partnerships are being explored. And some say it's time for Texas to start looking at its own version of a dorm-to-apartment complex in Austin. Instead of selling the land to developers, the school could buy the apartments and rent them to students, faculty and staff. The apartments would be built on the existing property and not on campus. "The university could rent out some of the apartments to the student body and faculty and staff. It could be a huge benefit to the community</p>

37	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. While tuition hikes, tuition freezes and tuition caps have become the norm at public universities, a new wave of public-private partnerships are being explored. And some say it's time for Texas to start looking at its own version of a dorm-to-apartment complex in Austin. Instead of selling the land to developers, the school could buy the apartments and rent them to students, faculty and staff. The apartments would be built on the existing property and not on campus. "The university could rent out some of the apartments to the student body and faculty and staff. It could be a huge benefit to the community," said Robyn Meyers, a UT-Austin alumna who is now a professor of law at the University of Arizona. UT-Austin has already established a series of public-private partnerships on campus. It owns a \$30 million facility for the School of Law and School of Law's Center for Health Law Policy and Ethics. The school also built the Health Science Center and the Dell Medical School. UT-Austin's endowment, which is \$6.5 billion, is the second largest in the country, according to the Chronicle of Higher Education. Meyers said the school is making investments in</p>
38	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. While tuition hikes, tuition freezes and tuition caps have become the norm at public universities, a new wave of public-private partnerships are being explored. And some say it's time for Texas to start looking at its own version of a dorm-to-apartment complex in Austin. Instead of selling the land to developers, the school could buy the apartments and rent them to students, faculty and staff. The apartments would be built on the existing property and not on campus. "The university could rent out some of the apartments to the student body and faculty and staff. It could be a huge benefit to the community," said University of Texas-Austin professor of Urban Planning and Public Policy and College of Urban and Public Affairs director Charles Hood. The school could use the money from the sale of the apartments to help pay for building projects on campus. "We need to be thinking about the future. It's just not a great use of resources to continue building this beautiful campus and keep the land for future generations," said Hood. The idea of the University of Texas-Austin using apartments on campus is not new. In 2012, The Daily Texan reported on the school's plans to sell a few hundred apartments on campus</p>
39	<p>Some may think it'd be too expensive for the school to buy apartment complexes, but UT-Austin can use money from its massive endowment. While tuition hikes, tuition freezes and tuition caps have become the norm at public universities, a new wave of public-private partnerships are being explored. And some say it's time for Texas to start looking at its own version of a dorm-to-apartment complex in Austin. Instead of selling the land to developers, the school could buy the apartments and rent them to students, faculty and staff. The apartments would be built on the existing property and not on campus. "The university could rent out some of the apartments to the student body</p>

	<p>and faculty and staff. It could be a huge benefit to the community," said Sara J. Keisling, the director of the Urban and Environmental Policy Institute at the University of Texas at Austin. The idea has been discussed in the past, but has never gained much traction. UT-Austin has not formally discussed the concept, but Keisling said the school has been exploring the idea for several years and recently looked at the issue again. The Texas Tribune asked Keisling to put together a list of the pros and cons of the idea. Here is her summary: Pros: The university would save money by not having to pay for property taxes on the land it</p>
40	<p>The University of Texas at Austin has the third biggest endowment in the nation, and they should invest some of it in affordable student housing. The amount of money the university has at its disposal is astounding. The university has roughly \$11.4 billion in assets, and a significant portion of that is tied up in real estate. It's easy to imagine that the university could build housing on its own campus. But, according to the Chronicle of Higher Education, this is not the case. Instead, the university has used the money to invest in private companies, with the hopes that they will profit from the university's name. The Chronicle reports that the university has invested \$750 million in seven private companies, and is actively pursuing more</p>
41	<p>The University of Texas at Austin should use our endowment to invest some of it in affordable, off-campus student apartments. I've seen a lot of discussion about the University of Texas's endowment, and I'm no fan of its size. But the endowment should be used for the good of the University. To be specific, the endowment should be invested in off-campus student housing. Last week, the Texas Tribune published an interesting article by Marisa Taylor about the UT system's endowment. In the piece, Taylor pointed out that the UT system's endowment is a big deal. It is currently \$10.7 billion. The University of Texas is the biggest university in the state. It is also the state's</p>
42	<p>The University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments. Our endowment is one of the most powerful financial resources of the University of Texas. The endowment's financial strength gives us the power to provide academic and research opportunities that would otherwise be out of reach. As we see our endowment grow, we have an opportunity to help more students afford a UT education. According to the Texas Commission on Higher Education, there are more than 11,000 students in Austin who live at or below the federal poverty level and depend on UT's financial aid for their tuition. These students are often forced to live off campus. Many of them choose to live in UT housing</p>
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<p>44</p>	<p>The University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments. Our endowment is one of the most powerful financial resources of the University of Texas. The endowment’s financial strength gives us the power to provide academic and research opportunities that would otherwise be out of reach. As we see our endowment grow, we have an opportunity to help more students afford a UT education. According to the Texas Commission on Higher Education, there are more than 11,000 students in Austin who live at or below the federal poverty level and depend on UT’s financial aid for their tuition. These students are often forced to live off campus. Many of them choose to live in UT housing, but the University of Texas does not provide housing for these students. To address this situation, the University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments. This would create more than 10,000 new on-campus housing units for students to live in, and it would also help students save on the cost of housing. UT’s endowment was created through the generosity of UT alumni, parents, and friends, and it is currently valued at \$4.7 billion. The University of Texas at Austin has the opportunity to use its endowment to purchase off-campus housing for students who are living at or below the federal poverty level. The endowment is a powerful financial resource. It provides UT with the resources to expand academic opportunities for students who would otherwise not have the opportunity to attend UT. It also gives UT the power to invest in critical research projects that would not be possible without the endowment. If UT used its endowment to purchase off-campus housing for students, it would help more students afford UT education and save students money. A study by the Texas Higher Education Coordinating Board found that as of 2016, there were more than 11,000 students in Austin</p>
<p>45</p>	<p>While apartment complexes aren’t cheap, they’ll only become more expensive, so the time UT-Austin to purchase them is now. There is a huge demand for university-owned property in Austin, according to the UT System. For years, the UT System has said it has no plans to buy property, but that hasn’t stopped the demand from growing. “I think it’s only going to increase,” said UT-Austin real</p>

	<p>estate expert Mike Hartman. “I’m not surprised,” said Troy Johnson, who owns the Tarrant County Rental and Property Management. “I think it’s a great thing.” The University of Texas has a long</p>
46	<p>UT-Austin needs to purchase apartment complexes now, before they become even more expensive. “We have to start to look for properties now,” said Marc Cohen, executive director of the University of Texas Real Estate Advisory Council. “We need to be careful with that, because we’re not just going to buy and sell. It’s going to be a long-term game.” Cohen said the University needs to put a significant investment in its land holdings, and that’s easier to do now than it will be later. UT-Austin already owns more than 1,400 acres in North Austin, with about half of that land zoned</p>
47	<p>UT-Austin needs to purchase apartment complexes now, before they become even more expensive. “Right now, there is a shortage of apartments. The whole area is being built up,” said Phyllis Hoge, a former UT-Austin graduate who lives on the Heights. “I would like to see more affordable housing.” Those who want to know more about the affordability crisis can go to the website of the Austin Housing Commission. In fact, the commission is so concerned about the number of people who are homeless that it is asking for \$20 million from the city to create a fund for that purpose. For now, UT-Austin is working to make</p>
48	<p>UT-Austin needs to purchase apartment complexes now, before they become even more expensive. The university’s Housing and Dining services division wants to purchase apartments and other buildings that are already paid for. The service, which has been in place for years, has about \$10 million in funds from the university’s Housing and Dining Services to spend on apartment purchases. The service’s head, Susan Mann, said in the fall that the service would have enough funds to purchase an apartment complex for \$500,000. But now, Mann said, the service has enough money to purchase four apartment complexes for about \$1.5 million. “The need is now,</p>
49	<p>UT-Austin needs to purchase apartment complexes now, before they become even more expensive. “It’s much more expensive than it used to be,” said Todd Wheeler, director of the Urban Land Institute in Austin. Since 2010, the price of an apartment in Austin has risen 19.5 percent, according to the Apartment Association of Austin. “The problem with Austin is that we have a lot of growth and we don’t have enough supply,” Wheeler said. “The reality is, we can’t buy a building if we don’t have the money.” The Apartment Association of Austin is the trade</p>
50	<p>UT-Austin has both the money and the need to purchase apartment complexes. We have the funds. We also have the need to provide more housing to our students,” said Guy Humphries, UT-Austin Vice Chancellor for Student Affairs. The university announced a \$2 million donation to the project last week. The university says it will have the money to buy the properties by the end of the year, but the timing of the sale is still unclear. A lot of the problem with affordable housing is that people have to be willing to sell. “A lot of the problem with</p>

	affordable housing is that people have to be willing to sell,” said Larry Downing, executive
51	UT-Austin has both the money and the need to purchase apartment complexes, and it's time to do so. But the city's housing shortage is so dire that it can't be built up from scratch, and it can't be solved with just the single shot of tax-increment financing. So there's no choice but to spend millions of dollars to buy up existing property and to fix up apartments that are already occupied. Selling off land to developers is the surest way to build affordable housing. But when we first began working on this, we realized that the city's housing market was so hot that the demand for housing far exceeded the supply. That's why, even as we sold land, we could hardly find anyone who wanted
52	UT-Austin needs to purchase apartment complexes now, before they become even more expensive. “It’s much more expensive than it used to be,” said Todd Wheeler, director of the Urban Land Institute in Austin. Since 2010, the price of an apartment in Austin has risen 19.5 percent, according to the Apartment Association of Austin. “The problem with Austin is that we have a lot of growth and we don’t have enough supply,” Wheeler said. “The reality is, we can’t buy a building if we don’t have the money.” But even if the University of Texas buys up an apartment complex, it won’t necessarily solve Austin’s housing shortage. According to the Apartment Association of Austin, the city only has 4,100 apartments that are available for rent. “We’re going to have a hard time building enough housing to meet the demand,” Wheeler said. “It’s going to be a lot of people living in single-family homes.” When the city decided to replace the Mueller neighborhood in 2014, many residents felt the city was taking a step backwards. Many of those residents
53	UT-Austin needs to purchase apartment complexes now, before they become even more expensive. “It’s much more expensive than it used to be,” said Todd Wheeler, director of the Urban Land Institute in Austin. Since 2010, the price of an apartment in Austin has risen 19.5 percent, according to the Apartment Association of Austin. “The problem with Austin is that we have a lot of growth and we don’t have enough supply,” Wheeler said. “The reality is, we can’t buy a building if we don’t have the money.” “[Developers] need to build more. We can’t continue to build out the city with what we have,” said Wheeler. “We need to get people into the apartments.” Wheeler said he’s seen a significant increase in the amount of people moving to Austin to live in apartments. For now, the apartment industry is the only major industry in Austin that is growing. “It’s an industry that’s booming. You can’t look at any other industry and say, ‘that’s not growing,’
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<p>57</p>	<p>The rising cost of living is a complicated issue, but one solution is for UT to purchase more apartments and help students grow into adults capable of changing the world. When the University of Texas campus in Austin expands in the coming years, there will be a lot of new students to move in. But the people who will be occupying these spaces are already here, and will be graduating from UT in the coming years. University of Texas President Bill Powers said he is looking at ways to help UT-Austin grow into an urban university, and to create more affordable housing for students. The housing affordability crisis is a national issue, and it's hitting UT-Austin especially hard. The university has one of the highest rents in the country, and it's getting more</p>
<p>58</p>	<p>If UT-Austin students are going to receive a world class education, then we need access to affordable, modest apartments. Why is it so difficult to find an affordable, student-friendly apartment? Why is it so difficult to find an apartment with a garage or a laundry room? It's not difficult. It's just that it costs more. Affordable housing is not a luxury. It is a necessity.</p>
<p>59</p>	<p>UT-Austin needs to purchase apartment complexes now, before they become even more expensive. "It's much more expensive than it used to be," said Todd Wheeler, director of the Urban Land Institute in Austin. Since 2010, the price of an apartment in Austin has risen 19.5 percent, according to the Apartment Association of Austin. "The problem with Austin is that we have a lot of growth and we don't have enough supply," Wheeler said. "The reality is, we can't buy a building if we don't have the money." The UT System is currently looking to add buildings on its West Campus in order to increase the number of housing units, according to Linda Daniel, the system's associate vice president for housing and student success. The university is also looking at buying some existing properties, but would not provide a timeline for when those plans would be made official. As the school looks for a solution, it's</p>

	<p>important to note that the problem is more than just housing. Students at UT-Austin have complained about the high cost of living in the area, which has made it hard for many to afford housing or to afford college in general. The issue has made it hard for many to succeed in the state’s most competitive university, which has become even more competitive in recent years. The issue was brought to the forefront at last week’s State of the University address, which highlighted the university’s efforts to increase the number of students who graduate. But the issue of housing affordability was one of the most pressing problems facing the university. “We are doing everything we can to provide housing,” said Daniel. “We have a whole list of things we’re doing to address this.” However, Wheeler isn’t optimistic about the situation. “I don’t see a lot of solutions,” he said. “I think there is going to be a lot of growth, and a lot of demand.” If UT-Austin students are going to receive a world class education, then we need access to affordable, modest apartments. Why is it so difficult to find an affordable, student-friendly apartment? Why is it so difficult to find an apartment with a garage or a laundry room? It’s not difficult. It’s just that it costs more. Affordable housing is not a luxury. It is a necessity. We have a growing population, and we need to provide the resources for it to grow.</p>
<p>60</p>	<p>The University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments. Such a move would bring the university’s housing options closer to those of the wider community and reduce UT-Austin’s reliance on the private market for its housing. For decades, UT-Austin has been the largest recipient of private donations in the nation. In 2009, it was estimated that the university received \$9.5 million in donations, with \$3.8 million coming from corporations and \$3.6 million coming from individual donors. As a public university, UT-Austin is required by state law to spend a certain portion of its endowment on educational expenses. The university uses this money to provide scholarships</p>
<p>61</p>	<p>The University of Texas at Austin should use our endowment to purchase affordable, off-campus student apartments. We have a remarkable resource, which we are not using. The Housing for College Students Program is not only an innovative solution for housing affordability on campus, but also a better option for the community, the university and students. This is not a simple solution. It is a complicated solution. But it is one that can serve as an example for the nation. My name is Anthony Wiener and I am a graduate student at UT-Austin. I am also the president of the UT-Austin chapter of the National Association of Scholars. Our university, like many others, is facing a housing affordability crisis.</p>