

STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
Facilities Committee
January 29, 2026

SUBJECT: Authorization to Issue Debt – UF Student Housing

PROPOSED COMMITTEE ACTION

Adopt a resolution authorizing the issuance of bonds in an amount not to exceed \$245M by the Division of Bond Finance, on behalf of the University of Florida, to finance the construction of a new student residence facility on the university's main campus.

AUTHORITY FOR BOARD OF GOVERNORS ACTION

Article IX, Section 7, Florida Constitution; Section 1010.62, Florida Statutes; State University System Debt Management Guidelines.

BACKGROUND INFORMATION

The Project will be the first of a multi-phase housing approach, and part of a 10-year plan to revitalize UF's housing system. The Project will consist of two 8-9-story residence halls located on the main campus, representing a combined total of approximately 350,000 gsf and over 1,100 beds in a mixture of primarily 2-bed/1-bath single- and double-occupancy semi-suite rooms. Approximately 15% of the Project's space will be allocated to 'community space' (study, lounge, grab-and-go dining, etc.).

The Project will target first-year students, in part replacing beds lost due to the demolition of several older dorms, and it will help address UF's persistent waiting list of over 1,000 students seeking on-campus housing. After replacing 622 beds lost due to the demolition of Trusler, Simpson, and Graham halls, the Project will add a 'net' 479 beds, effectively increasing the undergraduate housing by 5.11% to 9,793 beds.

The cost of the Project is approximately \$214.7, resulting in a per-bed cost of \$195k; one of the highest to date, and cost per square foot of over \$613/sf. UF attributes the high cost to inflation since Covid (2020).

To align rental rates with increased costs in the housing system, the UF Board of Trustees approved multiple rental rate increases over several years, as detailed in the Project Summary.

The Project will be financed with 30-year, fixed-rate, tax-exempt Bonds, with level debt service of approximately \$17.8M per year, issued by DBF in an amount not to exceed \$245M, inclusive of capitalized interest and cost of issuance.

The Project is not financially viable on its own. However, the Bonds will be issued on parity with the University's other Housing System debt. The University's robust Housing System's operating capacity will absorb the deficits from the Project, resulting in a debt service coverage of at least 1.78x, which exceeds the minimum 1.20x required by the SUS Debt Management Guidelines.

Supporting Documentation Included:

1. Authorizing Resolution
2. Project Summary
3. Estimated Source & Uses
4. Projected Debt Service Coverage –
Project Only
5. Projected Debt Service Coverage –
Housing System
6. Debt Service Schedule – Project Only
7. Debt Service Schedule –
Consolidated
8. Internal Rate of Return
9. DBF Memorandum

Facilitators/Presenters:

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