

HFS Informational Sheet

Housing & Food Services (HFS) has developed this informational sheet to assist with discussions about HFS and the UW Housing Master Plan. This document offers clarifications and information about commonly misunderstood or sometimes unknown HFS functions, structure and operations.

- HFS is a self-sustaining auxiliary unit of the University of Washington.
 - HFS receives no direct funding for its operations from the UW budget.
 - HFS operations are funded through housing payments and food sales.
 - HFS operates as not-for-profit. Any revenue in excess of operational costs is rolled into reserves to fund operational and infrastructure improvements, or to mitigate housing and food costs to students.
 - HFS houses over 8,400 students in its residence halls, apartments and affiliated properties – that’s just over a quarter of the undergraduate students at the UW.
 - HFS residents pay the lowest average amount for dining services of any university in Washington.
 - HFS is one of the largest employers of students on the UW campus, with about 900 student-employees.
- HFS is in the North Campus phase of its \$880 million Housing Master Plan (HMP), which will redevelop the residential housing on campus.
 - Bond repayment for new HMP building redevelopment and construction costs is achieved through the use of housing fees paid by those living in the new buildings and in the UW residential housing system.
 - When the new buildings on North Campus open, they will have housing rates equal to those on West Campus at that time.
 - HFS has consistently maintained a construction cost rate that is among the lowest at west coast universities for its HMP projects thus far.
- HFS strives to maintain affordability of housing for UW students by basing its rates upon the cost of operating and providing housing, rather than rapidly rising private sector rents.
- HFS also operates a broad range of residential amenities, such as Area 01, Fitness Center West and Learning Resource Center West.
 - The cost to build and operate all the residential housing amenities is about \$12/month per resident, with residents having access to all amenities.
- UW Dining provides residents with dining plan flexibility that allows them to balance their planned and social eating with convenience and speed when they need it, at 37 locations.
- The main focus of The District Market is to provide convenient and proximate grocery service to residents. Because its volume of goods is smaller than a large grocery chain, its food prices will generally be higher.
 - Food prices are set based upon costs from suppliers and the labor and operations costs associated with running the venue the food is sold within. There is no built-in “profit margin” as exists in private businesses.

For more information about HFS: <https://www.hfs.washington.edu/abouthfs/>

More about UW Housing Master Plan: <https://www.hfs.washington.edu/housing/>