

Senate Bill 24-3

Senator Hayden Pierce, At-Large
Chair, Ad Hoc Committee on Housing
Senator Wesley Templett, University-Sponsored
Vice Chair, Ad Hoc Committee on Housing
Senator Hayleigh Lutz, Graduate
Ad Hoc Committee on Housing
Senator Riley M. Littleton, Wellness and Health
Committee on Infrastructure and Environmental Affairs
Senator Kaitlyn Skeen, Liberal Arts
Committee on Governmental Operations

A BILL OF THE ASSOCIATED STUDENT BODY SENATE FOR THE ADDITION OF A STANDING SENATE COMMITTEE ON HOUSING BY AMENDING TITLE II SECTION 108 (6) AND ADDING OF TITLE II SECTION 108 (9), WHICH FOR THE SAKE OF BREVITY AND IN INTEREST OF BEING MORE DESCRIPTIVE, THE CURRENT AND ALTERED FORM MAY BE FOUND ATTACHED.

WHEREAS, the Associated Student Body is responsible for serving and representing The University of Mississippi student body;

WHEREAS, currently, student housing concerns fall under the jurisdiction of the Committee on Infrastructure and Environmental Affairs, and the Committee on Student Life, which are already responsible for other highly substantial University concerns;

WHEREAS, the greater Oxford area is also experiencing a crisis unique to the city's housing process, including cost of living increases that are negatively affecting University students without the means or ability to reside on campus; AND

WHEREAS, the establishment of a permanent Committee on Housing would greatly benefit the student body of the University of Mississippi and be a beneficial contribution to the Associated Student Body and their efforts to advocate for student needs.

THEREFORE, BE IT ENACTED THAT THE ASSOCIATED STUDENT BODY SENATE AMENDS TITLE II SECTION 108 (6) AND ADDING OF TITLE II SECTION 108 (9) PER RECOMMENDATION OF THE COMMITTEE ON GOVERNMENTAL OPERATIONS AND THE AD HOC COMMITTEE ON HOUSING.

<u>Governmental Ops</u>	<u><i>Madison Waldrop</i></u>	<u>02-21-2024</u>
Committee	Committee Chair	Date
<u>02-20-2024</u>	<u>Passed 38-2</u>	<u><i>Sellers Shockley</i></u>
Date of Introduction	Action of Student Senate	Clerk Signature

Acknowledgment of Senate Presiding Officer:

<u><i>Mason Greenwald</i></u>	<u>02-22-2024</u>
Vice President Mason Greenwald	Date
Senate Presiding Officer	

Approval of Associated Student Body Elected President:

<u><i>Sara Austin Welch</i></u>	<u>02-21-2024</u>
Sara Austin Welch	Date
ASB President	

Acknowledgment of Campus Administration:

<u><i>Brent Marsh</i></u>	<u><i>Charlotte Pegues</i></u>
Dr. Brent Marsh, Ph.D.	Dr. Charlotte Pegues, Ph.D.
Dean of Students	Vice Chancellor of Student Affairs

Receipt of Chancellor's Office:

Glenn Boyce

Dr. Glenn Boyce, Ed.D.

University Chancellor



**The University of Mississippi
Memorandum for Bill 24-3
Vision and Goals for The Senate Committee on Housing**

VISION

Upon passage of Senate Bill 24-3, the Senate Committee on Housing will be the ASB's primary group dedicated to addressing the housing concerns and related needs of the University of Mississippi student body. The Committee shall collaborate with campus and community partners to learn more about housing insecurity in the Lafayette-Oxford-University (LOU) community, voice the diverse perspectives of the student body as they relate to housing, and research and recommend potential solutions to macro-level housing issues, including but not limited to affordability, housing supply, the market leasing season, eviction, renter education, safety, accessibility, and inclusivity.

The Committee's work shall be primarily external in nature yet supported by strong lines of communication with students, registered student organizations, and campus partners, leveraging the power of higher education to address diverse and comprehensive issues that affect the LOU community at-large. By rallying students around their housing concerns and strengthening their voices in decisions that impact their wellbeing, the Senate Committee on Housing should advocate that the University become a stronger partner with the local government and LOU community on the topic of housing. Increased attention and collaboration on the housing front will assist in the expedition of solutions to housing problems and demonstrate to students that the ASB advocates for them. To guide its work, the Senate Committee on Housing should use the data and the final report of the ASB Student Housing Experience Survey of 2023 to prioritize the most acute housing needs of the student body and to surface concerns not adequately addressed in existing conversations surrounding housing insecurity.

The jurisdiction of housing inherently intersects topics covered by other ASB positions and Senate committees. As the Senate Committee on Housing begins its work and fulfills its mandate, the scope of the Committee's work and that of various ASB bodies should become increasingly clear. Notwithstanding, the Senate Committee on Housing should explore rather than avoid gray areas of jurisdiction, fostering cross-committee and cross-branch partnerships to more holistically address the complex and interconnected needs of the student body. This is particularly true of the positions and committees related to external affairs, student life, infrastructure and environmental affairs, and inclusion and cross-cultural engagement. If at any point the Senate Committee on Housing questions this vision and the accompanying goals, the

Committee shall defer to the codified jurisdiction as well as its own judgment to determine the best means to advocate for students' housing needs.

GOALS

Short-Term Goals

In the first term of the new Senate Committee on Housing, members should strengthen existing relations and establish new relations with partners relevant to affordable housing advocacy. This includes the following:

- ❖ The City of Oxford's Affordable Housing Commission (OAHC) and its Subcommittees on Community Engagement and Ordinance Review
 - <https://www.oxfordms.net/affordable-housing-commission>
 - During the 2023-2024 Senate term, the Ad Hoc Committee on Housing has attended meetings of the OAHC and the Community Engagement Subcommittee. These meetings have provided valuable insight into the work of the local government as it pertains to housing as well as a forum for us students to give voice to student housing concerns. At one OAHC meeting, the chair of the Ad Hoc Committee on Housing delivered a report of the preliminary findings from the ASB Student Housing Experience Survey. The Subcommittee on Community Engagement has been drafting legal guides for both landlords and tenants and has expressed interest in using the ASB to help administer the guide for student renters.
 - To continue this progress, members of the Senate Committee on Housing should go to these meetings, voice student concerns, and assist in the distribution of the OAHC and the subcommittees' work products.
 - Particularly, the Senate Committee on Housing should research the City of Oxford's zoning ordinances, often cited as the main obstacle to the development of housing inventory and affordable housing zones. The Senate Committee on Housing should then use the OAHC body to communicate its research findings and present its recommendations for changes to the local zoning ordinances. ❖ LOU-Home
 - <https://www.louhome.org/>
 - LOU-Home is non-profit, non-partisan organization whose goal is to advance affordable housing opportunities within the local community. It was founded in 2006 with the support of the University in order to develop affordable housing neighborhoods for University faculty. Though its function has changed over the years—now more focused on renter education as well as housing and credit counseling—the original establishment and function of the non-profit with the support of the University echoes the importance and proven capability of the University to meaningfully contribute to affordable housing in Oxford.

- It is our hope that the Senate Committee on Housing can work with LOU-Home and encourage renewed collaboration between the non-profit and the University to develop more affordable housing for students, faculty, and other community residents.
- During the 2023-2024 Senate term, the Ad Hoc Committee on Housing worked closely with Forrest Jenkins, Financial/Housing Counselor and Project Manager of LOU-Home, to learn about all things housing in Oxford as well as to host two

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renter education events, one on Zoom open to all students and another at an FYE meeting.

- Although Ms. Jenkins no longer serves in the same capacity with LOU-Home, the Senate Committee on Housing should collaborate with the non-profit, the Principal of Housing, FYE, Better Together, the Office of Global Engagement, and the ASB Secretarial Department to continue offering renter education events for students. These informative sessions are of particular interest to freshmen and international students who are generally unfamiliar with the legal landscape of housing and their rights as tenants in the state of Mississippi, and thus, these groups should be targeted accordingly for future renter education events. These events should be scheduled so that they prepare students during the time of their search and application for off-campus housing, considering the current lease season timing.
 - Lastly, to foster this continued collaboration with LOU-Home, at least one member from the Senate Committee on Housing shall reach out to the non-profit and try to get involved with the organization, whether it be a seat on the non-profit board or in another capacity. After discussions with Dr. Thomas, it was learned that students used to sit on the board in seats codified for low to moderate income levels. Though these seats aren't currently occupied by students, Dr. Thomas encouraged the Ad Hoc Committee on Housing to form a close relationship with the LOU-Home board for the purposes of communication sharing and advocacy for student housing concerns.
- ❖ Doors of Hope Transitional Ministries
 - <https://doorsofhopeoxford.org/>
 - This non-profit organization assists homeless families and at-risk families achieve financial independence with various mentoring and training programs. Though the Ad Hoc Committee on Housing has not worked directly with this group, it offers a potential partnership to learn more about housing insecurity in our community and to advocate for more funding to local housing non-profits.
 - ❖ Interfaith Compassion Ministry
 - <https://www.uwoxfordms.org/interfaith-compassion-ministry/>
 - This non-profit organization helps individuals and families in Lafayette County facing a crisis situation by providing temporary assistance with basic needs such as food,

shelter, and clothing as well as counseling and financial advising. Though the Ad Hoc Committee on Housing has not worked directly with this group, this organization is the primary agency in the LOU community that assists homeless people and offers a potential partnership to learn more about housing insecurity in our community and to advocate for more funding to local housing non-profits. ❖ North Mississippi Rural Legal Services (NMRLS)

> <https://nmrls.com/>

- > NMRLS is a federally-funded, non-profit organization that offers free legal services to low-income individuals in north Mississippi. They offer a variety of legal services related to housing, and the average student qualifies as low-income and thus could be a client. This organization does not have a working relationship with the Ad Hoc Committee on Housing but could serve as a valuable resource for legal advice and advocacy. For instance, if patterns of discrimination are heard

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from students concerning a specific landlord or apartment complex, the Senate Committee on Housing could compile stories, a member could become a client of NMRLS, and legal advice could be given on how to resolve these patterns of abuse.

❖ The Department of Student Housing

> <https://studenthousing.olemiss.edu/>

- > Upperclassmen housing plans, new dorm construction, sustainability, etc. (all would involve working with the principal)
- > The Department of Student Housing is the governing university body over all on-campus housing and master-leases of apartment complexes off-campus. They run all dorm placements, issues, maintenance, hall councils, and any other issues surrounding housing by the University of Mississippi.
- > During the 2023-2024 Senate term, communication has been well established between the committee and the Department. The Director of Student Housing Dr. Yaun, Associate Director of Residential Experience Bree Gates, and Associate Director of Academic Initiatives Michael Brown have all been committed to offering the committee discussions, meetings, emails, advice, and information to help grow both the committee and our involvement with their Department.
- > Communication and collaboration should continue, along with the help of the Principal of Housing in the executive branch. Projects with Student Housing focusing on continuing engagement with student leadership within housing and any projects focusing around maintenance, marketing, publicity, accessibility, and inclusivity with on-campus housing.

❖ The Grisham-McLean Institute for Public Service and Community Engagement >

<https://mclean.olemiss.edu/>

- Perhaps the most critical partner for the continued success of the Senate Committee on Housing is the Grisham-McLean Institute. The Institute runs a variety of programs which aim to combat poverty through education, innovation, and entrepreneurship. Accordingly, a significant part of their work for north Mississippi and the local community involves fighting housing insecurity. The Ad Hoc Committee on Housing has worked closely with Dr. Laura Martin, Associate Director of the Institute and M Partner Director, to get connected with many key stakeholders and actors relevant to housing advocacy. As a member of the OAHC and chair of its Subcommittee on Community Engagement, Dr. Martin is the main representative for the University when it comes to external work on housing issues.
- Working with Dr. Martin and other members of the Grisham-McLean Institute offers a pivotal way to get involved in community conversations about housing and plug ASB into the housing work of other groups. The Senate Committee on Housing should communicate regularly with Dr. Martin and ask for advice when needed.
- A potential future project in the short-term is working with the OAHC and Dr. Martin to help distribute the legal guide for tenants, a work product of the Subcommittee on Community Engagement. This could involve the ASB Secretarial Department as well as reaching out directly to Senators' constituents, registered student organizations, and apartment complexes.

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❖ UMatter: Student Support & Advocacy

- <https://umatter.olemiss.edu/>
- The University's UMatter Office helps students at the University access resources for housing insecurity and offers two weeks of temporary housing for students facing an emergency. Currently, there are twelve possible units—known as the Villages—located by the law school that students can use for up to two weeks if approved, but they are required to pay approximately \$20 a night. Students largely don't know about this service as revealed by the ASB Student Housing Experience Survey.
- The Senate Committee on Housing should get to know the staff of UMatter, so they are able to connect them with any students that may need their services. The Senate Committee on Housing could explore options for improving the facilities of the emergency housing services program, expanding the capacity of the program, reducing or removing the cost associated with the program, and better marketing the program and related UMatter services to the student body.
- ❖ The Office of Global Engagement (OGE)
 - <https://global.olemiss.edu/>
 - The Office of Global Engagement is responsible for the development, promotion, and support for all global engagement on campus. There are five components of the OGE that include International Enrollment Management (IEM), International

Student and Scholar Services (ISSS), Intensive English Program (IEP), Study Abroad Office (SAO), and the US Japan Partnership Program (USJP). The OGE is supposed to serve as a guide for international students during their process to ensure that their experience is as successful as possible.

- The Ad Hoc Committee on Housing met with the OGE after hearing concerns from international students regarding housing. During the meeting, the OGE expressed that they feel many housing issues international students face are out of their hands. For example, they mentioned that due to cultural differences, some international students do not inform the OGE that they are indeed enrolling at the University and show up without notice or housing. The OGE does have a strong working relationship with the Department of Student Housing and works with them to find on-campus bedspace for an average of 60-70 international students each semester, but on-campus housing is not available for married international students or those who bring other members of their family.
- The vast majority of international students struggle to find off-campus housing because of their lack of a Social Security Number (SSN), an American phone number, and other typical requirements for tenants. Married graduate international students are in need of affordable housing because many travel to Oxford with their families. Along with technical issues, international students often report claims of discrimination from their landlords including difficulty accessing rentals, abnormal disregard for maintenance issues, higher rates of eviction, higher rates of security deposits being withheld (further complicated by the fact that international students often pay two times or more the security deposit due to the lack of a guarantor), and concerns of racism. Many international students report that they were not properly informed of the average rent price, lack of housing options, and other aspects of the local housing market, complicating their

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housing search process before or upon arrival. This leaves some of them without housing in August when all leases are already taken. Because of these issues, many international students do not have housing for many weeks or months and are left to stay in hotels or with new friends. Fortunately, some faculty members have graciously offered housing, from temporary to long-term, for international students and connected them with resources available in the community.

- Our international student community is also very reliant on the Oxford University Transit routes. Unreliable routes make it difficult for them to get to campus, do grocery shopping, and many other activities.
- Lastly, the Ad Hoc Committee on Housing believed it would be beneficial to introduce host families to the Oxford community. Hotty Toddy families is a current host family program that is offered to faculty. However, there is low interest in this

program which has led to it not being a good route for international students. The OGE expressed concern about the lack of personnel to run a host family program that would excel and low community interest.

- In the future, the Senate Committee on Housing should work with the OGE to make housing a priority for international students before arriving to Oxford. The only resource currently offered to international students to find housing is the off-campus housing website offered by the Department of Student Housing, but this is generally unhelpful as the list doesn't show which places have availability or can work around international students' lack of traditional prerequisites for rentals. In the short-term, collaboration with the OGE to ensure that a more effective resource is made available is important in order to address issues that international students face. In the long-term, the Senate Committee on Housing should continue to inquire about interest in a host family program (as explained in more detail below).

❖ Better Together

- <https://olemiss.campuslabs.com/engage/organization/bettertogether> ➤ Better Together is a registered student organization (RSO) that encourages American and international students to represent their cultures and connect with each other. The Ad Hoc Committee on Housing met with the president of Better Together after hearing about the RSO's support for international students' housing experiences. They do this in a variety of ways including a group chat for sharing housing and subleasing opportunities, helping international students navigate the off-campus housing search, compiling a running list of apartments that have availability, offering transportation, connecting international students with housing resources, and sometimes providing key requisites for leases such as a co-signer, phone number, and bank account.
- Due to their wide reach (at one time, the housing subgroupchat had over 300 members) and robust support services, the Senate Committee on Housing should maintain a strong communication channel with Better Together—as well as other international student oriented RSOs like IASA—and help share resources and housing opportunities. Further, the Senate Committee on Housing should include Better Together in brainstorming and advocacy processes to learn and promote better ways the University can support international students' housing experiences during their time at the University.

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❖ The Housing Clinic at the University of Mississippi School of Law

- <https://law.olemiss.edu/housing-clinic/>
- The Housing Clinic allows law students to engage in experiential learning, assisting individuals and families facing eviction or foreclosure and victims of illegal lockouts and predatory lending practices. Oftentimes, clients of the Housing Clinic have no other sources of financial or legal assistance to help them with their housing issues, underscoring the importance of this clinic. The Ad Hoc Committee on Housing has

been unable to meet with faculty of the Housing Clinic due to their busy schedules, but it is strongly advised that the Senate Committee on Housing meets with and maintains a strong relationship with the Housing Clinic. Due to their clientele mainly being students and due to the fact that they sometimes are unable to assist students due to their limited capacity, working with the Housing Clinic presents a unique opportunity to learn about students' legal and financial struggles as they relate to housing as well as a direct way to connect students with other resources when the clinic is unable to help them.

- The Housing Clinic could help the committee understand the typical landlord-tenant disputes and recognize patterns of illegal and predatory behavior. Ultimately, this information and the potential for a collaborative project on lease review (discussed below) can support the Committee's endeavors to advocate for better landlord-tenant practices and improve the off-campus housing experiences of students.

❖ Dr. James Thomas, Associate Professor of Sociology at the University of Mississippi ➤ jmthoma4@olemiss.edu

- Dr. Thomas used to teach a housing insecurity class for the Sally McDonnell Barksdale Honors College, challenging his students to learn about housing insecurity in the LOU community and to communicate their findings in a joint final report published at the end of the course:

https://docs.google.com/document/d/e/2PACX-1vSj89DFoc2AdgtZshPkF5lc_QvHczp5ubUwDTnKKr1ijw0P_187Nk2BaUgzfdRMKPUvKx6zd-IgCM2d/pub.

➤ Dr. Thomas is knowledgeable about the politics of housing in Oxford and even served on the board of LOU-Home until the fall of 2023. Conversing with him and utilizing the final report from his latest housing insecurity course offers a way for the Senate Committee on Housing to continue evidence-based advocacy and learn how to community organize students around housing.

❖ The Daily Mississippian (DM)

➤ thedmopinion@gmail.com

- Over the 2023-2024 Senate term, communication between the Ad Hoc Committee on Housing and the DM helped push forward the ASB Student Housing Experience Survey and other information about housing to students. The Committee should continue communication to help encourage articles and reports to be written about the ASB's work with housing, housing issues in the LOU community, Student Housing updates, and resources for housing insecurity.

During its first year, the Senate Committee on Housing should continue to work on existing projects and new projects pertinent to affordable housing advocacy. This includes the following:

❖ Advocacy for international student housing

➤ International students face immense obstacles compared to others. Through the Ad Hoc Committee on Housing's research and conversations, it has been found that these students are often denied leases without an in-country guarantor, someone who agrees to pay the rent if the tenant cannot. Most of these students also face similar issues by lacking a SSN, an American driver's license, or an American phone number. Typically, international students also learn they will be attending the University after the main marketing lease season is over, leaving very few options for housing. This is difficult, especially as international students are more likely to travel with a partner/spouse. Another housing issue faced by international students is an unreliable busing system, especially on the weekends, since many do not own a car or an American driver's license. As the University desires to continue to grow its international student population, the Senate Committee on Housing should be resilient in fighting and advocating for a better housing market and housing assistance programming for international students. ❖ Advocacy for graduate student housing

➤ Graduate students face two main issues in comparison to most students. Similarly to international students, graduate students are not sure of their acceptance and attendance of their programs until after the majority of the lease season is over, so they are often left struggling to find housing. The other issue is graduate students are also more likely to have a partner/spouse and/or children in comparison to undergraduate students. However, it is difficult to find affordable family housing with many property owners renting units by the bedroom. As the University desires to continue to grow its graduate school programs, the Senate Committee on Housing should be resilient in fighting and advocating for a better housing market and housing assistance programming for graduate students.

❖ Advocacy for upperclassmen housing

➤ Upperclassmen students at the University now face a more significant issue in housing than ever before. As the University grows and needs to acquire master leases of off-campus apartment complexes to accommodate first year students, few apartments are left for upperclassmen. The University has also ceased to be able to offer much on-campus housing (only the Quarters and Campus Walk) except for those who are working for the Department of Student Housing as Community Assistants (CAs). This leads to a tighter housing market, which in turn leads to persistent rent increases. As the University continues to grow in size and seeks to accommodate all students' housing needs as possible, the Senate Committee on Housing should be resilient in fighting and advocating for a better housing market and housing assistance programming for upperclassmen students.

Long-Term Goals

In the next five years, the Senate Committee on Housing should intend to explore and potentially complete the following projects:

- ❖ Lease review
 - There has been concern that students are taken advantage of during their off-campus housing experiences because of unclear, complicated wording found in lease documents. As enrollment continues to grow at the University and little room is left for upperclassmen to live on-campus, there is a need for the University to address these concerns of convoluted leases.
 - The Senate Committee on Housing should amass lease documents from students living off-campus, compare and review them, identify common sources of confusion or predatory practices, and develop running lists of apartments/landlords that have student friendly or not student friendly leases.
 - This list could be made public to better inform students in their off-campus housing search process and to inform a potential renter education regime as discussed below.
 - This lease review and its findings should be communicated to University administration in the hopes that they continue this endeavor or take related action.
- ❖ Renter education program
 - From the ASB Student Housing Experience Survey, it is clear that students lack understanding of lease agreements and their rights as tenants. The Senate Committee on Housing should continue the work of the Ad Hoc Committee to host renter education events but in a more robust, regular fashion. This may involve working again with LOU-Home and this time with the University to prepare students early for the off-campus housing search process and to be knowledgeable, responsible tenants. This would involve more focus on programming, marketing of the events, and collaboration with the Principal of Housing, the Student Housing Student Leadership Committee, and the Department of Student Housing. It could also involve collaborating with the Committee on Inclusion and Cross-Cultural Engagement as well as RSOs to reach other student groups such as international students.
- ❖ Host family program
 - Seven years ago, the Office of Global Engagement attempted to gauge community interest in sponsoring international students in the form of a host family program. Unfortunately, there was not much interest; however, international students lack secure housing options and struggle to assimilate into the LOU community. A host family program would be greatly beneficial to make housing more efficient in Oxford and to foster a strong sense of community that goes beyond their status as students of the University.

- The Senate Committee on Housing should work with campus partners—perhaps the Grisham-McLean Institute, the Center for Research Evaluation, or the Center for Community Engagement—to more effectively gauge and encourage community interest in housing. If enough interest is found, the Senate Committee on Housing should advocate for a staff position to be added to the Office of Global Engagement to manage the host family program, and the Committee should work with the University and international students and student groups to design and implement it.

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7) The Committee on Infrastructure & Environmental Affairs, which shall have jurisdiction over all matters pertaining to physical plans, traffic, transportation, parking, property development, construction, and environmental sustainability

- a) The Committee Chair from the Committee on Infrastructure and Environmental Affairs shall sit on the Chancellor's Traffic and Parking Committee
- b) The Committee Chair and a representative from the Committee on Infrastructure and Environmental Affairs shall sit on the Saferide/Paratransit Student Advisory Board
- c) A representative from the Committee on Infrastructure & Environmental Affairs shall meet regularly with the Principal of Infrastructure and a representative from the Department of the Secretary to discuss infrastructure and environment affairs matters on campus

9) The Committee on Housing, which shall have jurisdiction over all matters pertaining to both on and off-campus housing, including but not limited to housing quality, affordability, and development.

- a) The Committee on Housing shall maintain relationships with several housing groups within the Lafayette Oxford University community, including The University of

Mississippi's Department of Student Housing, housing student leadership, the City of Oxford's Affordable Housing Commission, and relevant community service providers

- b) The Committee Chair from the Committee on Housing shall sit on the Student Housing Appeals Board
- c) A representative from the Committee on Housing shall meet regularly with the Principal of Housing to discuss matters pertaining to housing

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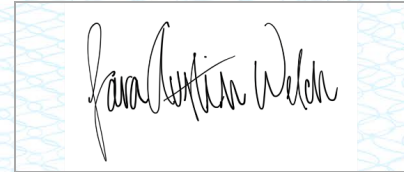
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