



Cornell University
Graduate and Professional
Student Assembly

GPSA Resolution 4:

In Support of the Maplewood Redevelopment Project

Sponsored by: Richard Walroth, Nate Rogers, GPSA Student Advocacy Committee

WHEREAS, Cornell currently has capacity for 727 of its 7,589 Graduate and Professional (GP) students, and currently only houses 4% of GP students on campus with the remaining capacity occupied by family members of students;^{1,2}

WHEREAS, a recent survey commissioned by Cornell indicated that 40% of GP students live farther than a 30 minute walk from campus, in part due to a high cost of rent and low supply of quality housing closer to campus, while proximity to campus is viewed by GP students to be critical to academic success;³

WHEREAS, current off-campus housing options at Cornell are not well tailored to the needs of GP students, and the median apartment cost of \$1,165 represents 42% of the income guaranteed to graduate students on assistantships during the academic year at \$2,795 per month, and not all GP students receive additional summer funding;^{4,5}

WHEREAS, international students make up 48% of the GP student community, and these students often face difficulty in securing housing from overseas;²

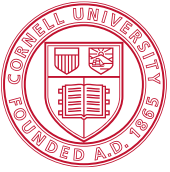
WHEREAS, the new Maplewood development is positioned to address these needs of the GP student community by providing affordable housing close to campus, with amenities based around fostering a strong GP student community and tailored to the needs of GP students more broadly;

WHEREAS, EdR has made commitments to sustainability and will be utilizing environmentally friendly electricity for heating, and the planned development allows for further improvements in sustainable energy use long term;

WHEREAS, Cornell's Real Estate Department has maintained a high level of student involvement in all phases of the proposed redevelopment, beginning before the call for a developer was put out, continuing through the process of selecting the developer, and finally multiple meetings with EdR once they were selected as the developer.

BE IT THEREFORE RESOLVED, that the GPSA is in favor of the proposed redevelopment, and urges the University and its representatives, the Town of Ithaca, and the City of Ithaca to do all that is necessary to see it is completed as soon as possible.

BE IT FURTHER RESOLVED, that in addition to maintaining rent levels commensurate with previous levels at Maplewood, the GPSA calls for EdR to strive to keep rents at affordable levels based on the minimum stipend level set by the Graduate School.



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45 **BE IT FINALLY RESOLVED**, that the GPSA recognizes the hard work of Jeremy Thomas,
46 Senior Director of the Cornell University Real Estate Department, to conduct the Maplewood
47 redevelopment project in close consultation with GP students, that this process has exemplified
48 the principles of shared governance espoused by the university, and that the GPSA urges Cornell
49 to maintain this level of transparency and community feedback in all areas of policy
50 development where feasible.

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52 **RESPECTFULLY SUBMITTED**,

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54 **Richard Walroth**
55 *Counsel to the GPSA*

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57 **Nate Rogers**
58 *President, GPSA*

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60 **GPSA Student Advocacy Committee**

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