

## **Housing Requirement Policy (beginning Fall 2025 for CUW) Finalized 4.3.24**

Concordia University seeks to provide a quality, caring residential community for students which supports their academic goals and personal development. Living on campus provides a meaningful compliment to the classroom experience and shapes our learning community in ways that encourage holistic development. In line with this concept, Concordia University requires all full-time first-year and second-year, degree-seeking students to live in university residence halls. Research across the United States over the last 30 years has provided compelling evidence that students who live in university-provided housing perform better academically, and enjoy a higher degree of satisfaction with their college experience, than students who live off-campus or commute.

Specifically, the housing policy applies to students who are first-year and second-year traditional undergraduate AND are 20 years of age or younger as of the first day of classes of the academic year in question.

A student is eligible to request an exemption from the residency requirement if:

- The student is married or getting married before the start of the semester;
- The student, because of a disability, provides the University with appropriate documentation for reasonable accommodations that the University is unable to provide;
- The student resides within 20 miles, measured by driving distance, of the campus with their parents (father, mother, or stepparent) or an immediate family member (grandparent, or a sibling who is 22 years of age or older);
- The student has extreme financial hardship condition based on similar guidelines for Financial Aid;
- The student is a parent or primary care-giver to a child.

Students living in Concordia's residence halls are held accountable for the Code of Student Conduct and all Concordia residence hall procedures, and policies stated in the Academic Catalog, and added to them in the future. Any student approved for a housing exemption based on residing within the proximity of the campus with parents or an immediate family member, but is later found to be residing elsewhere, will be subject to the requirement to move back on campus with applicable room and board charges and for violating the Code of Student Conduct. Students whose Residence Hall and Food Service Agreement is terminated by the University due to violation(s) of the Code of Student Conduct are responsible for payment of all housing costs associated for the entire academic year in which the violation(s) took place.

Residency Policy Exemption Applications must be completed and approved. Students can find the Exemption Application on the StarRez Housing Portal. Exemptions to the residency requirement are not guaranteed and will be examined according to housing capacity needs and documentation provided. All exemptions are made at the sole discretion of the Housing Appeals Committee. The University reserves the right to deny housing to any applicant. These policies apply to all prospective students beginning in the fall of 2025 and moving forward.

Housing placement decisions are made based on student answers to the roommate questionnaire, hall preference (and availability), student gender and age, and roommate request(s). CUWAA makes every effort to house students with roommates of similar interests and lifestyle; however, the Director of Residence Life reserve the right to deny a student's hall, room, or roommate(s) request when circumstances dictate.

## FAQs

- I'm transferring to Concordia University, do I have to live in a residence hall?
  - The Housing Requirement policy applies to all full-time undergraduate first- and second-year students, including transfer students who are in their first- or second-year of college enrollment.
- I have heard from previous/current students that there is no housing policy. Is that true?
  - The Housing Requirement policy is applicable at the CUW Campus beginning in the fall of 2025 and is applicable to all traditional undergraduate students enrolled at that time.
- What if I have junior status by my second year?
  - The housing policy applies to full-time undergraduate students enrolled in their first- or second-year, regardless of credit accumulation or class standing.
- I plan to take classes during the summer. Does the housing policy apply to the summer terms?
  - No, the Housing Requirement applies to the fall and spring semesters; however, summer housing is an option for students. Please [contact Residence Life](#) to learn more.
- If all first-year students are required to have housing, what is the benefit of completing the housing contract early?
  - Students who complete their housing application by May 15 will be in the first round of housing assignments. This means students will know where they are living by Memorial Day and when they come to campus for Falcon Days, they will get a chance to meet their RD and tour their hall. This will give students a chance to connect with their roommate(s) and make plans for a smooth move-in.

## Concordia University Residence Hall and Food Service Agreement

1. **PAYMENT.** Student accepts responsibility for the payment at the rates established by the University, which shall be available from the Office of Residence Life and/or the Cashiers Office. A housing security deposit of \$300 is payable with this Agreement for CUWAA students. Applications will not be processed without the deposit. The security deposit may be used by the University for room and/or hall damage and/or unpaid discipline fines. The security deposit is NOT REFUNDABLE if the student does not assume occupancy of the room as specified in #5 Cancellation/Termination. Security deposit checks are to be made payable to Concordia University.
2. **TERM.** The effective dates for this Agreement shall be the Fall and Spring terms, or remaining portions thereof, beginning the first day of classes during the Fall term. This Agreement shall terminate 24 hours after the student's last Spring term examination, unless such student is participating in graduation ceremonies and notifies the Office of Residence Life. It is understood that housing is not included during the period between the end of Fall term and the start of Spring term, unless the student is given approval by the Office of Residence Life and meets the terms established in the Break Housing Request form. The student understands that during Christmas and Spring Break periods all halls are closed, and the students may not occupy or enter their rooms during these periods. Only students who have approval from the Office of Residence Life, according to the terms of the Break Housing Request form, may remain on campus during these periods.
3. **INCORPORATED CONDITIONS.** All the conditions specified in this Agreement and the Code of Student Conduct constitute the full and complete terms and conditions. Residents must abide by all University rules and policies, which may be promulgated from time to time by the Vice President for Student Success in the interest of health, safety, the proper conduct of residents, and the orderly and effective operations of resident facilities. The University has the right to modify the Code of

Student Conduct at its discretion. By accepting the terms of this Agreement, the student acknowledges that his/her name and contact information can be released to his/her assigned roommates. Falsification of any information on this Agreement may result in immediate termination of the Agreement, no matter when discovered. Changes of information can be made to the Office of Residence Life.

4. **LEGAL AND BINDING.** This Agreement requires full payment for the term per semester of this agreement (or remaining portion from the effective date). If the student does not check-in an assigned space by the first day of classes for the first term in which this Agreement shall be in effect, the student may be reassigned to another space but remains obligated for full room and board payment (see #5). Students who must arrive late may hold the original space by notifying the Office of Residence Life in writing prior to the effective date of this Agreement.
5. **CANCELLATION/ TERMINATION.** Cancellation requests must be submitted through the StarRez Housing Portal or through email to the Office of Residence Life, and are subject to pro-rated weekly board charges as proscribed in the Academic Catalog; a student who withdraws from a room after the start of a semester will not receive any refund of the semester room fee. The \$300 security deposit will be forfeited in addition to any damages assessed and/or any outstanding balance owed to CUWAA if the student cancels prior to completing the housing contract at the end of an academic year. Full room and board charges will continue to accrue until the student has completed the Check-out process. The University reserves the right to revoke any and all residential privileges at any time during this agreement. If the University terminates a student's Agreement for student conduct reasons, the student will forfeit the \$300 security deposit in addition to any damages or fines assessed and/or any outstanding balance owed to CUWAA.
6. **ELIGIBILITY.** All first- and second-year, full-time undergraduate students are required to live in the residence halls and have a meal plan. Part-time, non-undergraduate students and students seeking housing for one semester may be accommodated as space permits. Applicants or residents who lose their academic eligibility must inform the Office of Residence Life within two business days and are subjected for removal from the residence halls and forfeit the housing deposit. Students may petition in writing to the Director of Residence Life for an exception to this policy.
7. **MEAL PLANS.** Meals are assigned to each student and are not transferable to another person. Residential students are required to have a Meal Plan. Students will select one of the Meal Plans within the housing application. Students may make Meal Plan changes prior to or during the first week of the semester.
8. **ASSIGNMENTS.** Placements are made by the Office of Residence Life based on full occupancy of each room/suite, depending upon designated capacity of that space. Residents who occupy space at below the designated capacity shall be assigned additional roommates if available, or must move to fill other vacancies. The University reserves the right to assign roommates, to change room or hall assignments, and/or consolidate vacancies by requiring students to move from one accommodation to another. The University may move one to all residents of a room if that room is needed to accommodate a resident with a disability. The University will not discriminate in room and hall placement on the basis of race, color, religion, national origin, or ancestry. Failure by the University to honor assignment preferences will not void this agreement. Any and all requests for room changes must be approved by Residence Life staff and must follow all policies, which includes freeze periods. Any housing accommodation requests must be approved by the Academic Resource Center and are subject to availability. The Vice President for Student Success has sole authority to make housing changes and exemptions as deemed necessary.
9. **EXPANDED HOUSING.** If demand for University housing exceeds supply, some confirmed and/or waitlisted applicants may be temporarily assigned to overflow or expanded housing spaces. Some campus rooms, including study lounges, may be used as temporary housing for additional students.

10. **ACCESS.** The University reserves the right to enter the student housing space: for regular inspections; to make necessary repairs, alterations or improvements; supply necessary services; when reasonable cause to believe a violation of University policy is in progress; exhibit the premises to service personnel or contractors; or as in otherwise necessary in the operation and protection of the premises or occupants therein. In case of apparent or actual emergency or violation of University policy, the University may enter the student's housing space at any time without prior notice. For non-emergency situations, entry shall be by arrangement with or invitation by one or more occupants of the room, suite or apartment, or if reasonable arrangements are impractical or refused, entry shall be made upon prior 24-hour notice.
11. **CARE OF FACILITIES.** The student shall maintain the housing space in a clean and orderly condition and make no alternations to the premises, such as, but not limited to, installing locks, erecting partitions, painting any surface in his/her room/hall, wall, ceiling, or University owned furniture, or attaching anything to ceilings, walls, floors or exteriors without prior consent of the Office of Residence Life. The student agrees to pay for any damage and cleaning charges, as well as missing items in their room/suite (less reasonable wear and tear). Failure by the student to uphold this Agreement will result in financial liability, loss of security deposit, disciplinary action and/or temporary/permanent loss of living privileges in residence halls and/or food service privileges. When damage in common areas occurs and Residence Life staff does not know who caused the damage, charges will be split among the hall community.
12. **HOLD HARMLESS.** The resident agrees to defend, indemnify, and hold harmless the Board of Regents of Concordia University Wisconsin and its officers, employees, and agents from any and all liability, including claims, demands, cost, damages, and expenses of every kind and description (including death) or damages to persons or property which may be lost, stolen and damaged in any way, wherever that may occur on the premises of the University. Additionally, the student understands that the University does not provide protection against lost, damage or stolen personal property, and has been advised to obtain appropriate renter's insurance should such protection be sought.
13. **STUDENT WELFARE.** The University, in its opinion, reserves the right to require a resident to seek physical or psychological evaluation if the resident demonstrates behaviors that put him/herself or others at risk. In such instances, as well as other potentially serious conditions affecting a dependent student's welfare, the University may advise the student's parents, legal guardian(s), spouse, and/or identified emergency contact of the situation.
14. **INDEPENDENT LIVING.** As a campus resident, students must be able to perform all of their own self-care measures and normal activities of daily living, or must provide a personal care assistant to support them. Residential students are responsible for their own self-care including appropriate personal hygiene, mental health, management of medical conditions/illnesses, and/or disability-related personal needs. They are expected to utilize the various resources available to provide care for themselves. Students with the inability, perceived inability, or unwillingness to care for themselves and/or who cause harm to themselves, or others may be asked to adhere to an action plan and/or may have their housing contract cancelled. Students who have their housing contract cancelled will responsible for payment of all housing costs associated for the entire academic year.
15. **NON-DISCRIMINATION.** Concordia University Wisconsin & Ann Arbor is committed to Christian values. The University, therefore, seeks to provide a learning environment free of harassment, discrimination or assaulting behavior of any kind, against the person or group. It is understood that such discriminatory behavior shall be an example of material breach of this Agreement.