Board of Trustees
Student Affairs Committee

Campus Housing Status Report

April 10, 2008
UNCG Campus Housing

- Why does it matter?
- Guiding assumptions
- Critical Issues
- Benchmarks
- Summary:
  - Critical issues and
  - Alternatives
Campus Housing
Why Does It Matter To UNCG Students?

- Access to college
- Support for transition
- Academic success
- Community engagement
- Personal growth
Campus Housing

Why Does It Matter To UNCG Students?

- Access to college
  - Affordability
  - Safety
  - Convenience
Campus Housing

Why Does It Matter To UNCG Students?

- Support for transition
  - Resource people
  - Easy access to influential peers
  - Advising/coaching
  - Programming for adjustment concerns
  - Living-learning communities
Campus Housing

Why Does It Matter To UNCG Students?

- Academic success
  - Study skills programs
  - Study groups
  - Intellectual discourse about shared experiences
  - Nationally, higher GPAs for residence hall students.
Campus Housing
Why Does It Matter To UNCG Students?

- Community engagement
  - “Immersion” experience—involvement
- Environment
  - Cohesive
  - Diverse
  - Civil
  - Supportive
Campus Housing

Why Does It Matter To UNCG Students?

- Personal growth
  - Interpersonal skills
  - Leadership capacity
  - Conflict management
  - Self-management
  - Clarifying values and “passions”
Campus Housing
Why Does It Matter To UNCG?

- Advances the University Mission and
- Advances State and Constituent Support:
  - Recruitment of talent
  - Retention of talent
  - Community engagement
  - Alumni loyalty/commitment
## Campus Housing
### Why Does It Matter To UNCG?
#### Stewardship of the Investment

<table>
<thead>
<tr>
<th>Overall University</th>
<th>Housing</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Campus Acreage</strong></td>
<td>210 acres *</td>
<td>26.31</td>
</tr>
<tr>
<td><strong>Square Feet of Floor Space</strong></td>
<td>5,260,173 ▲</td>
<td>1,146,072 ▲</td>
</tr>
<tr>
<td><strong>Operating Budget</strong></td>
<td>$327 million ▲</td>
<td>$16.5 million</td>
</tr>
</tbody>
</table>

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▲ UNCG Office of Financial Services
Campus Housing
Why Does It Matter To UNCG?
Stewardship of the Investment

- Number of Buildings = 24
- Number of Residents = 4,284
- Value of Buildings = $286,900,000 *

* FCA Report 2006
Campus Housing Facilities Profile

- **Inventory Mix:**
  - Traditional Doubles: 80%
  - Suite: 1%
  - Small Apartments: 9%
  - Full Apartments: 10%

- **Building Age:**
  - Range from 1904 to 2006
  - Average age of 64 years
Campus Housing Facilities Profile

Average Age Without Quad: 51
Average Age of System: 64
Average Age of Quad: 87
Why does it matter?

- Support for student success
- Advancing University goals
- Stewardship of significant resource
Campus Housing

Guiding Assumptions

- No requirement to live on campus
- Guarantee to new first-year students
- Support academic mission
- Expand in proportion to UNCG’s enrollment growth
UNCG Campus Housing

✓ Why does it matter?

✓ Guiding assumptions

■ Critical Issues
  ▪ Student Demand/Institutional Capacity
  ▪ Institutional Program/Student Expectations
  ▪ Student Life-Safety/Institutional Facilities Condition
  ▪ Sustainability
  ▪ Financing
Campus Housing
CRITICAL Issues
Demand/Capacity

- Housing Shortage:
  - More freshmen, less space for returning students
  - Annual wait-list
  - Transfer student demand
  - Fall overflow—using 300 temporary spaces
  - Fink Analysis—projected need for 300 beds in 2007
  - Enrollment projections
  - Few sites for future residence halls
  - Proliferation of rental housing in campus proximity
Housing Shortage:

- More freshmen, less space for returning students
- Annual wait list
- Transfer student demand
- Fall overflow 2007 — 300 students in temporary spaces.
Campus Housing
CRITICAL Issues
Demand/Capacity

- Housing Shortage:
    - Recommended adding 400 apartment beds and 400 suite beds—UNCG added 400 apartment beds in 2006.
    - Based demand estimates (using 2003 data) on a projected fall 2008 first-time freshman class of 2,235—UNCG had 2,446 in fall 2007.
Campus Housing
CRITICAL Issues
Demand/Capacity

- Housing Shortage:
  - Enrollment projections
    - Rapid increase in NC high school graduates between 2006 and 2021.*
    - High school graduating class in NC will become “majority-minority” in 2017-2018.*
    - UNC-system 10-year enrollment projections are under revision now.

*WICHE, March 2008
Campus Housing
CRITICAL Issues
Demand/Capacity

- Housing Shortage:
  - Enrollment projections
    - UNCG preliminary projection suggests 2017 total enrollment of 27,444 students, including-
      - 21,560 on campus and
      - 5,884 distance learners.
    - On-campus enrollment will increase about 30%.

Source: UNCG Institutional Research
To continue housing approximately 25% of the campus-based student population, UNCG would need to add new facilities, for example*:

- 2011—400 new beds.
- 2014—400 new beds.
- 2017—400 new beds.

*Source: UNCG Institutional Research, February 2008
Campus Housing
CRITICAL Issues
Demand/Capacity

- **Housing Shortage:**
  - Enrollment projections
    - UNCG out-performed its enrollment projections consistently in recent years.
    - The projections cited do not consider potential improved retention.
    - In 2003, 84% of undergraduates were full-time; in 2007, 88% of undergraduates were full-time.
    - Women and students of color live on-campus in higher proportions than others.
Campus Housing
CRITICAL Issues
Demand/Capacity

- Few sites for future residence halls—ONE on the campus core identified in 2007 Campus Master Plan.
Campus Housing
CRITICAL Issues
Demand/Capacity

- Proliferation of rental housing in campus proximity
  - University Court
  - University Village
  - Campus Courtyard
  - Oaks at Spring Garden
  - University Square
  - College Park
  - Chancellor Park
  - Granite Place
  and more....
Campus Housing
CRITICAL Issues
Demand/Capacity

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  - Transfer student demand
  - Fall overflow — using 300 temporary spaces
  - Fink Analysis — projected need for 300 beds in 2007
  - Enrollment projections
  - Few sites for future residence halls
  - Proliferation of rental housing in campus proximity
Campus Housing
CRITICAL Issues
Program/Expectations

- **Program**
  - Learning communities
  - Collaborative learning
  - Technology
  - Community engagement
  - Interpersonal skills
  - Self-management skills

- **Changing Expectations:**
  - Safety
  - Privacy
    - Sleeping
    - Bathroom
  - More Space
  - Technology
  - Amenities
    - Room/Building Card Access
    - AC
    - ATMs
    - Kitchens
Campus Housing
CRITICAL Issues
Program/Expectations

Program
- Learning communities
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Campus Housing
CRITICAL Issues
Program/Expectations

- Changing Expectations:
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  - Technology

- Amenities-
  - Card Access to Room/Building
  - AC
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Campus Housing

CRITICAL Issues

Program/Expectations

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    - Kitchens
Campus Housing
CRITICAL Issues
Life-Safety/Condition

- Safety:
  - Cameras
  - Keyless entry
  - Access
  - Mass Notification

- Systems:
  - HVAC
  - Plumbing/Bathroom
  - Electrical
  - Roofs/Windows
  - Life Safety
  - ADA
Campus Housing
CRITICAL Issues
Life-Safety/Condition

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Campus Housing
CRITICAL Issues
Life-Safety/Condition

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  - Life Safety
  - ADA
Campus Housing
CRITICAL Issues
Life-Safety/Condition

- Renovation Needs:
  - Facilities Condition Analysis Identified:
    - $128 million in Deferred Maintenance
    - $32 million for the Quad Alone
  - Average Age of All Halls = 64 years
Campus Housing
Facilities Condition Index
Average FCI Quad vs. All Others

Quad: 1.34
All Other Halls: 0.69
<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Condition Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Rise</td>
<td>1.14</td>
</tr>
<tr>
<td>Quad</td>
<td>1.34</td>
</tr>
<tr>
<td>N&amp;S Spencer</td>
<td>1.17</td>
</tr>
<tr>
<td>Other Halls</td>
<td>0.43</td>
</tr>
</tbody>
</table>
Campus Housing
CRITICAL Issues
Sustainability

- **Sustainability – current efforts**
  - New Windows
  - Low Flow Water Accessories / Fixtures
  - Occupancy Sensors
  - Raise/ Lower set-points – HVAC systems
  - Incorporate LEED standards in renovations
  - Resident Education
    - Green Games
    - Weekly Updates
    - Newsletters
    - Stickers/Reminders in Key Areas
    - Programming
    - Contest to Conserve
Campus Housing

CRITICAL Issues

- Critical Issues
  - ✔ Demand/Capacity
  - ✔ Program/Expectations
  - ✔ Life-Safety/Condition
  - ✔ Sustainability
- Financing
Campus Housing
CRITICAL Issues
Financial

- Annual operating budget = $16.5 million
- Average annual Capital Projects = $1.95 million
- Average annual R & R Projects = $1.5 million
Campus Housing

CRITICAL Issues

Financial

Financial Parameters of Current Plan

- UNC-mandated sprinkler projects:
  - $15 million through 2012

- Available debt capacity:
  - $11 million through 2012

- Utilities costs:
  - $1.8 million est. 2007-2008
  - 10% of HRL budget
  - 19% of UNCG utilities costs
Campus Housing Sprinkler Plan

- $2,000,000.00
- $4,000,000.00
- $6,000,000.00
- $8,000,000.00
- $10,000,000.00
- $12,000,000.00
- $14,000,000.00
- $16,000,000.00

2008 2009 2010 2011 2012 Grand Total
Campus Housing
CRITICAL Issues

✓ Critical Issues
✓ Demand/Capacity
✓ Program/Expectations
✓ Life-Safety/Facilities Condition
✓ Sustainability
✓ Financing
UNCG Campus Housing

- Why does it matter?
- Guiding assumptions
- Critical Issues
- Benchmarks
# Campus Housing Benchmarks – Selected UNC-system 2007

<table>
<thead>
<tr>
<th>Institution</th>
<th>% Housed</th>
<th>10 mo. cost of Double</th>
<th>Acreage per 100 students</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNCG</td>
<td>27%</td>
<td>$3,427</td>
<td>1.35</td>
</tr>
<tr>
<td>NCAT</td>
<td>43%</td>
<td>$3,079</td>
<td>2.05</td>
</tr>
<tr>
<td>UNCC</td>
<td>23%</td>
<td>$3,064</td>
<td>5.07</td>
</tr>
<tr>
<td>ECU</td>
<td>23%</td>
<td>$3,910</td>
<td>2.12</td>
</tr>
<tr>
<td>UNCCH</td>
<td>31%</td>
<td>$3,960</td>
<td>3.09</td>
</tr>
</tbody>
</table>
### Campus Housing

**Benchmarks – Selected National Peers 2007**

<table>
<thead>
<tr>
<th></th>
<th>% Housed</th>
<th>10 mo. cost of Double</th>
<th>Acreage per 100 students</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNCG</td>
<td>27%</td>
<td>$3,427</td>
<td>1.35</td>
</tr>
<tr>
<td>Miami U. Ohio</td>
<td>49%</td>
<td>$4,410</td>
<td>14.02</td>
</tr>
<tr>
<td>U. of Delaware</td>
<td>37%</td>
<td>$4,748</td>
<td>10.7</td>
</tr>
<tr>
<td>UMass-Lowell</td>
<td>17%</td>
<td>$4,331</td>
<td>1.07</td>
</tr>
<tr>
<td>William &amp; Mary</td>
<td>75%</td>
<td>$4,527</td>
<td>15.39</td>
</tr>
</tbody>
</table>
## Campus Housing

### Benchmarks – Selected Local Off-Campus

#### 2007/2008 Rates

<table>
<thead>
<tr>
<th>10-mo. cost</th>
<th>UNCG SGA</th>
<th>Univ. Square Single</th>
<th>Univ. Village 2-BR</th>
<th>Univ. Village 4-BR</th>
<th>College Park</th>
<th>Campus Courtyard 4-BR</th>
<th>Oaks</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,145</td>
<td>$5,950</td>
<td>$5,300</td>
<td>$4,880</td>
<td>$5,650</td>
<td>$4,450</td>
<td>$3,850</td>
<td></td>
</tr>
<tr>
<td>12-mo. lease required</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Campus Housing
Issues and Alternatives

- Benchmarks, and
- Financing, and
- Sustainability, and
- Condition, and
- Life-Safety, and
- Expectations, and
- Program, and
- Capacity, and
- Demand, and
- Guiding Assumptions, and
- Mission, and…
Campus Housing

Issues and Alternatives

How do we sort it all out?

Example—

THE QUAD
## Campus Housing

### CRITICAL Issues and Alternatives

<table>
<thead>
<tr>
<th>+</th>
<th>Demand/Capacity</th>
<th>Program/Expectations</th>
<th>Life Safety/Condition</th>
<th>Sustainability</th>
<th>Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Repair**
- **Renew**
- **Build/Rebuild**
- **Demolish**
UNCG Campus Housing

- Why does it matter?
- Guiding assumptions
- Critical Issues
- Benchmarks

**Summary:**
- Critical issues and
- Alternatives