

# University of Oregon

## Residence Hall Feasibility and Market Demand Study

FINAL REPORT

September 2011

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UNIVERSITY OF OREGON

September 23, 2011

RE: University of Oregon Residence Hall Feasibility and Market Demand Study

The Residence Hall Feasibility and Market Demand Study by Ira Fink and Associates began in February 2011 and was completed in September 2011. Ira Fink and Associates worked with an advisory committee and under the direction of University Housing, Student Affairs, and Campus Planning and Real Estate.

The Feasibility Study will enable the UO to make decisions about future residence hall projects. The conclusions and recommendations in the study do not represent final decisions and will require further consideration by University Housing, the Vice President for Student Affairs, and others as the university moves forward in selecting future residence hall projects. Selected projects will require careful consideration of the Campus Plan and approval by the Campus Planning Committee.

The university's objective is to add housing capacity and rebuild or improve the existing housing stock to meet the increased demand for on-campus student housing and achieve the university's programmatic goals. The Feasibility Study has provided an analysis of market demand for university-owned on-campus student housing, recommendations for adjustments to the university's housing goals, and a 20-year financial model for the build out of the residence hall system.

The Feasibility Study was a response, in part, to the conclusions of the Residence Hall Modernization Study by ZGF Architects (January - July 2011). The two studies will inform university decisions related to new and existing student housing.

For an overview of the study please see the Summary on pages 1-16.

Sincerely,



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September 15, 2011

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**RE: University of Oregon, Residence Hall Feasibility and Market Demand Study**

Dear Dr. Griffel and Mr. Lobisser::

Enclosed is the **University of Oregon, Residence Hall Feasibility and Market Demand Study**, Final Report, dated September 2011.

The market demand study report contains considerable background information about University housing policy, objectives, enrollment, on-campus housing occupancy, student housing preferences, and housing supply in the City of Eugene.

It is the recommendation of this study that the University proceed with construction of additional student housing on the campus. However, the cost of adding new housing and the payback in terms of the rates necessary to be charged to students will be important to consider. Moreover, this study recommends that the University not demolish its existing debt-free housing, but rather maintain and renovate it.

Please give our thanks to all who have assisted in developing this draft report. Their assistance is greatly appreciated.

If there any questions, please let me know.

Regards,  
**IRA FINK AND ASSOCIATES, INC.**

Ira Fink, Ph.D., FAIA, President

Enclosure



# University of Oregon

## Residence Hall Feasibility and Market Demand Study

FINAL REPORT  
September 2011

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University of Oregon, University Housing, Administration Offices, Walton Housing Complex

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## List of University Representatives who were Interviewed

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# Summary

Introduction

Crossroad

Conclusions

Plateaus

Findings

Impact

Recommendations





Ira Fink and Associates, Inc.

**University of Oregon, Living-Learning Center (LLC).** The LLC, which opened in 2006, provides housing for 387 students. The majority of the rooms are classified by the UO Housing Office as enhanced doubles. Academic year rent, with a deluxe meal plan (19 meals per week), will be \$10,513 per student during the 2011-12 academic year. The LLC is also the home of the DUX Bistro, which features cafe-style seating and serves deli sandwiches, fresh baked pastries, and made-to-order salads. DUX Bistro is open until 11:00 p.m. daily.



# SUMMARY

## A. INTRODUCTION

### Primary Purpose of this Study

The primary purpose of this study is to assess the market demand for student housing at the University of Oregon.

### Background

In completing the study, it became apparent that the University of Oregon is faced with answering a diverse set of questions about its student housing supply, including:

At what point is additional capital investment in student housing warranted and what form should it take?

What are the financial implications of new construction, remodeling or renovation?

What options are available to the University of Oregon in creating additional on-campus housing?

What set of alternatives would provide the greatest return to the University of Oregon in a student housing program?

### Scope of Study as Identified by the University of Oregon

The University, in its consultant selection Request for Qualifications, asked for a market demand analysis for the next 20 years by identifying current and future market capacity for University-owned and managed on-campus housing options, including:

- Identify current and future market demand for University-owned on-campus residential opportunities for freshmen, sophomores, upperclassmen, graduate students, etc.
- Review, analyze, and confirm the achievability (market demand/financial feasibility) of the University's current goals:
  - 25 percent of undergraduate students are housed on campus by 2030;
  - 25 percent of those living on campus are upper division students (later revised to other than first-time freshmen); and
  - The minimum system capacity of 4,200 beds is maintained throughout the process
- Provide recommendations for any adjustments to the current goals.

- Work collaboratively with ZGF, who are preparing the *Residence Hall Modernization Study*, to coordinate work and eliminate duplication or omission of critical tasks and to ensure timely sharing of findings.
- Based on the collaborative development of housing strategies with ZGF, provide a 20-year realistic financial model for development implementation.
- Identify the opportunities, complexities, benefits, risks, and limitations of public/private partnerships as a method of constructing the anticipated modernization improvements.

The University also made known they want big picture strategies and a study that can be implemented and actionable. They stated the University wants the very best housing that is affordable.

## **B. CROSSROAD**

### **Setting**

The housing predicament facing the University of Oregon, simply stated, is this: Once the new East Campus Residence Hall opens in 2012, the University will be able to meet its goal of housing 85 percent of first-time freshmen. It will not have enough housing to meet its housing mix goal that of the undergraduates housed on campus, 75 percent are first-time freshmen and 25 percent are other than first-time freshmen, and will be 150 beds short.

At the time of the 2012 opening of the East Campus Residence Hall, the University will also be 550 beds short of meeting one of the Carnegie Foundation's criteria for classification as a primarily residential campus – that 25 percent of degree-seeking FTE undergraduates live on campus. As undergraduate enrollments are projected to increase to the year 2017, this gap to meet the Carnegie criteria will reach 700 beds. Moreover, starting in 2012, the cost of repaying the debt service on the Living-Learning Center and the new East Campus Residence Hall will require considerable increases in the rates charged to students and the eroding of the housing system reserve funds.

### **Options**

The University has a number of options. These include:

- Option A: Adding the 700 needed beds by following the *Residence Hall Modernization Study*, which results in a net gain of 728 beds. However, the process of constructing the nearly 2,900 bed spaces results in the demolition of nearly 2,200 existing bed spaces, or 64 percent of the current debt-free housing on campus. This is the “do more” option.
- Option B: The University can add the 700 beds without demolition, but it will then need to make the necessary and overdue renovation improvements in its existing

debt-free housing supply. While this will have a cost, it will be less than Option A. This is the “do something” option.

- Option C: The University can choose not to meet the Carnegie Foundation’s “primarily residential” requirement, renovate and improve its existing debt-free residence hall housing, not build any additional housing, and recast its objectives regarding the mix of undergraduate students living in on campus housing. This is the “do less” option.

### **Housing Types**

Another factor in these choices is the preferences shown by undergraduates for living in on-campus housing. Based on the housing survey results, there is an equal preference among other than first-time freshman undergraduates to live in residence hall style housing (1,325) or to live in university-owned on-campus apartments (1,296).

Residence hall style housing provides the University with more opportunities to supply housing that serves an academic purpose than does single student shared apartments. In either case, the cost of new construction is such that any changes to the housing supply (residence halls or apartments) will result in increased rates. At the same time, the combination of adding more beds and demolishing existing housing will result in higher rates than if fewer new beds are built and the existing debt-free housing is renovated.

### **Forms of Housing and Meeting the University’s Educational Objectives**

During review of the draft of this study, the University of Oregon raised a pertinent concern about the ability of apartment-style housing to meet the University’s educational objectives in housing. There are many ways to meet the University’s educational objectives and in housing, it is often done both physically, through the addition of study rooms, computer rooms, or other gathering places for students to study and interact, and programmatically, by offering scheduled assistance to students in learning how to study and how to do well in a university setting.

While providing programmatic assistance in housing generally occurs in housing organized around the youngest of students, primarily freshmen, clearly students of all academic levels can benefit from living in housing that has both educationally-based facilities, such as study rooms, tutor rooms, etc., as well as programmatic offerings.

At the same time, the proposals in this study for the University to consider building on-campus apartments for students does not mean that apartment-style housing would be for the youngest students – the freshmen and those just entering the University. Instead, apartment-style housing would be for students who are more academically advanced, are older, and might also benefit from the additional privacy and independence that apartment-style housing provides.

A review of student success, as measured by student retention from academic level to academic level, clearly shows that students at the freshman and freshman to sophomore levels have the

highest rates of leaving the University. At the same time, those students who are in their junior year and soon to become seniors have comparatively little dropping out.

In the University of Oregon setting, where the lack of on-campus housing means that the University's priority is to provide housing for freshmen, those who do not garner a space on campus live off campus and, in most likelihood, live in apartment-style housing or houses they share with others. The majority of the University of Oregon students who are living off campus and who are living in non-residence hall style housing do well academically and their high retention rates from sophomores to juniors and juniors to seniors attest to their success.

Advancing toward a degree does not necessarily mean that one must have assistance from the University to succeed. In the student housing focus groups completed as part of this study, and in other studies, students indicate that a quiet place to study and a place to be alone when they feel like it are equally important factors in their academic success.

### **Meeting the Carnegie Foundation's "Primarily Residential" Criteria**

If the University objective to meet the Carnegie Foundation's criteria for a "primarily residential" campus is paramount, then the University of Oregon should not wait to add additional housing. The projected enrollment growth trajectory of the University is less steep than it has been.

Thus, there is little benefit in waiting to add housing to meet the Carnegie Foundation's requirement if the University can afford to add new housing sooner rather than later. Adding all of the beds identified in the *Residence Hall Modernization Study* sooner will enable the University to be classified as "primarily residential," which is a UO objective. Adding the new beds will increase the on-campus housing supply while enrollments are still increasing.

## **C. CONCLUSIONS**

The following conclusions are both findings and conclusions. They link together the policy objectives of University housing with the facilities needs. These conclusions are restated and explained in detail in Section VI of this study.

Conclusion 1: The University of Oregon is a residential campus, although it does not yet house 25 percent of its FTE undergraduate students.

Conclusion 2: There is sufficient market demand to meet the University's housing policy objective that 85 percent of first-time freshmen live on campus.

Conclusion 3: There is sufficient market demand also to meet the University's housing "mix" objective that of all undergraduate students living on campus, 75 percent are first-time freshmen and 25 percent are other than first-time freshmen.

Conclusion 4: When the new East Campus Residence Hall opens in 2012, the University will be 150 beds short of meeting its student housing “mix” objective of 75 percent of housing be occupied by first-time freshmen and 25 percent by other than first-time freshmen.

Conclusion 5: The University’s 4,200 residence hall bed count in 2012 (the year the new East Campus Residence Hall opens), coupled with current university apartment occupancy, will be insufficient by 458 beds in meeting the Carnegie Foundation’s requirement for a “primarily residential” campus classification. By the year 2017, if enrollment increases as projected, this gap will grow to 700 beds.

Conclusion 6: To meet the Carnegie Foundation’s requirement for a “primarily residential” campus classification, the University will need to add 700 undergraduate bed spaces beyond those provided by completion of the East Campus Residence Hall. (This assumes that approximately 100 undergraduate students will continue to be housed in the University’s student apartments and rental houses.)

Conclusion 7: The net gain of 728 bed spaces (new construction of 2,891 beds and demolition of 2,163 beds) shown in the *ZGF Residence Hall Modernization Study* by the year 2023, when coupled with the bed count of the undergraduates living in university apartments, will allow the University to meet the Carnegie requirement for a “primarily residential” campus.

Conclusion 8: The University’s proposed *Residence Hall Modernization Study* concept of demolition of 64 percent of the existing debt-free housing and replacing the demolished bed spaces with new housing will result in dramatic changes in the room rates that will need to be charged to students.

Conclusion 9: The University of Oregon should include single student shared apartments in its future housing development strategies, including constructing 250 to 500 such bed spaces by the year 2014 as there is as much demand among other than first-time freshman students for this housing type as there is for residence hall housing.

Conclusion 10: The University of Oregon should recast its current housing facilities plan to include residence hall (double student bedrooms), hotel-style housing, and single student shared apartments.

Conclusion 11: The University of Oregon should balance the desires to renovate, upgrade, replace, or begin anew with student housing, against the expected room rates that would be charged to students for housing.

Conclusion 12: The University of Oregon should weigh carefully the forms of housing it wants to add to provide a variety of housing types on campus as students advance academically. This includes single and double rooms (hotel-style), semi-suite housing, and single student shared apartments as well.

Conclusion 13: The University of Oregon should move quickly in deciding on its next student housing project.

## D. PLATEAUS

### Prior Housing Analysis

In 2007, the University received a report from the firm Anderson Strickler entitled *University of Oregon, Housing Strategic Plan, Phase Two*. This report outlined the University's interest in ensuring that the future student housing development at the University is linked to the university's broader campus academic goals. Because this 2007 analysis is still viable and pertinent, findings from that study are repeated as applicable in this current study. Important objectives identified in the 2007 *Housing Strategic Plan, Phase Two* study include:

- Continue to house on campus at least 85% of new freshmen (*92.3% in 2007-08, 84.4% in 2010-11*) [Note: This objective has now been restated by the University to the following: Continue to house 85 percent of first-time freshmen (*93.9% in 2007-08, 85.7% in 2010-11*)];
- House on campus at least 15% of sophomores, juniors and seniors (*3.5% in 2007-08, 3.0% in 2010-11*) [Note: This objective has now been restated by the University to the following: Of the undergraduates living on campus, 25 percent should be other than first-time freshmen (*19.2% in 2007-08, 16.5% in 2010-11*)];
- Provide housing for at least 25% of undergraduates on campus to meet the “primarily residential” Carnegie Foundation classification (*23.6% of undergraduates were housed in 2007-08, 20.9% in 2010-11*). [Note: The percentages shown in this section are based on the Carnegie Foundation methodology for measuring undergraduate student FTE.];
- House in university-owned housing 11% of graduate students (*7.9% in 2007-08, 8.2% in 2010-11*); and,
- Provide a mix of housing types and related programs to meet the need of the University of Oregon’s unique student mix.

The first three of the above objectives, restated below, are, in effect, plateaus for the University of Oregon and its housing program. These plateaus are as follows:

- Continue to house 85 percent of first-time freshmen;
- Of the undergraduates living on-campus, 25 percent should be other than first-time freshmen; and,
- Provide on-campus housing for at least 25 percent of FTE undergraduates to meet the “primarily residential” Carnegie Foundation classification of a primarily residential university.

These three conditions are, in effect, goals the University of Oregon and its housing program seek to attain and achieve. Each of these goal plateaus or achievements is complimentary to the others. None are in competition with one another.

### **Other Housing Policy Criteria**

By contrast, embedded within these three plateaus are other conditions or sub-criteria regarding the University of Oregon housing program. Unlike the three plateaus, these next conditions, on which the University of Oregon must reach closure, are in competition with one another. To a degree, this is a result that achieving any one of them means none or fewer of the others are achievable. These subcategories are as follows:

- Provide housing that serves an academic purpose and incorporates instructional spaces and other academic components into on-campus housing.
- Replace, as part of the housing modernization plan, existing debt-free, but older housing that is in need of renovation and systems upgrade.
- Retain, not replace, the existing debt-free housing.
- Construct single student shared on-campus apartments.

For example, if the University chooses as a high priority the incorporation of instructional space in its student housing, it would most likely occur only if additional new housing was constructed. The University, in the *Residence Hall Modernization Study*, shows that after constructing one additional new housing facility, it would then sequentially demolish portions of its existing on-campus housing supply to create sites for replacement housing. If it did this, then that action would be in conflict with retaining, not replacing, existing residence halls. Without demolishing the older housing supply and replacing it with new housing, the University cannot easily achieve the goal of introducing academic facilities and instructional space in housing.

If the University chooses to build single student shared apartments on campus, then doing so would come into conflict with the first criteria of providing instructional space and academic facilities in student housing since shared apartments are usually, but not always, devoid of such space.

Moreover, building single student shared apartments would only occur under two conditions: if the University wanted to increase its housing supply beyond the 4,200 beds that will occur when the East Campus Residence Hall is complete or if in deciding to build new housing, the University chooses to build single student shared apartments rather than more traditional residence halls.

### **University Action**

It is important that the University consider, and perhaps take a position on both the goal plateaus and on these sub-criteria and memorialize them by incorporating them into the yet to be recorded housing objectives of the University.

What may preclude the University from taking this step is the need for further internal analysis of the capability of the University to continue to absorb new housing, with its debt, and its resultant higher cost to students.

While the University ideally would like to replace some of its older existing debt-free housing with newer housing, it is faced with the dilemma that housing, like other buildings, declines with age and the existing housing either must be consistently maintained or eventually be taken down and replaced.

## **E. FINDINGS**

### **Current On-Campus Housing Capacity**

The University of Oregon currently has 3,750 residence hall bed spaces, of which 107 spaces are occupied by residential assistant housing staff. Of this housing, 3,363 bed spaces were built between 1948 and 1966 and are now 45 to 63 years old. Only one new housing facility has been built: the 387 bed space Living-Learning Center, which opened in 2006. An additional new 451-bed residence hall, with a variety of room configurations, including suite-style housing, the East Campus Residence Hall, is currently under construction and scheduled for occupancy in fall 2012. Upon completion of the East Campus Residence Hall, the University's residence hall inventory will total 4,201 beds.

In addition, the University owns three apartment complexes that are rented to students with a total of 370 studio, one-bedroom, two-bedroom, and three-bedroom units. The University also owns 77 single-family houses on the east side of the campus that are used as rental properties. In the spring term 2011, there were at least 416 student occupants in this housing, excluding those students in dual-student families or partnerships (where both spouses or both partners are university students). Of these 416 student occupants, 318, or 76 percent, were graduate students and 98, or 24 percent, were undergraduates.

### **Housing Objectives**

As noted above, the campus wants to increase its current 3,750 residence hall beds to 4,900 beds to provide enough housing so that the University meets the Carnegie Foundation classification of the University of Oregon as a "primarily residential" campus. In the short term, the University wants to replace the majority of its existing housing with new construction while maintaining a supply of at least 4,200 residence hall beds. Based on prior planning studies, most of the new beds the University is planning to build are replacement beds.

Providing additional student housing, however, must meet the conditions that the projects are fundable, that the funding can be obtained, that there is sufficient market demand to keep the



housing occupied over the 25- to 30-year term of a revenue bond to achieve payback and bond coverage, and that rates charged for room and board are reasonable.

### **No Requirement to Live On Campus**

Currently, the University has no live in requirements for students. Living in on-campus housing is voluntary.

### **Baseline Enrollment Condition for Housing Occupancy**

Housing occupancy at the University of Oregon is directly linked to student enrollment and changes in enrollment at the University. The University has grown considerably in the immediate past few years and much of this is due to attracting students whose place of residence is out-of-state. In fall 2010, 47 percent of first-time, first-year freshmen students were from out-of-state. This is a considerable change from only three years early, when in fall 2007, 34 percent of first-time, first-year students were from out-of-state.

The considerable surge in out-of-state enrollments, which provides additional financial revenue to the University, at the same time has created a sudden and immediate demand for additional university-owned housing that cannot be met.

### **Prior and Current Housing Study Conclusions**

The 2007 *Housing Strategic Plan* study concluded there was a large, almost 2,400 bed, unmet demand for University of Oregon housing. The *Housing Strategic Plan* study recommended the University build more than 2,500 new suite and semi-suite bed spaces and remove nearly 1,100 traditional doubles from the inventory for a net gain of 1,530 housing spaces above the then 3,948 student housing bed space inventory. The total housing inventory would be about 5,500 bed spaces, including the existing 477 UO rental apartments and single-family houses. This projection was predicated on the planning assumption that an annual average increase in housing rates of three percent per year would be sufficient to fund these improvement. Based on the cost of the new UO housing, this assumption has proven to be too low.

The 2011 *Residence Hall Modernization Study* by ZGF Architects provides a similar, but slightly different scenario for University housing changes. In the *Residence Hall Modernization Study*, the University would build slightly more than 800 new residence hall beds in the years 2012 to 2014. This would be followed by tearing down Hamilton Hall, with its current 812 beds, and replacing it with a new student housing project of slightly more than 700 beds. The same tear down and rebuild scenarios would continue through two more iterations with the demolition and replacement of Bean Hall, followed by the demolition and replacement of the Walton housing complex.

At the conclusion of the *Residence Hall Modernization Study*, which would start with new housing in fall 2014 and be complete in the year 2023, the University would have constructed 2,891 new residence hall beds. At the same time, the University would have torn down 2,163 existing beds.



The total net bed gain of 728 residence hall beds would result in a total residence hall bed inventory of about 4,900 bed spaces, excluding apartments. The new replacement housing would primarily be single student rooms with private bathrooms or double student rooms with private bathrooms (hotel-style housing). The total of new construction cost for all of the replacement housing, including the new commissary, wood shop, and replacement structure parking, (in 2011 dollars inflated to the year of construction) is estimated to total \$565 million for the projects shown in the *Residence Hall Modernization Study*.

### **To Be Considered**

The University's housing objectives, prior market analysis, and current modernization study are all geared toward assisting the University in meeting its housing vision. However, there are at least three areas for discussion in these plans.

First, the bed requirements for meeting the Carnegie Foundation criteria as a primarily residential campus have been slightly overstated in the University's earlier plans. The Carnegie Foundation's requirements are based upon undergraduate FTE enrollment, not undergraduate headcount enrollment, which had been used by UO in its prior calculation. Moreover, the Carnegie Foundation includes all university-owned, university-controlled, and university-affiliated housing in computing whether or not a campus meets this criteria of being "primarily residential." (Note: The Carnegie Foundation has indicated that fraternity and sorority housing beds are not included, unless the university owns and operates the housing.)

Second, while the University aspires to having 25 percent of its on-campus housing occupied by sophomores, juniors, and seniors living in on-campus housing, the market analysis conducted by IFA as part of this study indicated that only six percent of sophomores, juniors, and seniors had a preference for living in a university residence hall housing including university suite-style housing. The Anderson Strickler study indicated a slightly different goal that about 15 percent of sophomores, juniors, and seniors live in on-campus housing. Much of this low demand for housing for other freshmen, sophomores, juniors, and seniors is a result of the past inability of the University to provide housing for any significant number of these returning students in its housing. Thus, a culture has grown up on the campus of students living in university housing as freshmen and then moving off campus as sophomores.

Third, neither the Anderson Strickler *Housing Strategic Plan* nor the ZGF *Residence Hall Modernization Study* include undergraduate single student shared apartments in their planning beyond the apartments currently owned and operated by the University. (Note: One ZGF site and program analysis known as Option 3 was a total 360-bed shared apartment project.)

The student housing market analysis undertaken by IFA as part of this study indicates an equally high preference among sophomores, juniors, and seniors to live in on-campus shared apartments as in residence hall housing. More than eight percent of these returning students, about 1,000 of these other than first-time freshman students, prefer shared apartments to residence halls. It

is currently estimated that approximately 9,000 undergraduate students live off campus in shared apartments and another 1,000 live off campus in apartments alone. The off-campus student who prefers to live in university apartment housing is indicating a preference for a change in landlord, rather than a change in housing type.

### **Housing Scenarios**

Table S-1 below identifies various housing scenarios the University could consider. Table S-1 begins with an estimate of how many on-campus beds (both residence halls and apartments) would be required to meet the various UO housing policy objectives outlined above and adds meeting market demand as an objective.

Table S-1 also identifies the number of beds that would result from implementation of the *Residence Hall Modernization Study* rounded to the nearest 1,000 beds. The *Modernization Study* is based upon the completion of the East Campus Residence Hall, which, as a starting point, would bring the University's housing inventory to 4,200 residence hall beds.

Table S-1 also presents various scenarios that would introduce additional university single student shared apartment housing into the future on-campus housing construction.

In these outlines, the total number of housing beds on campus are rounded off.

### **Cost**

Missing from this analysis is the cost of implementation. The financial impact of paying off the housing bond indebtedness varies as more projects are added. This added indebtedness will also have a cost impact on the University's housing operations and the rate increases required to meet the bond indebtedness and bond coverage. Substantially increased rates could cause a dampening of demand for on-campus housing among some student populations.

Table S-1

**Undergraduate Housing Objectives, Housing Plans, and Housing Market**

<b>Housing Policy Objectives (based on UO full-time enrollment, year 2013)</b>	<b>Net RH Beds</b>	<b>Net UG Apt Beds</b>	<b>Year</b>
House 85% of all first-time freshmen at 25,000 HC (22,500 FT, 19,000 UG, 3,500 GR, 4,000 FTF)	3,400	100	2013
House 85% of all first-time freshmen, plus 25% of all other students living in on-campus housing be other than first-time freshmen at 25,000 HC (22,500 FT, 19,000 UG, 3,500 GR, 4,000 FTF) (Requires 3,400 FTF beds + 25% more beds to house other than FTF)	4,450	100	2014
Meet Carnegie “primarily residential” category (25% of UG FTE) at 25,000 HC (19,000 FT UG, 1,600 PT UG = 19,600 FTE)	4,800	100	2014
Meet market demand for on-campus housing (IFA study) at 25,000 HC (22,500 FT, 19,000 UG, 3,500 GR)	Undergraduate Graduate 4,600 100	1,300 200	2021 2021

<b>ZGF 2011 Residence Hall Modernization Study (Preferred Recommended Development Option)</b>	<b>Net RH Beds</b>	<b>Net UG Apt Beds</b>	<b>Year</b>
Starting Point (year 2012) (following completion of the East Campus Residence Hall)	4,200		2012
Phase 1A + 1B (add 816 new beds)	5,000		2014
Add Phase 2 (Hamilton replacement) (add 718 beds, demolish 812 beds)	4,900		2017
Add Phase 3 (Bean replacement) (add 630 beds, demolish 722 beds)	4,800		2020
Add Phase 3 (Walton replacement) (add 727 beds, demolish 629 beds)	4,900		2023

<b>IFA 2011 Residence Hall Feasibility and Market Demand Study</b>	<b>Net RH Beds</b>	<b>Net UG Apt Beds</b>	<b>Year</b>
IFA Scenario 1, add 250 single student shared apartment beds 4,200 RH, 350 apt	4,200	350	2014
IFA Scenario 1 + ZGF Phase 1A and 1B 5,000 RH, 350 apt	5,000	350	2016
IFA Scenario 2, add 250 more single student shared apartment beds above IFA Scenario 1 + ZGF Phase 1A and 1B	5,000	600	2018
IFA Scenario 2, tear down Hamilton (demolish 812 beds) or IFA Scenario 2 + ZGF Phase 2, tear down and replace Hamilton	4,200 4,900	600 600	2020 2020

Source: Ira Fink and Associates, Inc.

HC = Headcount Enrollment  
 FT = Full-Time Enrollment  
 PT = Part-Time Enrollment  
 FTE = Full-Time Equivalent Enrollment  
 UG = Undergraduates  
 GR = Graduates  
 FTF = First-Time Freshmen  
 RH = Residence Halls

## F. IMPACT

### Impact

IFA agrees there is an unmet demand for student housing, but differs with the 2007 Anderson Strickler *Housing Strategic Plan* finding and the 2011 *Residence Hall Modernization Study* as to the number of bed spaces needed and their type.

The cost impact of adding residence hall beds to the University of Oregon inventory will be substantial. The cost impact of adding both residence hall and shared apartment beds will also be significant. However, by adding some undergraduate single student shared apartments, certain gains would be made. First, 83 to 93 percent of university undergraduate student housing would continue to be residence halls that serve both an academic and a housing purpose. Second, building undergraduate single student shared apartments would be significantly less costly than adding only residence halls because the apartments would be low-rise, wood or metal frame, Type V construction, in contrast to Type III or Type I concrete or steel frame mid-rise residence halls.. Third, adding single student shared apartments would provide, in response to student market demand, an alternative to off-campus apartments for approximately ten percent of the university undergraduate enrollment who are seeking to live in university-owned shared apartment housing. Fourth, apartments would not have to be built in core campus lands, but could be located on the campus periphery where zoning requirements restrict the type of university facilities that can be built. Lastly, if necessary, shared apartments could be built in concert with private development or solely by the University.

### Result

Should the University of Oregon choose not to add any new undergraduate residence hall housing beyond the current East Campus housing, IFA estimates the University would provide housing for approximately 22 percent of its undergraduate FTE students. (The approximately 100 undergraduates living in university on-campus apartments are included in the housing counts.) Thus, the inventory of traditional forms of undergraduate student housing and the existing on-campus apartments occupied by undergraduates would mean that once the new East Campus Residence Hall housing is completed, and even if the University did not add any more residence hall or apartment housing, the University would be housing about 22 percent of its undergraduate FTE students. To meet the Carnegie Foundation requirement, at least 700 additional bed spaces are needed above the 4,200 beds when East Campus Residence Hall is opened ( $4,200 + 700 = 4,900$  beds). This meets the Carnegie criteria that 25 percent of undergraduate FTE are housed.

### Existing Housing Renovation

Should the University follow the IFA proposed scenarios, which is fewer new residence hall housing beyond the East Campus Residence Hall, or no additional residence hall housing beyond the East Campus Residence Hall, then the University would likely be in a better financial position both to

renovate its existing residence halls and/or eventually replace them with newer forms of traditional housing.

These scenarios would allow the University to follow a more conservative approach to adding housing, replacing housing, and converting its current student housing supply than suggested by the Anderson Strickler *Housing Strategic Plan* or the ZGF *Residence Hall Modernization Study*. (Should the University choose to demolish and replace some of its existing housing stock, the replacement housing would have to be built in advance of the removal of existing housing or housing demand would greatly exceed supply.)

### Projections

These projections are predicated on the University meeting or exceeding its headcount enrollment target of 24,500 headcount students by 2013 in contrast to its fall 2010 headcount enrollment of 23,108 students. They also are consistent with the University enrollment projections provided for this study, which shows the University growing to 24,769 headcount students by fall 2013.

Should enrollment at the University of Oregon flatten out, or even decline in the future, or should the cost of education result in a dampening of demand, then the University's enrollment targets will need to be revisited. If this becomes the case, then the demand for housing would be accordingly changed as well.

## G. RECOMMENDATIONS

The recommendations of this study are as follows:

- 1. The University of Oregon should add 700 additional undergraduate beds. This can be 700 residence hall style beds, 700 single student shared apartment beds, or a combination.**

*This conditional recommendation is based both on market and on site capacity. It is not hard and fast in terms of numbers of each housing type because there is sufficient demand for both additional residence hall type spaces and single student shared apartments that a reasonable combination of one or the other or both would meet student preferences. This will allow the University to use its available housing sites to an optimum capacity.*

- 2. The University of Oregon should renovate, but not demolish, the existing residence halls.**

*This is based on avoiding the financial loss to the housing system by demolishing the majority of its debt-free housing. By renovating, rather than demolishing and replacing, the University will extend the useful life of its existing residence halls at a fraction of*

*the cost of new construction. The increased lifespan of these halls through renovation will allow the University the opportunity to revisit again its housing programs and rebalance the mix of new construction and renovation against the rental rates needed to sustain the housing. In any event, the University needs to continue maintaining the existing housing and invest in building systems replacement.*

**3. The University of Oregon should memorialize, by presidential or Board of Regents action, the housing policy objectives of the University of Oregon. These policy objectives, simply stated, are:**

- a. Provide housing for 85 percent of new first-time freshman students.

*This would be a target percentage that could be increased. However, increasing the percentage of first-time freshmen housed on campus by five percent, to 90 percent, would require adding 200 additional first-time freshman beds and an additional 67 beds for other than first-time freshman students.*

- b. Provide sufficient housing so that 75 percent of the occupants are first-time freshmen and 25 percent of the occupants are other than first-time freshmen.

*This would mean an on-campus housing occupancy mix of 75 percent first-time freshman students and 25 percent other than first-time freshman students.*

- c. Meet the Carnegie Foundation's classification criteria as a "primarily residential" campus.

*This would mean that there is sufficient on-campus housing that 25 percent of the FTE undergraduates live on campus.*



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# Introduction

Purpose of this Study

University of Oregon

Determination of Student Housing  
Demand and Supply

Background on Housing at  
the University of Oregon

Student Housing Concerns of  
the University of Oregon

Carnegie Foundation  
Size and Setting Classification

Study Methodology and  
Organization of this Report

Glossary



Ira Fink and Associates, Inc.

**University of Oregon, Carson Residence Hall.** Carson Hall, which opened in 1948, has 306 total bed spaces.

# I. INTRODUCTION

This section introduces the University of Oregon, Residence Hall Feasibility and Market Demand Study, describes the purpose of the report, provides an overview of the campus, notes those factors which determine student housing demand, and outlines the study methodology.

## A. PURPOSE OF THIS STUDY

### Primary Purpose

The primary purpose of this study is to assess the market demand for student housing at the University of Oregon.

The study reviews earlier student housing studies completed for the University by Anderson Strickler, primarily the *Housing Strategic Plan, Phase Two* (2007), describes the housing policies of the University, assesses and addresses University proposals to increase the housing supply, reviews the Carnegie Foundation Classification of Institutions of Higher Education criteria for residential campuses, reviews the current *Residence Hall Modernization Study* (2011) prepared by ZGF, and proposes a mid-course adjustment to the University of Oregon for meeting its student housing demand.

### Scope of Study

The University, in its consultant selection Request for Qualifications, asked for a market demand analysis for the next 20 years by identifying current and future market capacity for University-owned and managed on-campus housing options, including:

- Identify current and future market demand for University-owned on-campus residential opportunities for freshmen, sophomores, upperclassmen, graduate students, etc.
- Review, analyze, and confirm the achievability (market demand/financial feasibility) of the University's current goals:
  - 25 percent of undergraduate students are housed on campus by 2030;
  - 25 percent of those living on campus are upper division students (later revised to other than first-time freshmen); and
  - The minimum system capacity of 4,200 beds is maintained throughout the process
- Provide recommendations for any adjustments to the current goals.



- Work collaboratively with ZGF, who are preparing the *Housing Modernization Study*, to coordinate work and eliminate duplication or omission of critical tasks and to ensure timely sharing of findings.
- Based on the collaborative development of housing strategies with ZGF, provide a 20-year realistic financial model for development implementation.
- Identify the opportunities, complexities, benefits, risks, and limitations of public/private partnerships as a method of constructing the anticipated modernization improvements.

The University also made known they want big picture strategies and a study that can be implemented and actionable. They stated the University wants the very best housing that is affordable.

### **About Enrollment**

This study, however, is also about enrollment. There are a number of reasons the report concentrates so heavily on enrollment. First, student enrollment creates the demand for housing, and changes in enrollment will determine the number of housing units needed. Second, the University of Oregon has a stated enrollment cap of 24,500 total students. Third, the Carnegie Foundation criteria for classifying a campus as residential links enrollment and on-campus student housing. Fourth, the demand for the various types of student housing is based on the characteristics of the students who are and will be enrolled, and these characteristics vary considerably among student subgroups. Fifth, the distribution of enrolled students at the University of Oregon, both now and in the future, including both first-time freshmen and new transfer students, is undergoing changes that affect the demand for and type of housing needed. University total headcount enrollment grew from 20,416 students in fall 2007 to 23,108 students in fall 2010. Moreover, the University has, for the past few years, used a planning target of 24,500 total headcount students as a planning horizon. As the study shows, that horizon has now been raised to 24,769 by the year 2013-14.

This study is based on student enrollment and housing data available through the fall 2010 term at the University of Oregon and enrollment projections to the year 2013-14 provided by UO.

## **B. UNIVERSITY OF OREGON**

### **Background**

*The following information is from the University of Oregon website.*

The University of Oregon, founded in 1876, is the state's flagship institution. Located in Eugene, an energetic college town, the University offers academic excellence and hands-on learning opportunities in a welcoming atmosphere. Towering trees shade the 295-acre campus, where students, faculty, and employees from a wide variety of backgrounds share a commitment to preserving the environment.

The University pursues innovation in more than 260 academic programs that are offered in locations from Eugene to Portland and from the Oregon coast to the mountains.

The University of Oregon is a comprehensive research university. It is the Association of American Universities' flagship institution of the Oregon University System.

The University is a community of scholars dedicated to the highest standards of academic inquiry, learning, and service. Recognizing that knowledge is the fundamental wealth of civilization, the University strives to enrich the public that sustains it through:

- A commitment to undergraduate education, with a goal of helping the individual learn to question critically, think logically, communicate clearly, act creatively, and live ethically.
- A commitment to graduate education to develop creators and innovators who will generate new knowledge and shape experience for the benefit of humanity.
- A recognition that research, both basic and applied, is essential to the intellectual health of the University, as well as to the enrichment of the lives of Oregonians, by energizing the state's economic, cultural, and political structure.
- The establishment of a framework for lifelong learning that leads to productive careers and to the enduring joy of inquiry.
- The integration of teaching, research, and service as mutually enriching enterprises that together accomplish the University's mission and support its spirit of community.

### **University of Oregon**

*The following information is from Wikipedia.*

The University of Oregon is organized into eight schools and colleges – six professional schools and colleges, an Arts and Sciences College, and an Honors College. They are as follows:

- School of Architecture and Allied Arts
- College of Arts and Sciences
- Charles H. Lundquist College of Business
- College of Education
- Robert D. Clark Honors College
- School of Journalism and Communication
- School of Law
- School of Music and Dance



### **University of Oregon Campus**

Based on Ellis F. Lawrence's vision, many of the University's buildings are planned around several major quadrangles, many of which about the 13th Avenue pedestrian mall. The University is known for being the site of a pioneering participatory planning experiment known as the Oregon Experiment, which is also the subject of a book of the same name by Christopher Alexander. The two major principles of the project are that buildings should be designed, in part, by the people who will ultimately use them with the help of an "architect facilitator," and that construction should occur over many small projects as opposed to a few large ones.

Although academic buildings are spread throughout the campus, the majority are located along East 13th Avenue, with heavy pedestrian traffic at the intersection with Kincaid Street. Student recreation and union centers are located toward the center of the campus, with residence halls on the east side of campus. Sports facilities are grouped in the southern-central part of campus with the Autzen Stadium complex across the Willamette River. The Matthew Knight Arena, a 12,500-seat multipurpose arena, opened in 2011. The University also owns and/or operates several satellite facilities, including a large facility in the White Stag Block of downtown Portland.

There has been a push for sustainable buildings on campus with a development plan that requires any new building or renovation to incorporate sustainable design.

### **Current Enrollment**

Current enrollment (fall 2010) at the University of Oregon was a total of 23,108 headcount students, including 20,970 full-time students (17,760 undergraduate, 3,210 graduate) and 2,138 part-time students (1,454 undergraduate, 684 graduate). In addition, there were 22 full-time non-admit students and 308 part-time non-admit students. (A history of full-time and part-time enrollment and of male and female full-time enrollment from fall 2007 to fall 2010 is shown in Appendix A.) The campus is also primarily a full-time campus, with 92 percent of the UO undergraduates and 82 percent of the UO graduates enrolled full-time.

### **Current Housing**

The University of Oregon is becoming more of a residential campus. The campus added 387 double-occupancy housing bedrooms in 2006 in the Living-Learning Center, which includes housing, dining, and academic services and increased the on-campus residence hall capacity to a total of 3,750 bed spaces. Another new residential project, the East Campus Residence Hall, is under construction and scheduled to open in fall 2012. It will add 450 additional beds.

The University also has 370 rental apartment units and 77 rental houses.

### **Carnegie Foundation Classification**

The Carnegie Foundation classifies the University of Oregon as a "very high research activity" university and as a large, four-year, primarily non-residential university.

### City of Eugene

The campus is located in Eugene, Oregon, a city with a population of 156,185 in 2010. (The 1990 population totaled 112,669; the 2000 City of Eugene population was 137,893. This represents a population increase of 22 percent between 1990 and 2000 and an additional increase of 13 percent between 2000 and 2010).

The City of Eugene, the second largest city in the state, is the county seat of Lane County, Oregon.

## C. DETERMINATION OF STUDENT HOUSING DEMAND AND SUPPLY

### Demand

There are several factors which play key roles in the determination of student housing demand. These demand indicators can be summarized under three major headings: demographic, economic, and attitudinal.

The **demographic components** of student housing demand are based on changes in enrollment, class standing (or academic level), and marital status.

The **economic components** center on the ability of the student to afford housing on campus or near campus or on a need to live at home and commute.

The **attitudinal components** are choices the student makes in housing, grouped under characteristics of "freedom" – a place where the student can exercise control over his or her personal environment; "privacy" – where the student can have a quiet place to study, to sleep, or to be alone when they feel like it; "social" – where students can have the opportunity, if they want, to have parties; and, "other," which includes student concerns for the cost of housing or parental approval of their living conditions.

### Supply

There are also several factors that play important roles in determining student housing supply. The housing supply components include existing on- and off-campus student housing, rental levels for that housing, the ability of the campus to supply new housing, the availability of financial resources for housing development, the ability of the campus to operate and to maintain its housing, and the extent of competition from non-students for the off-campus housing supply, both adjacent to campus and in other neighborhoods.

The goal of any student housing program is to provide solutions which will result in an adequate supply of housing at an affordable cost – housing which responds to demand and programmatic needs, as well as considerations of safety, efficiency, flexibility, low maintenance, and energy

conservation. These concerns are often negated in trade-offs between the initial construction cost of projects and their life-cycle operating cost.

## **D. BACKGROUND ON HOUSING AT THE UNIVERSITY OF OREGON**

### **University of Oregon Student Housing**

In fall 2010, the University of Oregon provided on-campus residence hall housing for 3,750 students, including resident assistants, on- and off-campus apartment housing in 370 units, and 77 rental houses. This combined housing serves about 19 percent of the combined total UO enrollment of 23,108 full-time and part-time students.

The University's housing system provides a range of living options with traditional residence halls (Barnhart, Bean, Carson, Earl, Hamilton, the Living-Learning Center, Riley, and Walton) and apartments and houses (Agate Apartments, Graduate Village, Moon Court Apartments, Spencer View Apartments, and East Campuses Houses). (Note: The Spencer View Apartments are one mile from campus.)

In addition, University Housing is responsible for dining services, campus-wide catering, and other food cash operations, camp and conference housing, as well as managing the budgets and facilities of these operations, and related support services.

### **Students in University Housing**

Of the total 3,720 UO freshman students living in the residence halls in fall 2010, 3,183 were new first-time freshman students and 140 were freshman transfers or continuing freshmen, for a total of 3,323 freshmen living in on-campus residence halls. There were also 241 sophomores, 90 juniors, 58 seniors, and eight graduate students living in the residence halls. These numbers include students who transferred to UO.

Of the total 416 on- and off-campus apartment units and houses that were rented to students, 98 were occupied by undergraduate students and 318 by graduate students.

### **Self-Sustaining System**

University Housing is both an educational and a business enterprise of the University of Oregon. The role of University Housing is to support the academic mission of the University through the provision of single student and family student housing and related services. University Housing is a self-sustaining, self-liquidating agency of the University. It receives no tuition or tax support for its operating budget. The goal of University Housing is to offer the highest quality of basic service at a reasonable cost.



## **E. STUDENT HOUSING CONCERNS OF THE UNIVERSITY OF OREGON**

### **Providing Housing for First-Time Freshmen**

The University has no requirement that students live on campus, but wants to provide enough housing so that all entering first-time freshmen can live on campus if they choose to do so. The objective is that 85 percent of new first-time freshmen live on campus. With this objective as a priority, the on-campus residence hall housing at the University of Oregon is primarily occupied by first-time freshman students. Of the 3,720 fall 2010 residence hall occupants, 3,183, or 86 percent, were first-time freshmen. The on-campus apartments are primarily occupied by graduate students. Of the 416 units occupied in fall 2010, 318, or 76 percent, were graduate students, and 98 residents were undergraduates.

### **Meeting the Carnegie Foundation Criteria as a Residential Campus**

The University aspires to house 25 percent of its undergraduate student population so that it can be classified by the Carnegie Foundation as a residential university. (This is further described in Section I-F.) Currently, about 22 percent of UO undergraduate students live in on-campus housing at the University of Oregon.

### **Housing Demand Exceeds Supply**

Another primary student housing market concern facing the University of Oregon is housing demand, which currently exceeds the supply of university housing. For four years prior to fall 2010, on-campus residence hall occupancy ranged from 94 to 100 percent and occupancy for on-campus apartments ranged from 93 to 94 percent. Fall 2010 occupancy was 99 percent.

### **Lead Time to Build Housing**

Because enrollment at the University of Oregon is based on recruitment and retention, enrollment can change due to educational market changes. With a two- to three-year or longer lead time to construct additional housing, a policy change which would suddenly or dramatically increase the enrollment at the University could result in short-term increases in demand for university housing which could not be met. Likewise, a decline in enrollment among those student sub-groups who choose to live on campus (primarily new freshmen, and, if sufficient housing is available, continuing sophomore, junior, and senior students, as well as transfer students) could create vacancies and potential financial problems.

### **First-Time Freshman Enrollment Growth, Housing Demand and Supply**

The University of Oregon total headcount enrollment grew by 13 percent in the past four years from fall 2007 to fall 2010, increasing from 20,416 to 23,108 students. First-time, full-time freshmen

increased by 17 percent, from 3,181 to 3,712 during this same time. This surge in first-time freshman enrollment placed a burden on the existing housing supply that could not be met. To meet demand, the University restricted the number of returning students living in the residence halls.

### **Demand Created by Out-of-State Students**

From fall 2007 to fall 2010, the percentage of first-time freshmen from out-of-state increased considerably, from 34 percent in fall 2007 to 47 percent in fall 2010. This surge in out-of-state freshmen and overall freshman growth and the fixed supply of on-campus housing has resulted in a decline in the percentage of first-time freshmen living on campus from 94 percent in 2007 to 86 percent in 2010.

### **Adequacy of University Housing Supply**

Based on a housing bed count of 3,750 rentable residence hall beds and 447 rentable apartment units and houses, on-average occupancy in the University of Oregon residence hall and apartment housing has ranged from 94 to 100 percent of capacity between fall 2007 and fall 2010. In fall 2010, occupancy was 99 percent. This full occupancy of university housing has led the Housing Office to restrict the number of students who can return to live in university housing, with the result that only 14 percent of students who live in the residence halls are non-first-time freshmen.

## **F. CARNEGIE FOUNDATION SIZE AND SETTING CLASSIFICATION**

### **Background on Size and Setting**

The Carnegie Foundation is known for its classification systems of institutions of higher education. While it is best known for its classifications of universities by their academic and research status, the Carnegie Foundation also classifies universities by what is known as “size and setting.”

The Carnegie Foundation size and setting classification is based on institution size (enrollment) and residential character. Because residential character applies to the undergraduate student population, exclusively graduate and professional institutions are not included in the Carnegie size and setting classifications.

According to the Carnegie Foundation, the residential or nonresidential character of an institutions reflects aspects of the campus environment, student population served, and the mix of programs and services that an institution provides.

Carnegie classifies four-year institutions into four categories of full-time equivalent (FTE) enrollment and three categories of residential character. According to Carnegie, neither characteristic implies differences in the quality of undergraduate education, but an institution’s location along the two continua generally corresponds to a distinctive mix of educational challenges and opportunities.

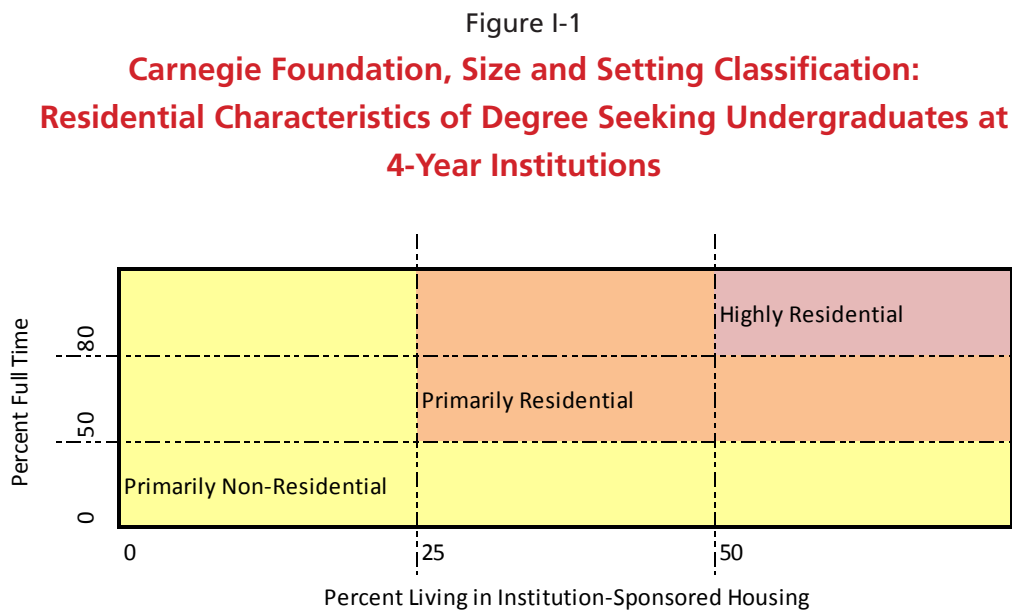
Because few two-year institutions serve a residential population, these institutions are classified solely on the basis of their FTE enrollment.

### Enrollment Size Measure

According to Carnegie, full-time equivalent (FTE) enrollment is based on the Integrated Postsecondary Education Data System (IPEDS) fall 2009 enrollment data, with FTE calculated as full-time undergraduates plus one-third part-time undergraduates.

### Residential Character Measure

The Carnegie residential character measure is based on two attributes: the proportion of degree-seeking undergraduates who attend full time and the proportion living in institutionally-owned, -operated, or -affiliated housing. A chart illustrating the residential character categories of the Carnegie classifications is shown below.



Source: Carnegie Foundation for Classification of Institutions of Higher Education

### Residential Classification

According to the Carnegie Foundation, institutions with fewer than 25 percent of degree-seeking undergraduates living on campus or fewer than 50 percent enrolled full time are classified as primarily nonresidential. Institutions where at least one-half of degree-seeking undergraduates live on campus and where at least 80 percent attend full time are classified as highly residential. The remaining four-year institutions are classified as primarily residential.

### **Carnegie Classifications of Interest to the University of Oregon**

The two Carnegie classifications of most interest to the University of Oregon are as follows:

- L4/NR: Large four-year, primarily nonresidential
  - According to the Carnegie Foundation, fall 2009 enrollment data show FTE enrollment of at least 10,000 degree-seeking students at these bachelor’s degree granting institutions. Fewer than 25 percent of degree-seeking undergraduates live on campus (defined as institutionally-owned, -controlled, or -affiliated housing) and/or fewer than 50 percent attend full time (includes exclusively distance education institutions).
  - Large four-year, primarily nonresidential is the category that the Carnegie Foundation has currently classified the University of Oregon.
- L4/R: Large four-year, primarily residential
  - Fall 2009 enrollment data show FTE enrollment of at least 10,000 degree-seeking students at these bachelor’s degree granting institutions. Twenty-five to 49 percent of degree-seeking undergraduates live on campus and at least 50 percent attend full time. In addition to institutionally-owned housing, housing controlled or affiliated with the University is included.
  - Large four-year, primarily residential is the Carnegie Foundation classification the University of Oregon aspires to gain.

A computational analysis of the current status of the University of Oregon in meeting the Carnegie classification of primarily residential and the future additional bed counts to do so are contained in Appendix F.

Appendix F also includes a table describing the Carnegie size and setting classifications for the other Pac-12 campuses and an array of campuses that UO uses for comparative purposes.

### **Institutionally-Owned, -Controlled, or -Affiliated Housing**

Because fraternity and sorority housing can be affiliated with a university and provide housing for students, IFA inquired of the Carnegie Foundation on how they classified fraternity and sorority housing for purposes of calculating “size and setting.” The Carnegie response is below.

[The Carnegie Foundation uses] College Board data to determine the residence portion of our Size and Setting classification. We define ‘primarily residential’ as ‘25-49 percent of degree-seeking undergraduates live on campus and at least 50 percent attend full time’ and ‘highly residential’ as ‘at least half of degree-seeking undergraduates live on campus and at least 80 percent attend full time.’

'On campus' is defined as institutionally-owned, -controlled, or -affiliated housing. Fraternity and sorority houses do not consistently fit that definition, since fraternity and sorority housing can be owned by the sponsoring national organization, a network of alumni, or by the host college/university. Only those houses owned, operated by or affiliated with the Institution would be included in our data set. . . .

We primarily use IPEDS data, as well as the College Board data mentioned above and some [National Science Foundation] NSF data.

## **G. STUDY METHODOLOGY AND ORGANIZATION OF THIS REPORT**

### **Methodology**

To arrive at the recommendations contained in this study, the following analyses were completed:

- An analysis was made of the student enrollment data from fall 2007 to fall 2010 based on data provided by the University of Oregon, Office of Institutional Research. The data provided by the University classified students as new, continuing, or transfer within academic levels. Particular attention was paid to changes in UO enrollments that could affect student housing demand. Enrollment projections were refined by IFA based on projections for the years 2011, 2012, and 2013 provided by the UO Vice President for Enrollment Management. These data are shown in Appendix A.
- An analysis was made of the available record of occupancy of University of Oregon student housing based on data provided by the Office of Institutional Research and University Housing.
- A web-based student housing survey was prepared by Ira Fink and Associates and administered by the UO Campus Planning and Real Estate Office using the Qualtrics software. The survey was posted on the Qualtrics website on February 14, 2011 for three weeks until March 7, 2011. The survey availability was made known to a 50 percent sample of the fall term 2010 enrolled students to respond to. A total of 2,069 usable returns from this distribution was achieved. The responses were then "weighted" by academic level, gender, and on-campus residence to total the 20,970 full-time fall 2010 students and tabulated. (This is equivalent to one out of ten full-time students.) This survey provided data on characteristics of students currently living both in University of Oregon housing and in the community and what they seek when they change housing.
- A series of three student housing focus groups were conducted with various sub-groups of students representing both on- and off-campus residents. These included first-time freshmen living in residence halls, returning students living in residence

halls, and former residents living off campus. (These focus groups are summarized in Appendix D.)

- The study was completed during the same basic time frame as a companion study being undertaken by ZGF for the University entitled *Residence Hall Modernization (RHM) Study*. This *Feasibility and Market Demand Study* is analyzing the programmatic demands for housing while these were a “given” in the *Modernization Study*. The *Residence Hall Feasibility and Market Demand (RHFMD) Study* was provided oversight by the University-selected advisory committee whose members are listed at the beginning of this report. The advisory committee was co-chaired by Michael Griffel and Gregg Lobisser, who also co-chaired the *Residence Hall Modernization Study* advisory committee. Of the nine persons on the RHFMD advisory committee, six were also part of the advisory committee for the RHM study, thus providing a linkage between the two parallel activities.
- A series of one-on-one interviews were conducted by the study’s principal analyst, Ira Fink, and members of the University of Oregon administration. These interviews included all of the RHFMD advisory committee members, as well as the University Provost, the Vice Provost for Enrollment Management, the Vice President for Finance and Administration, and the Vice President for Student Affairs. The purpose of the interviews was to gain information from a variety of perspectives as to the significance of student housing to the University of Oregon and to understand both opportunities and constraints in providing housing to UO students.
- A review was also made of other prior studies and documents for the University, including the July 2006 *Residential Area Conceptual Study* by Zimmer Gunsul Frasca (ZGF) Architects; the October 2007 *University of Oregon Housing Strategic Plan, Phase II Report* by Anderson Strickler; the *University of Oregon May 2005 Campus Plan* produced by the University of Oregon Campus Planning and Real Estate Office; the April 2009 *Living and Learning Center (LLC) Post-Occupancy Evaluation and Summary* prepared by the University of Oregon Campus Planning and Real Estate Office; and related University publications regarding student housing prepared in prior years, including the Academic Plan and Oregon 2020.

Based on data from these studies, interviews, and analyses, projections of alternative on-campus student housing requirements were made. These projections were based on:

- Enrollments (historical and projected)
- Campus housing occupancy and policies
- Market data from the Student Housing Survey

## Study Organization

This report is organized into nine major sections:

- Summary provides a brief summary of the highlights of the study.
- Chapter I provides an introduction to and overview of the study.
- Chapter II is an analysis of enrollment at the University of Oregon, including a review of projected changes in enrollment and how housing demand is linked to them.
- Chapter III covers the supply of student housing at the University of Oregon.
- Chapter IV provides information on the demand for housing, both that which is currently being met as well as future needs.
- Chapter V describes the housing supply in the City of Eugene
- Chapter VI identifies the conclusions of the study and outlines a recommended housing program.
- Chapter VII provides a financial analysis of constructing additional housing based on the University's 2011 *Residence Hall Modernization Study*.
- Appendices
  - Appendix A: Total Full-Time and Part-time Headcount Enrollment
  - Appendix B: Description of the University of Oregon Housing Communities
  - Appendix C: University of Oregon Dining Services
  - Appendix D: Focus Group Summary
  - Appendix E: Financial Pro Forma
  - Appendix F: Carnegie Foundation Size and Setting Classification Calculations

## H. GLOSSARY

Throughout this report common terms are often abbreviated or referred to by initials. The following glossary spells out and defines these abbreviations, as well as other terms used in this study.

- Construction Cost: This is the amount of funds spent for facility construction only, including site development. This is generally the amount of funds paid to the contractor for construction.
- East Campus Residence Hall (ECRH)
- First-Time Freshmen (FTF): This is the group of students who are entering the University of Oregon for the first time, directly from high school.

- Full-Time (FT): Undergraduates enrolled for 12 or more credit hours. Graduates enrolled for nine or more credit hours.
- Full-Time Equivalent (FTE): Full-time equivalency is an enrollment term used to compute how many full-time students there would be if the part-time student enrollment was included in the overall enrollment counts, but at its fractional contribution to enrollment. For example, if a student takes one-half of a total course load, the equivalency of this student is 0.5. If another student takes a full course load, their equivalency is 1.0. If the full-time student and the part-time student course loads are summed, then the full-time equivalency of these two students is 1.5.
- Graduate (GR): Graduates are students in master's, doctoral, or professional programs who already have received a bachelor's degree or equivalent.
- Gross Square Feet (GSF): Gross square feet is the total amount of square footage contained in a building as measured from outside wall to outside wall by floor and summed.
- Headcount (HC): The combined total enrollment of full-time and part-time students.
- Integrated Postsecondary Education Data System (IPEDS): IPEDS is a system of interrelated surveys conducted annually by the U.S. Department's National Center for Education Statistics. IPEDS gathers information from every college, university, and technical and vocational institution that participates in the federal student financial aid programs. The collected data, required through the Higher Education Act of 1965, as amended, requires that institutions that participate in federal student aid programs report data on enrollments, program completions, graduation rates, faculty and staff, finances, institutional prices, and student financial aid. This information is available through the IPEDS Data Center.
- Lower Division (LD): Lower division refers to the summation of students who are in their freshman or sophomore years.
- Part-Time (PT): Undergraduates enrolled for 11 or fewer credit hours. Graduates enrolled for eight or fewer credit hours.
- Project Cost: This is the total amount of funds spent on facility construction and includes both the construction cost and the "soft" costs of the project.
- Soft Cost: The "soft costs" are the construction related expenses in a project. This includes facility programming; architectural and engineering fees; project management costs; project contingency; interest on construction loans; furniture, fixtures, and equipment (FF&E); soils tests, materials testing during construction; hazardous materials abatement; legal fees; building permits; sewer, water, and utility hookups; construction observation and inspection; and other costs that are not part of the direct construction hard cost.



- Undergraduate (UG): Undergraduates are all students working toward their first baccalaureate degree.
- Upper Division (UD): Upper division refers to the combined total of students who are in their junior or senior years.

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## **Enrollment Analysis**

University of Oregon Enrollment History

University of Oregon Projected Enrollment

Components of University of  
Oregon Enrollment

Enrollment Projections

High School Graduations in Oregon



Ira Fink and Associates, Inc.

**University of Oregon, Dunn Hall, Hamilton Complex.** The Hamilton Complex, which opened in 1961, has 812 total bed spaces.

## II. ENROLLMENT ANALYSIS

This section reviews projected changes in University of Oregon enrollment and how they are linked to housing demand.

### A. UNIVERSITY OF OREGON ENROLLMENT HISTORY

#### Historical Enrollments at the University of Oregon

For purposes of estimating student housing demand, the fall term represents the largest enrollment of students during the academic year. Some students leave the University throughout the year for a variety of reasons, including graduation, transfer, and financial or academic difficulties. Table II-1 provides a complete historical summary of enrollments at the University of Oregon as provided by the university, covering the period of fall 2007 through fall 2010, by academic level, including both full-time and part-time headcount.

As shown in Table II-1, fall term total (full-time and part-time) headcount enrollment at the University of Oregon increased by a net of 2,692 students (13 percent) from the fall 2007 enrollment of 20,416 to the fall 2010 enrollment of 23,108. The total headcount enrollment continued to increase gradually during the intervening years.

What is important about this historical enrollment data as it relates to housing is the substantial 27 percent increase in first-time, full-time freshman enrollment over the period of fall 2007 to fall 2008 by 846 students, from 3,181 students to 4,027 students. This large spurt in first-time, full-time freshman enrollment has since modulated, following a decrease to an entering class of 3,579 first-time freshmen in fall 2009 and then a slight gain up to a class of 3,712 first-time, full-time freshmen in the fall term 2010.

As is well known, this surge in first-time freshman enrollment and the University's objective to provide housing for nearly all of this population has resulted in demand for on-campus housing that cannot currently be met.

Table II-1  
**University of Oregon Enrollment (Headcount)**

	Fall 2007		Fall 2008		Fall 2009		Fall 2010	
	FT	PT	FT	PT	FT	PT	FT	PT
<b>Freshman</b>								
First-Time	3,181	58	4,027	60	3,579	46	3,712	58
Transfer	171	12	157	12	126	10	171	8
Continuing/Other	879	57	943	51	1,133	65	996	65
<i>Sub-Total Freshman</i>	<i>4,231</i>	<i>127</i>	<i>5,127</i>	<i>123</i>	<i>4,838</i>	<i>121</i>	<i>4,879</i>	<i>131</i>
<b>Sophomore</b>								
Transfer	589	49	506	49	606	45	621	45
Continuing/Other	2,719	163	2,860	131	3,402	135	3,437	147
<i>Sub-Total Sophomore</i>	<i>3,308</i>	<i>212</i>	<i>3,366</i>	<i>180</i>	<i>4,008</i>	<i>180</i>	<i>4,058</i>	<i>192</i>
<b>Junior</b>								
Transfer	445	87	386	49	485	76	567	79
Continuing/Other	2,953	222	3,144	207	3,183	184	3,789	219
<i>Sub-Total Junior</i>	<i>3,398</i>	<i>309</i>	<i>3,530</i>	<i>256</i>	<i>3,668</i>	<i>260</i>	<i>4,356</i>	<i>298</i>
<b>Senior</b>								
Transfer	107	54	116	49	166	58	143	70
Continuing/Other	3,993	678	3,934	662	4,230	676	4,324	763
<i>Sub-Total Senior</i>	<i>4,100</i>	<i>732</i>	<i>4,050</i>	<i>711</i>	<i>4,396</i>	<i>734</i>	<i>4,467</i>	<i>833</i>
<i>Sub-Total Undergraduate</i>	<i>15,037</i>	<i>1,380</i>	<i>16,073</i>	<i>1,270</i>	<i>16,910</i>	<i>1,295</i>	<i>17,760</i>	<i>1,454</i>
<b>Total Undergraduate</b>	<b>16,417</b>		<b>17,343</b>		<b>18,205</b>		<b>19,214</b>	
<b>Graduate</b>								
Entering	878	315	915	313	974	159	984	139
Continuing	1,996	568	2,016	530	2,089	461	2,196	436
Returning	37	205	38	213	41	157	30	109
<i>Sub-Total Graduate</i>	<i>2,911</i>	<i>1,088</i>	<i>2,969</i>	<i>1,056</i>	<i>3,104</i>	<i>777</i>	<i>3,210</i>	<i>684</i>
<b>Total Graduate</b>	<b>3,999</b>		<b>4,025</b>		<b>3,881</b>		<b>3,894</b>	
<b>Total</b>	<b>17,948</b>	<b>2,468</b>	<b>19,042</b>	<b>2,326</b>	<b>20,014</b>	<b>2,072</b>	<b>20,970</b>	<b>2,138</b>
<b>Total FT and PT Headcount</b>	<b>20,416</b>		<b>21,368</b>		<b>22,086</b>		<b>23,108</b>	
<b>Non-Admits</b>								
Transfer	21	139	23	144	28	160	22	161
Continuing/Other	0	97	0	106	0	116	0	147
<i>Sub-Total Non-Admits</i>	<i>21</i>	<i>236</i>	<i>23</i>	<i>250</i>	<i>28</i>	<i>276</i>	<i>22</i>	<i>308</i>

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.



## **B. UNIVERSITY OF OREGON PROJECTED ENROLLMENT**

### **Background**

For the purposes of this report, total enrollment projections for the University of Oregon were provided by the University's Vice Provost for Enrollment Management. These projections were for fall end-of-term enrollments and covered the three years 2011-12, 2012-13, and 2013-14.

For the purposes of projecting housing increases, IFA took the total enrollment projected by the University and, using fall 2010 as a basis, computed an estimated enrollment by academic level, including first-time freshmen.

Since the University's enrollment projections extended through the year 2013-14 only, IFA also made an extended year enrollment projection by keeping the first-year, full-time freshman enrollment constant, with the other academic levels projected on the basis of an average four-year retention rate. The enrollments were further partitioned into full-time students (the group eligible to live in university housing) and part-time students.

As shown in Table II-2, UO total full-time enrollment is thus projected to increase by more than 2,200 students from 20,970 in fall 2010, to 22,478 in fall 2013, and to 23,184 in fall 2017. This is a total increase of more than ten percent. Total full-time and part-time enrollment was capped in these enrollment projections by IFA at 24,769 students, which is the highest number shown in the enrollment projections provided by UO for this study.

### **First-Time Freshman Enrollment Growth**

The population for which the University seeks to ensure there is adequate on-campus housing is first-time, full-time freshman students. This group of students is projected by IFA based on UO enrollment to remain relatively level and to increase slightly from 3,712 in fall 2010 to 3,979 in fall 2013, and for projection purposes, to remain constant at 3,979 students.

### **Undergraduate Enrollment Growth**

The recent increase in University of Oregon freshman enrollment has fueled a considerable increase in the demand for housing. And, as shown in Table II-2, the sizeable increases in freshman growth will lead to considerable increases in the sophomore, junior, and senior enrollment over the next few years.

The 17 percent increase in full-time freshmen at UO from fall 2007 to fall 2010 (a total of 648 students), combined with increases in other academic levels as a result of the surge in freshman enrollment prior to fall 2010, will have the effect of raising total full-time undergraduate enrollment at UO from 17,760 in fall 2010, to 19,037 students in fall 2013, and to 19,743 students in fall 2017, or an increase of 11 percent over the seven-year period. As noted, in addition to an increase

in first-time freshman enrollment, sophomore enrollment is projected to increase from 4,058 in fall 2010 to 4,475 in fall 2017.

Table II-2

### Total Full-Time Headcount Enrollment Projection, University of Oregon

Academic Level	Actual (Fall Term)				Projection (Fall Term)						
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
First-Time Freshman	3,181	4,027	3,579	3,712	3,874	3,920	3,979	3,979	3,979	3,979	3,979
Transfer Freshman	171	157	126	171	179	181	183	188	188	188	188
Continuing Freshman	879	943	1,133	996	1,040	1,052	1,068	1,093	1,092	1,094	1,095
<b>Sub-Total Freshman</b>	<b>4,231</b>	<b>5,127</b>	<b>4,838</b>	<b>4,879</b>	<b>5,093</b>	<b>5,153</b>	<b>5,230</b>	<b>5,260</b>	<b>5,259</b>	<b>5,261</b>	<b>5,262</b>
Transfer Sophomore	589	506	606	621	648	656	666	681	693	695	697
Continuing Sophomore	2,719	2,860	3,402	3,437	3,588	3,630	3,684	3,770	3,767	3,772	3,778
<b>Sub-Total Sophomore</b>	<b>3,308</b>	<b>3,366</b>	<b>4,008</b>	<b>4,058</b>	<b>4,236</b>	<b>4,286</b>	<b>4,350</b>	<b>4,451</b>	<b>4,460</b>	<b>4,467</b>	<b>4,475</b>
<i>Sub-Total Lower Division</i>	<i>7,539</i>	<i>8,493</i>	<i>8,846</i>	<i>8,937</i>	<i>9,329</i>	<i>9,439</i>	<i>9,580</i>	<i>9,711</i>	<i>9,719</i>	<i>9,728</i>	<i>9,737</i>
Transfer Junior	445	386	485	567	592	599	608	622	632	644	648
Continuing Junior	2,953	3,144	3,183	3,789	3,955	4,002	4,061	4,156	4,225	4,240	4,251
<b>Sub-Total Junior</b>	<b>3,398</b>	<b>3,530</b>	<b>3,668</b>	<b>4,356</b>	<b>4,547</b>	<b>4,601</b>	<b>4,669</b>	<b>4,778</b>	<b>4,857</b>	<b>4,884</b>	<b>4,899</b>
Transfer Senior	107	116	166	143	149	151	153	157	159	162	165
Continuing Senior	3,993	3,934	4,230	4,324	4,514	4,567	4,635	4,742	4,822	4,909	4,942
<b>Sub-Total Senior</b>	<b>4,100</b>	<b>4,050</b>	<b>4,396</b>	<b>4,467</b>	<b>4,663</b>	<b>4,718</b>	<b>4,788</b>	<b>4,899</b>	<b>4,981</b>	<b>5,071</b>	<b>5,107</b>
<i>Sub-Total Upper Division</i>	<i>7,498</i>	<i>7,580</i>	<i>8,064</i>	<i>8,823</i>	<i>9,210</i>	<i>9,319</i>	<i>9,457</i>	<i>9,677</i>	<i>9,838</i>	<i>9,955</i>	<i>10,006</i>
<b>Total Undergraduate</b>	<b>15,037</b>	<b>16,073</b>	<b>16,910</b>	<b>17,760</b>	<b>18,539</b>	<b>18,758</b>	<b>19,037</b>	<b>19,388</b>	<b>19,557</b>	<b>19,683</b>	<b>19,743</b>
<b>Total Graduate</b>	<b>2,911</b>	<b>2,969</b>	<b>3,104</b>	<b>3,210</b>	<b>3,351</b>	<b>3,390</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>
<b>Total Full-Time Headcount</b>	<b>17,948</b>	<b>19,042</b>	<b>20,014</b>	<b>20,970</b>	<b>21,890</b>	<b>22,148</b>	<b>22,478</b>	<b>22,829</b>	<b>22,998</b>	<b>23,124</b>	<b>23,184</b>

Source: University of Oregon, actual data from the Office of Institutional Research, email from J P Monroe, dated March 9, 2011; projections from the Office of Enrollment Management, email from Karla Nelson, dated June 20, 2011.

## C. COMPONENTS OF UNIVERSITY OF OREGON ENROLLMENT

A major demand for university on-campus housing is created by students new to the University of Oregon, including both freshmen and transfer students.



### Freshman Enrollment

Table II-1 and Table II-3 provide a historical review of freshman enrollment at the University of Oregon for the period of fall 2007 to fall 2010. Table II-3 illustrates a number of important aspects of University of Oregon enrollment, including a net increase in all components of freshman enrollment over the past four years.

As shown in Table II-3, enrollment of new freshmen at the University of Oregon (both first-time and transfer freshmen) in the fall term (the term in which the largest demand for university housing exists) increased from 3,352 in fall 2007 to 3,883 in fall 2010. The number of continuing freshmen, i.e., freshmen who have not advanced to sophomore status, increased from 879 to 996 during this same four-year period. The overall result was a net increase of 648 total freshman enrollment from 4,231 in fall 2007 to 4,879 in fall 2010.

This new transfer freshman enrollment is not considered in projecting housing demand for new first-time freshmen. Nonetheless, this group of students also has a strong inclination to live on campus.

Table II-3  
**Full-Time Freshman Enrollment, University of Oregon**

Class Standing	Fall 2007	Fall 2008	Fall 2009	Fall 2010
First-Time Freshman	3,181	4,027	3,579	3,712
New Freshman Transfer	171	157	126	171
<i>Sub-Total New Freshman</i>	<i>3,352</i>	<i>4,184</i>	<i>3,705</i>	<i>3,883</i>
Continuing/Other Freshman	879	943	1,133	996
<b>Total Freshmen</b>	<b>4,231</b>	<b>5,127</b>	<b>4,838</b>	<b>4,879</b>
Numerical change from prior year	--	+ 896	- 289	+ 41
Percentage change from prior year	--	+ 21%	- 6%	+ 1%

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.

### Transfer Student Enrollment

Table II-4 describes a second important component of the demand for student housing at the University of Oregon – that is, both the variation and increase in the number of all new transfer students who are enrolled, beyond the freshman transfer students described above.

Sophomore, junior, and senior transfer students comprise a large component of the student housing demand, which also cannot be currently met. Because some students will be transferring from community colleges that do not provide on-campus student housing, the opportunity to transfer and

enroll at the University of Oregon allows these students to participate in an on-campus residential program that is of significance to many of them.

As shown in Table II-4, the number of new non-freshman fall transfers to the University of Oregon increased from 1,141 total full-time headcount students in fall 2007 to 1,331 transfers in fall 2010, a net increase of 190 full-time undergraduate transfer students.

**Table II-4**  
**Undergraduate Enrollment, Full-Time Transfer Students,  
Excluding Freshmen, University of Oregon**

<b>Class Standing</b>	<b>Fall 2007</b>	<b>Fall 2008</b>	<b>Fall 2009</b>	<b>Fall 2010</b>
Undergraduate Transfer Students (Excludes Freshman Transfers)	1,141	1,008	1,257	1,331
Numerical change from prior year	--	- 133	+ 249	+ 74
Percentage change from prior year	--	- 12%	+ 25%	+ 6%

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.

### Returning and Continuing Students

Returning and continuing students make up the largest component of student enrollment at all universities. These students, no longer neophytes, choose to live in university residential accommodations, at home with their parents, or in private market accommodations in the Eugene area.

As shown in Table II-5, the total number of fall term returning or continuing undergraduate students at the University of Oregon over the past four years has changed significantly – there were 10,544 continuing undergraduate students in fall 2007 and 12,546 in fall 2010, an increase of 2,002 students, or about 18 percent.

**Table II-5**  
**Undergraduate Enrollment, Full-Time Continuing Students,  
University of Oregon**

<b>Class Standing</b>	<b>Fall 2007</b>	<b>Fall 2008</b>	<b>Fall 2009</b>	<b>Fall 2010</b>
Undergraduate Continuing Students	10,544	10,881	11,948	12,546
Numerical change from prior year	--	+ 337	+ 1,067	+ 598
Percentage change from prior year	--	+ 3%	+ 10%	+ 5%

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.

### Lower Division/Upper Division Mix

One aspect of University of Oregon enrollment that also impacts on-campus housing is the mix or distribution of the undergraduate enrollment.

At present, in fall 2010, 50.3 percent of full-time undergraduates at the University of Oregon are lower division students (freshmen and sophomores) and 49.7 percent are upper division students (juniors and seniors), as shown in Table II-6. This represents little change from fall 2007, when 50.1 percent of full-time undergraduate students were lower division and 49.9 percent were upper division.

As shown in Table II-6, of the University of Oregon enrollment, the component of the enrollment most likely to live in university housing (freshmen and sophomores) constitutes about one-half of the total undergraduate enrollment.

Table II-6  
**Lower Division/Upper Division Mix (Full-Time Only),  
 University of Oregon**

Class Standing	Fall 2007	Fall 2008	Fall 2009	Fall 2010
Lower Division	7,539 50.1%	8,493 52.8%	8,846 52.3%	8,937 50.3%
Upper Division	7,498 49.9%	7,580 47.2%	8,064 47.7%	8,823 49.7%
<b>Total Undergraduate</b>	<b>15,037</b> <b>100.0%</b>	<b>16,073</b> <b>100.0%</b>	<b>16,910</b> <b>100.0%</b>	<b>17,760</b> <b>100.0%</b>

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.

This data also illustrates an important aspect of University of Oregon students. Of the year 2001 entering cohort, 44 percent of this group of UO students graduated within four years and 68 percent within eight years, according to the *IPEDS 2010 Common Data Set* for the University.

### In-State/Out-of-State Enrollment

During meetings on the market demand study, the University representatives indicated that out-of-state student enrollments are one reason the University of Oregon is being so successful. At the same time, because of the growth in out-of-state enrollment, there is not enough current on-campus housing for everyone to be housed who wants to live on campus.

Currently, the entering first-time freshmen cohort becomes larger with an average enrollment of between 3,700 to 4,000 first-time freshmen. A considerable amount of the growth comes

from students from California and from Washington. Future increases are expected to occur with students coming from Texas and California. The University indicated that there is a higher retention rate among out-of-state students. In addition to the increase in non-resident students during the regular academic year, non-resident students have also increased as part of summer enrollment. As a result of the increases in out-of-state or non-resident students, retention has improved and the graduation rates of students at the University of Oregon have improved as well.

As shown in Table II-7, the percentage of first-time, first-year freshman students who are from out-of-state has increased from 34 percent in fall 2007 to 47 percent in fall 2010. Overall, among all degree-seeking undergraduates at the University of Oregon, the percentage who are from out-of-state increased overall from 28 percent in fall 2007 to 35 percent in fall 2010.

Table II-7

### Percentage of Out-of-State Students at the University of Oregon

Year	First-Time, First-Year Freshman Students From Out-of-State	All Degree-Seeking Undergraduates From Out-of-State
Fall 2007	34%	28%
Fall 2008	40%	30%
Fall 2009	39%	32%
Fall 2010	47%	35%

Source: University of Oregon, Office of Institutional Research, *Common Data Set*, years indicated.

### Enrollment by Gender

One of the more identifiable changes that has occurred in U.S. higher education in the past two decades is the increase in female student enrollment. Nationally, females currently represent about 54 percent of higher education enrollments.

At the University of Oregon, female enrollment has been slightly less than the national average and has stayed constant over the past three years after decreasing from 52.3 percent to 50.8 percent between fall 2007 and fall 2008. Females enrolled at the University of Oregon outnumber males, while females living in on-campus housing also outnumber males.

From fall 2007 to 2010, female students constituted approximately 51 to 52 percent of total University of Oregon full-time enrollment and about 51 to 54 percent of those living on campus in residence halls. In all years, females in on-campus housing approximated the total percentage of females enrolled. Likewise, the percentage of males in university housing was similar to the percentage of males in the overall enrollment, as shown in Table II-8.

Appendix A contains a table showing year-by-year changes in full-time enrollment, by gender, from fall 2007 to fall 2010. As the data in Appendix A and in Table II-7 show, there was more growth in male student enrollment than female enrollment. From fall 2007 to fall 2010, female students at UO increased by 1,152 students, while male student enrollment grew by 1,571. This is an unusual increase. Over the past three decades, almost all of the increase in higher education enrollment has come as a result of more female students enrolling. That more male students at UO have enrolled in the past four years will be an important measure to track in the future. Male students, especially those other than first-time freshman students, have distinctly different patterns of housing and roommate selection than do female students.

Table II-8  
**Gender, Full-Time Undergraduate Students, University of Oregon**

Gender	Fall 2007	Fall 2008	Fall 2009	Fall 2010
<b>Enrollment</b>				
Female (Total Enrollment)	7,858	8,171	8,532	9,010
	<i>52.3%</i>	<i>50.8%</i>	<i>50.5%</i>	<i>50.7%</i>
Male (Total Enrollment)	7,179	7,902	8,378	8,750
	<i>47.7%</i>	<i>49.2%</i>	<i>49.5%</i>	<i>49.3%</i>
<b>Total Enrollment</b>	<b>15,037</b>	<b>16,073</b>	<b>16,910</b>	<b>17,760</b>
	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>On-Campus Housing</b>				
Female (Residence Halls)	1,837	1,789	1,950	1,987
	<i>51.8%</i>	<i>50.8%</i>	<i>52.3%</i>	<i>53.5%</i>
Male (Residence Halls)	1,709	1,730	1,780	1,725
	<i>48.2%</i>	<i>49.2%</i>	<i>47.7%</i>	<i>46.5%</i>
<b>Total Residence Halls</b>	<b>3,546</b>	<b>3,519</b>	<b>3,730</b>	<b>3,712</b>
	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Female (On-Campus Apartments)	<i>Not Available</i>			
Male (On-Campus Apartments)	<i>Not Available</i>			
<b>Total On-Campus Apartments</b>	<b>105</b>	<b>102</b>	<b>88</b>	<b>98</b>
Female (Total On-Campus Housing)	<i>Not Available</i>			
Male (Total On-Campus Housing)	<i>Not Available</i>			
<b>Total On-Campus Housing</b>	<b>3,651</b>	<b>3,621</b>	<b>3,818</b>	<b>3,810</b>

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011, and University Housing, emails from Michael Griffel, dated April 15, 2011 and April 27, 2011.

## D. ENROLLMENT PROJECTIONS

### Enrollment Management

For purposes of this report, it is projected by the University of Oregon that the university would enroll about 3,920 first-time freshmen students in fall 2012 and 3,979 in the years fall 2013 through fall 2021, an increase of 25 percent over fall 2007. This, together with increases in other academic levels, would result in an estimated total fall 2021 enrollment of 19,757 undergraduate students and 3,441 graduate students, or an enrollment growth of 29 percent over fall 2007 and ten percent over fall 2010.

## E. HIGH SCHOOL GRADUATIONS IN OREGON

### Western State Commission for Higher Education (WICHE) Projections

One important factor contributing to the changes in enrollment is that the pool of Oregon high school graduates is projected to decline slightly over the next few years, as shown in Table II-9 in data prepared by the Western Interstate Commission for Higher Education (WICHE) and published in the study *Knocking at the College Door: Projections of High School Graduates by State and Race/Ethnicity, 1992-2022*. Oregon high school graduations are projected to decrease by nearly 1,400 students from 34,805 in 2008-09 to 33,434 in 2014-15, when they bottom out and then start to increase slightly. Oregon high school graduations then increase for three years to approximately 35,165 in the year 2017-18.

This level of high school graduations in Oregon, at 34,458 in 2009-10, is approximately 1,100 fewer high school graduates per year than only six years earlier when in 2003-04, there were 35,550 Oregon high school graduates. Thus, current high school graduations in Oregon are about three percent lower today than just six years ago.

**Table II-9  
Public and Non-Public High School Graduates,  
State of Oregon 1991-92 Through 2004-05 (Actual),  
2005-06 Through 2021-22 (Projected)**

Year	Public Total	Public by Race/Ethnicity						Non-Public Total	Public & Non-Public Total
		Race/Ethnicity Total	American Indian/Alaskan	Asian/Pacific Islander	Black, Non-Hispanic	Hispanic	White, Non-Hispanic		
1991-92	25,305	25,305	366	914	374	767	22,884	1,500	26,805
1992-93	26,301	26,301	363	998	448	915	23,577	1,497	27,798
1993-94	26,338	26,338	384	1,096	398	993	23,467	1,550	27,888
1994-95	26,713	26,483	410	941	274	1,081	23,777	1,622	28,335
1995-96	26,570	26,570	389	1,028	458	1,069	23,626	1,907	28,477
1996-97	27,720	27,720	385	1,043	464	1,201	24,627	2,539	30,259
1997-98	27,754	27,754	390	1,085	491	1,289	24,499	2,458	30,212
1998-99	28,245	28,245	407	1,147	526	1,381	24,784	2,376	30,621
1999-00	30,151	29,782	448	1,340	519	1,595	25,880	2,447	32,598
2000-01	29,939	29,732	448	1,269	604	1,629	25,782	2,517	32,456
2001-02	31,153	30,821	490	1,283	594	1,990	26,464	2,617	33,770
2002-03	32,587	32,260	506	1,470	697	2,380	27,207	2,717	35,304
2003-04	32,958	32,395	574	1,565	692	2,583	26,981	2,592	35,550
2004-05	32,602	32,081	600	1,590	692	2,717	26,482	2,435	35,037
2005-06	31,702	31,712	586	1,607	662	2,969	25,887	2,368	34,070
2006-07	32,082	32,234	656	1,698	704	3,203	25,974	2,178	34,261
2007-08	32,631	32,615	688	1,836	670	3,589	25,832	2,160	34,791
2008-09	32,624	32,387	702	1,782	715	3,905	25,283	2,181	34,805
2009-10	32,412	32,136	694	1,970	742	4,394	24,337	2,045	34,458
<b>2010-11</b>	<b>31,495</b>	<b>31,262</b>	<b>685</b>	<b>2,076</b>	<b>752</b>	<b>4,771</b>	<b>22,978</b>	<b>2,009</b>	<b>33,504</b>
2011-12	31,049	30,860	694	2,105	739	5,036	22,286	1,848	32,897
2012-13	31,473	31,251	729	2,193	778	5,495	22,057	1,743	33,216
2013-14	31,910	31,798	759	2,475	774	6,012	21,778	1,715	33,625
2014-15	31,791	31,762	767	2,545	780	6,449	21,222	1,643	33,434
2015-16	32,608	32,806	845	2,689	796	7,083	21,393	1,854	34,462
2016-17	32,850	33,039	834	2,791	869	7,383	21,162	1,841	34,691
2017-18	33,327	34,183	825	3,179	915	8,049	21,215	1,839	35,165
2018-19	32,932	34,058	852	3,145	829	8,614	20,618	1,806	34,738
2019-20	32,796	33,994	793	3,249	811	8,754	20,387	1,801	34,597
2020-21	33,338	34,740	865	3,369	890	9,166	20,450	1,847	35,185
2021-22	33,055	34,695	881	3,352	939	9,601	19,922	1,828	34,884

Source: *Knocking at the College Door: Projections of High School Graduates by State and Race/Ethnicity, 1992-2022*, Western Interstate Commission for Higher Education, March 2008.

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# University of Oregon, Student Housing

Background

Student Housing Accommodations

University-Owned Student Housing

Students, by Academic Level,  
Living in On-Campus Housing

Characteristics of Students  
Living On and Off Campus

University Housing Rental Rates

Gender

Marital Status



Ira Fink and Associates, Inc.

University of Oregon, Bean Hall West. Resident assistant room.

## III. UNIVERSITY OF OREGON, STUDENT HOUSING

This section reviews student housing accommodations at the University of Oregon, housing occupancy, characteristics of students, rental rates, and the results of the Student Housing and Demographic Survey undertaken as part of this study.

### A. BACKGROUND

It is generally agreed that a student's living conditions can affect the quality of his or her education. For a lower division (freshman or sophomore) student, the college experience can be enhanced by the social and educational activities of student living groups. The availability of academic facilities in close proximity to student housing can broaden the younger student's perspective and provide the student with a sound foundation for his or her educational opportunities. For this reason, most universities have constructed on-campus housing, primarily for freshmen and lower division students, to assist the transition from high school to college.

Additionally, many upper-division (junior and senior) students, as well as some students who are pursuing graduate degrees, desire to live on campus. These students find the cost and convenience of on-campus housing attractive, and it gives them the opportunity to make new friends while strengthening the campus community.

Admittedly, student housing is tangential to the primary purposes of a university. Nevertheless, it is a necessary component of the educational process. Students will find housing, but if the conditions which dictate where, how, and at what cost they are housed work against them, they will be disadvantaged as housing consumers. To the degree their housing patterns directly or indirectly result in increased cost (in terms of money, time, and energy), they will be disadvantaged as students.

### B. STUDENT HOUSING ACCOMMODATIONS

#### Choice of Housing

Students at the University of Oregon have a choice in housing accommodations. In addition to the university-owned, on-campus residence halls and apartments, University of Oregon students can live in fraternities and sororities, live in off-campus apartments in the Eugene area, either alone, with their spouse, or shared with other students, or live at home, remaining with their parents or guardians and commuting to campus.

### Students On Campus

The University of Oregon has historically housed a modest percentage of its student population. For example, according to university records, of the 17,760 total full-time undergraduate students enrolled for the fall term 2010, about 21 percent, or 3,810, lived in university residence halls and apartments. In addition, 326 graduate students, or about 10 percent of enrolled full-time graduate students, lived in university residence halls or apartments, for a total on-campus occupancy of 4,136.

### Students Off Campus

While there is no specific continuous source of data as to where University of Oregon students reside who do not live in university housing, based strictly on the winter 2011 Student Housing Survey conducted by Ira Fink and Associates as part of this study, it is estimated that approximately four percent of all University of Oregon full-time undergraduate and graduate students live at home with their parents or relatives in Eugene and adjacent areas. Sixty-nine percent live in private housing in Eugene and adjacent areas and commute to the University. Nearly four percent live in fraternities and sororities, another two percent live in rooms in private homes, and two percent live in other forms of housing. Twenty percent live in on-campus residence halls and apartments. The distribution of all University of Oregon full-time students, by housing type and academic level, is shown in Table III-1.

Table III-1  
**Type of Housing Among All Full-Time Students at the  
 University of Oregon, Fall 2010**

Housing Type	Freshman	Sophomore	Junior	Senior	Graduate	Average
<b>On-Campus (Based on Survey Results)</b>						
Residence Halls	68.1%	5.9%	2.1%	1.3%	0.2%	17.7%
Apartments	<u>0.2</u>	<u>0.7</u>	<u>0.9</u>	<u>0.5</u>	<u>9.9</u>	<u>2.0</u>
<i>Sub-Total On-Campus</i>	<i>68.3%</i>	<i>6.6%</i>	<i>3.0%</i>	<i>1.8%</i>	<i>10.1%</i>	<i>19.7%</i>
<b>Off-Campus Housing (Based on Survey Results)</b>						
Apt/House Shared	19.5%	66.3%	62.0%	60.7%	31.3%	47.9%
Apt/House Alone	1.4	7.2	9.1	13.2	22.6	9.9
Apt/House w/ Spouse	1.9	5.1	12.2	11.3	28.0	10.7
Fraternity or Sorority	0.0	8.6	6.1	2.2	0.0	3.4
Room in Private Home	0.5	0.7	2.0	2.2	5.0	1.9
With Parents or Guardians	4.7	4.8	4.6	5.4	1.0	4.3
Other	<u>3.7</u>	<u>0.7</u>	<u>1.0</u>	<u>3.2</u>	<u>2.0</u>	<u>2.2</u>
<i>Sub-Total Off-Campus</i>	<i>31.7%</i>	<i>93.4%</i>	<i>97.0%</i>	<i>98.2%</i>	<i>89.9%</i>	<i>80.3%</i>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

While it is not known from the survey data how many students could live at home and commute to campus but choose not to do so, at least 96 percent of UO students seek housing while at the University.

As shown in Table III-1, freshmen are the primary occupants of University of Oregon housing. Among all University of Oregon freshmen, including both first-time (entering) freshmen and freshmen who are transfer freshmen or continuing freshmen, 68 percent live in university-owned residence halls or apartments.

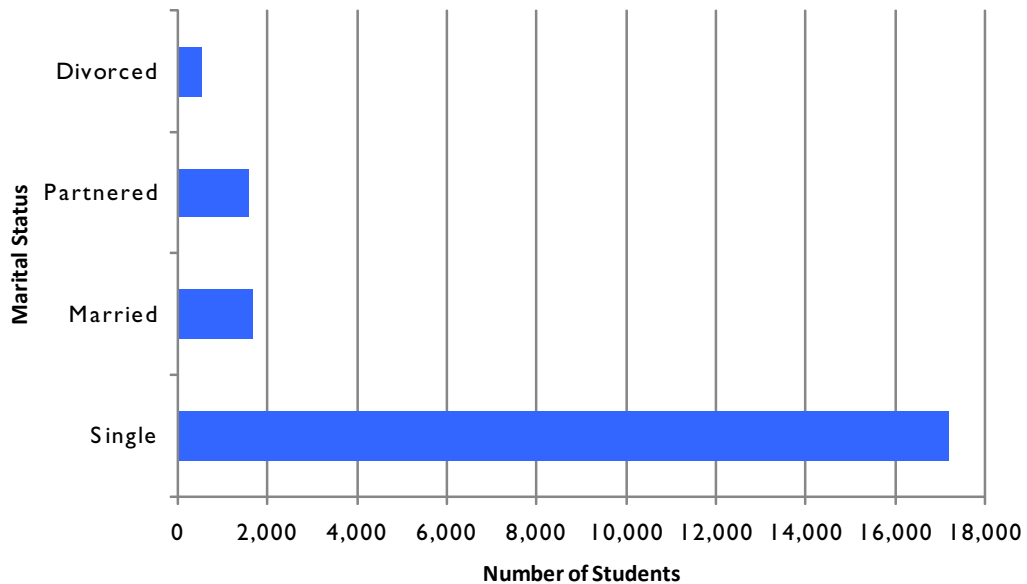
**Student Marital Status**

Based on data from the Student Housing Survey, IFA estimates that of the 20,970 full-time students at the University of Oregon, about 1,655 (eight percent) are married, 17,195 (82 percent) are classified as single or never married, 1,575 (seven percent) are partnered, and 545 (three percent) are divorced, widowed, or separated. This is illustrated in Figure III-1.

In other words, one out of every 12 students at the University of Oregon is married. Some of the married students live in the 272 UO Spencer View student apartments; the other married students live in private housing in the Eugene area.

Figure III-1

**Marital Status of All Full-Time Students at the University of Oregon**



Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.



### C. UNIVERSITY-OWNED STUDENT HOUSING

As shown in Table III-2A, existing university-owned single student housing operated by the Office of University Housing consists of eight residence hall buildings and five apartment complexes. A complete description of these housing units is contained in Appendix B.

For the purposes of this report, the on-campus housing capacity at the University of Oregon is shown as 3,750 residence hall beds and 447 apartment units. Of the 3,750 residence hall beds, all are rentable, except for 107 beds occupied by resident assistants.

Table III-2A  
**On-Campus Housing Communities Summary, Fall 2010**

Building	Year Open	Room Type	No. of Units	Resident Bed Spaces	Resident Assistant Bed Spaces	Total Bed Spaces
Barnhart		Deluxe Double	139	278	--	
Barnhart		Enhanced Deluxe Double	49	98	--	
Barnhart		Deluxe Small Single	36	36	--	
Barnhart		Deluxe Single	6	6	--	
Barnhart		Student Staff	14	--	14	
<i>Sub-Total Barnhart</i>	1966		244	418	14	432
Bean		Double	343	686	--	
Bean		Deluxe Single	16	16	--	
Bean		Student Staff	20	--	20	
<i>Sub-Total Bean</i>	1962		379	702	20	722
Carson		Double with Sink	137	274	--	
Carson		Single with Sink	22	22	--	
Carson		Deluxe Small Single	2	2	--	
Carson		Student Staff	8	--	8	
<i>Sub-Total Carson</i>	1948		169	298	8	306
Earl		Double	150	300	--	
Earl		Small Single	1	1	--	
Earl		Single	4	4	--	
Earl		Student Staff	10	--	10	
<i>Sub-Total Earl</i>	1954		165	305	10	315
Hamilton		Double	393	786	--	
Hamilton		Student Staff	26	--	26	
<i>Sub-Total Hamilton</i>	1961		419	786	26	812
Living-Learning Center		Enhanced Double	183	366	--	
Living-Learning Center		Enhanced Double with Sink	1	2	--	
Living-Learning Center		Enhanced Deluxe Double	1	2	--	
Living-Learning Center		Enhanced Single with Sink	5	5	--	
Living-Learning Center		Student Staff	12	--	12	
<i>Sub-Total LLC</i>	2006		202	375	12	387

Table III-2A (continued)  
**On-Campus Housing Communities Summary, Fall 2010**

Building	Year Open	Room Type	No. of Units	Resident Bed Spaces	Resident Assistant Bed Spaces	Total Bed Spaces
Riley		Enhanced Double with Sink	66	132	--	
Riley		Small Single	2	2	--	
Riley		Small Single with Sink	8	8	--	
Riley		Student Staff	4	--	4	
<i>Sub-Total Riley</i>	1963		80	142	4	146
Walton		Double	298	596	--	
Walton		Enhanced Double	5	10	--	
Walton		Small Single	4	4	--	
Walton		Single	7	7	--	
Walton		Student Staff	13	--	13	
<i>Sub-Total Walton</i>	1957		327	617	13	630
<b>Total Residence Halls</b>			<b>1,985</b>	<b>3,643</b>	<b>107</b>	<b>3,750</b>
Building	Year Open	Unit Type	No. of Units			
Agate Apartments		One Bedroom	14			
Agate Apartments		Two Bedrooms	6			
<i>Sub-Total Agate</i>	1993		20			
Graduate Village		Studio	28			
Graduate Village		One Bedroom	44			
<i>Sub-Total Graduate Village</i>	2001		72			
Moon Court Apartments		Two Bedrooms	5			
Moon Court Apartments		Three Bedrooms	1			
<i>Sub-Total Moon Court</i>	1994		6			
Spencer View Apartments		Two Bedrooms	216			
Spencer View Apartments		Three Bedrooms	56			
<i>Sub-Total Spencer View</i>	1997		272			
East Campus Houses		Studio	5			
East Campus Houses		One Bedroom	17			
East Campus Houses		Two Bedrooms	31			
East Campus Houses		Three Bedrooms	11			
East Campus Houses		Four Bedrooms	11			
East Campus Houses		Five Bedrooms	2			
<i>Sub-Total East Campus</i>	1910 – 1950		77			
<b>Total Apartments</b>			<b>447</b>			

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

### **Housing Enclave**

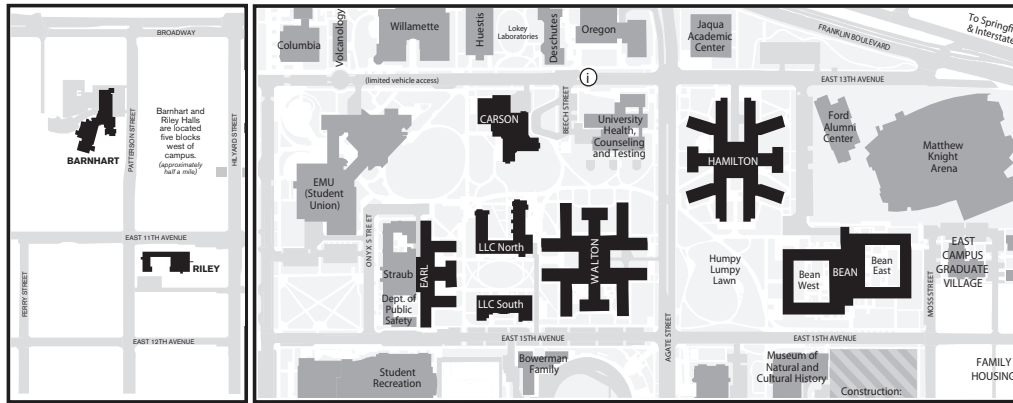
As shown in the University of Oregon Residence Hall Maps on the following pages, the residence halls are mostly contained within the center and east side of campus, including Earl Hall, Carson Hall, Walton Hall, Hamilton Hall, Bean Hall, and the Living-Learning Center. Two residence halls, Barnhart and Riley are located five blocks west of campus, a distance of approximately one-half mile.

Four of the apartment complexes are located directly off campus to the east, and Spencer View Apartments is located to the south-west.

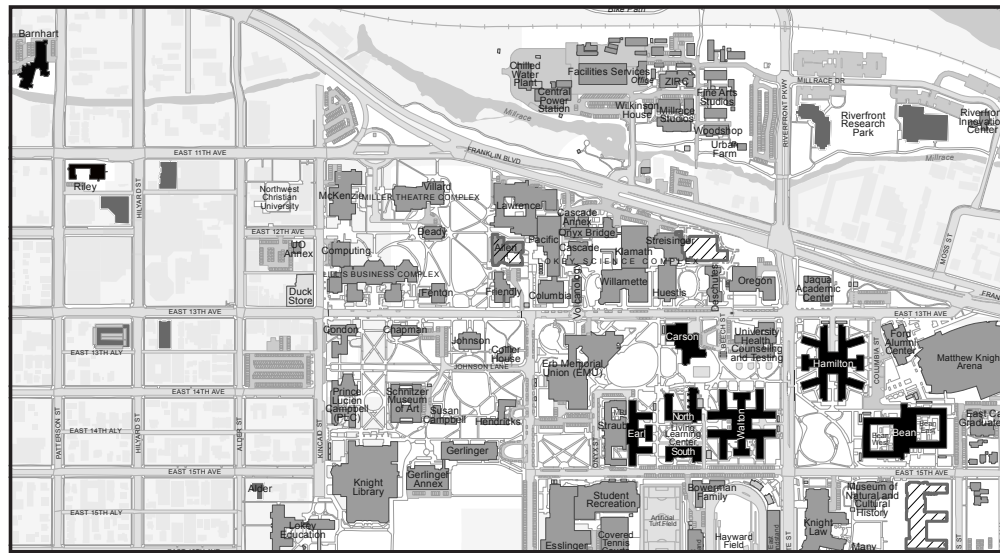


Figure III-2  
University of Oregon, Residence Halls

**O** UNIVERSITY OF OREGON  
RESIDENCE HALLS



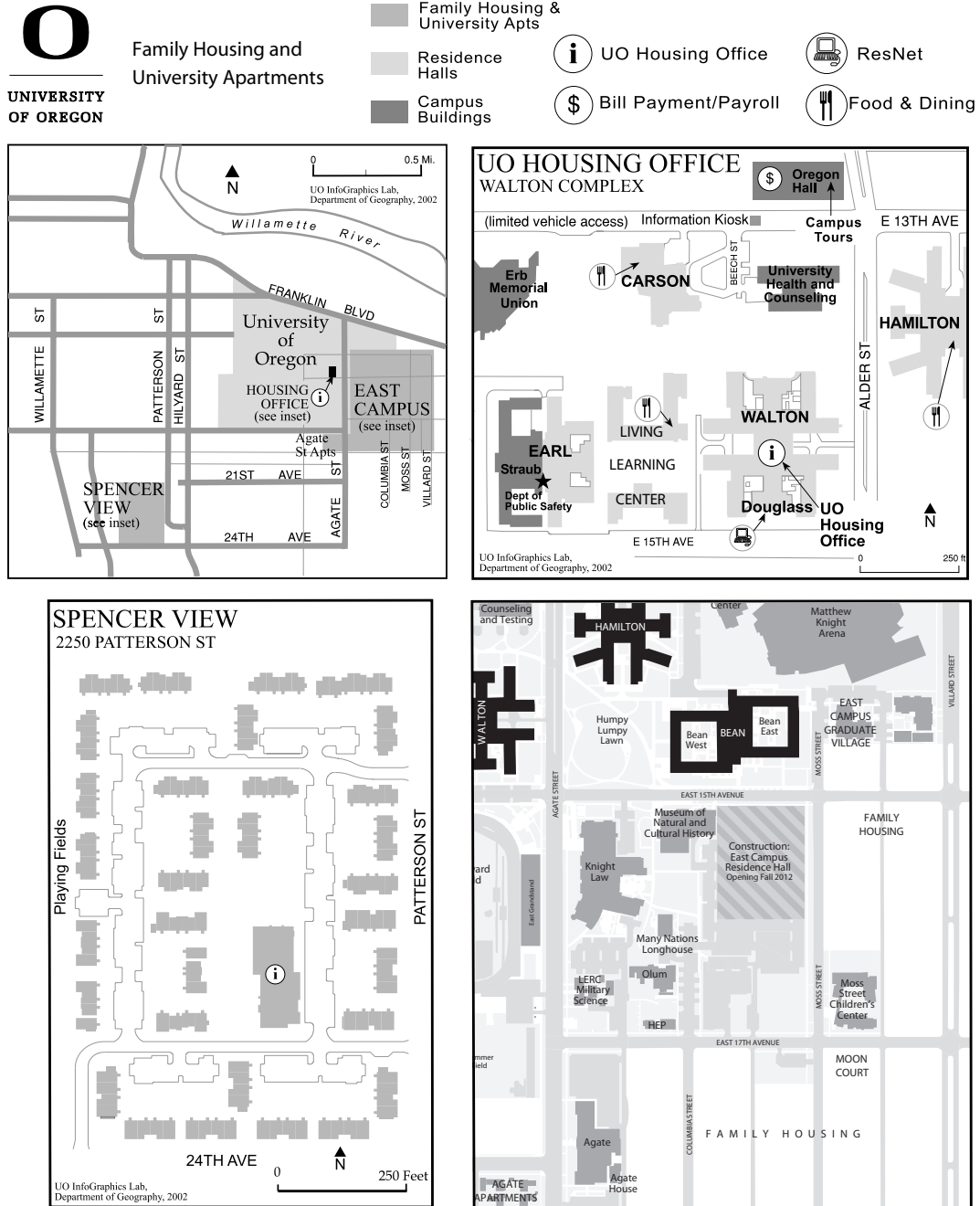
■ Campus Buildings    ■ Residence Halls    H University Housing Office



Source: Ira Fink and Associates, Inc., based on an email from Emily Eng on August 23, 2011.

Figure III-3

**University of Oregon, Family Housing and University Apartments**



Source: Ira Fink and Associates, Inc., based on an email from Emily Eng on August 23, 2011.

### Overall On-Campus Housing Occupancy

As shown in Table III-2B, in fall 2010, the occupancy of the 3,750 University of Oregon residence hall housing bed spaces totaled 99 percent.

This same high occupancy has occurred for the past four years, as shown in Tables III-3 and III-4. In fall 2010, there were 3,720 residence hall occupants and 416 apartment occupants, for a total of 4,136 occupants. In earlier years, the occupancy was equally high. For example, in fall 2007, there were 3,971 occupants (95 percent occupancy); in fall 2008, there were 3,937 occupants (94 percent occupancy); in fall 2009 there were 4,157 occupants (99 percent occupancy); and, as noted above, in fall 2010, there were 4,136 occupants (99 percent occupancy) as shown in Table III-5.

As shown in Table III-2B, at the beginning of the fall term 2010, the on-campus housing residence halls and apartments were 99 percent occupied.

Table III-2B  
**On-Campus Housing Capacity Summary, Fall 2010**

Unit	Occupancy (Male)	Occupancy (Female)	Fall 2010 Occupancy	Percent Occupied
On-Campus Residence Hall Housing (Bed Spaces)	1,732	1,988	3,720	99.2%
On-Campus Apartment Housing (Units)			416	93.1%
<b>Total On-Campus Occupancy</b>			<b>4,136</b>	<b>98.5%</b>

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

## D. STUDENTS, BY ACADEMIC LEVEL, LIVING IN ON-CAMPUS HOUSING

### University of Oregon First-Time Freshmen in On-Campus Housing

One of the aims of student housing at the University of Oregon is to provide sufficient housing so that all first-time freshmen who desire or choose to live on campus can do so. Because housing growth has not kept pace with enrollment growth at the University of Oregon, this has not been achievable.

As shown in Table III-3, the number of first-time freshmen living in on-campus housing has grown from 2,990 in fall 2007 to 3,183 in fall 2010. However, because the residence hall inventory has stayed constant, this has meant that the percentage of first-time freshmen living in on-campus residence halls declined from 94 percent to 86 percent.

### University of Oregon Freshmen in On-Campus Housing

During the period from fall 2007 through fall 2010, total full-time freshman enrollment (including first-time, continuing, and transfer freshmen) at the University of Oregon increased by 13 percent, or by 558 students, from 4,231 to 4,879 (as shown earlier in Table II-3). As shown in Table III-1, in fall 2010, the total number of full-time University of Oregon freshmen living in on-campus university residence hall housing totaled 3,323. This means that approximately 68 percent of all current total freshmen live on campus, as shown in Tables II-1 and III-3 ( $3,323 \div 4,879 = 68\%$ ). The percentage of first-time freshmen living on campus was 86 percent.

Table III-3  
**On-Campus Residence Hall Occupancy by Academic Level**

Academic Level	Fall 2007	Fall 2008	Fall 2009	Fall 2010
First-Time Freshmen Housed	2,990	3,096	3,178	3,183
<i>Percent First-Time Freshmen Housed</i>	<i>(94%)</i>	<i>(77%)</i>	<i>(89%)</i>	<i>(86%)</i>
Total Freshmen Housed	3,158	3,170	3,336	3,323
<i>Percent Freshmen Housed</i>	<i>(75%)</i>	<i>(62%)</i>	<i>(69%)</i>	<i>(68%)</i>
Sophomores Housed	245	218	242	241
<i>Percent Sophomores Housed</i>	<i>(7%)</i>	<i>(7%)</i>	<i>(6%)</i>	<i>(6%)</i>
Sub-Total, Lower Division	3,403	3,388	3,578	3,564
<i>Percent Lower Division Housed</i>	<i>(45%)</i>	<i>(40%)</i>	<i>(40%)</i>	<i>(40%)</i>
Juniors Housed	90	83	91	90
<i>Percent Juniors Housed</i>	<i>(3%)</i>	<i>(2%)</i>	<i>(3%)</i>	<i>(2%)</i>
Seniors Housed	53	48	61	58
<i>Percent Seniors Housed</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>
Sub-Total, Upper Division	143	131	152	148
<i>Percent Upper Division Housed</i>	<i>(2%)</i>	<i>(2%)</i>	<i>(2%)</i>	<i>(2%)</i>
<b>Total Undergraduates Housed</b>	<b>3,546</b>	<b>3,519</b>	<b>3,730</b>	<b>3,712</b>
<i>Percent Undergraduates Housed</i>	<i>(24%)</i>	<i>(22%)</i>	<i>(22%)</i>	<i>(21%)</i>
Total Graduates Housed	6	2	5	8
<i>Percent Graduates Housed</i>	<i>(0.2%)</i>	<i>(0.1%)</i>	<i>(0.2%)</i>	<i>(0.2%)</i>
<b>Total On-Campus RH Occupancy</b>	<b>3,552</b>	<b>3,521</b>	<b>3,735</b>	<b>3,720</b>
<i>Percent On-Campus RH Occupancy</i>	<i>(95%)</i>	<i>(94%)</i>	<i>(100%)</i>	<i>(99%)</i>

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

### University of Oregon Sophomores in On-Campus Housing

During the period from fall 2007 through fall 2010, full-time sophomore enrollment at the University of Oregon increased by 750 students, from 3,308 to 4,058 (as shown earlier in Table II-1). As shown

in Table III-3, in fall 2010, there were 241 sophomores living in on-campus residence hall housing, or approximately six percent of all current sophomores.

### University of Oregon Juniors and Seniors Living in On-Campus Housing

Full-time University of Oregon junior enrollment increased by 958 students from fall 2007 to fall 2010 (from 3,398 to 4,356). As shown in Table III-3, there were 90 juniors living in on-campus residence hall housing, or approximately two percent of all juniors.

Enrollment of full-time University of Oregon seniors increased by 367 students from 4,100 to 4,467, from fall 2007 to fall 2010. As shown in Table III-3, there were 58 seniors living in the residence halls, or approximately one percent of all seniors.

One of the goals of the housing initiatives at the University is to provide sufficient housing so that the number of juniors and seniors living on campus can increase.

Table III-4  
**On-Campus Apartment Occupancy by Academic Level**

Academic Level	Fall 2007	Fall 2008	Fall 2009	Fall 2010
Freshmen Housed	10	10	9	10
<i>Percent Freshmen Housed</i>	<i>(0.2%)</i>	<i>(0.2%)</i>	<i>(0.2%)</i>	<i>(0.2%)</i>
Sophomores Housed	29	28	24	27
<i>Percent Sophomores Housed</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>
Sub-Total, Lower Division	39	38	33	37
<i>Percent Lower Division Housed</i>	<i>(0.5%)</i>	<i>(0.4%)</i>	<i>(0.4%)</i>	<i>(0.4%)</i>
Juniors Housed	43	42	36	40
<i>Percent Juniors Housed</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>
Seniors Housed	23	22	19	21
<i>Percent Seniors Housed</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>
Sub-Total, Upper Division	66	64	55	61
<i>Percent Upper Division Housed</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>	<i>(1%)</i>
<b>Total Undergraduates Housed</b>	<b>105</b>	<b>102</b>	<b>88</b>	<b>98</b>
<b><i>Percent Undergraduates Housed</i></b>	<b><i>(1%)</i></b>	<b><i>(1%)</i></b>	<b><i>(1%)</i></b>	<b><i>(1%)</i></b>
<b>Total Graduates Housed</b>	<b>314</b>	<b>314</b>	<b>334</b>	<b>318</b>
<b><i>Percent Graduates Housed</i></b>	<b><i>(11%)</i></b>	<b><i>(11%)</i></b>	<b><i>(11%)</i></b>	<b><i>(10%)</i></b>
<b>Total On-Campus Apartment Occupancy</b>	<b>419</b>	<b>416</b>	<b>422</b>	<b>416</b>
<b><i>Percent On-Campus Apartment Occupancy</i></b>	<b><i>(94%)</i></b>	<b><i>(93%)</i></b>	<b><i>(94%)</i></b>	<b><i>(93%)</i></b>

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

Note: The occupancy data by academic level shown above for the on-campus apartments are extrapolated from undergraduate and graduate occupancy totals, based on applying survey data weights to the housing occupancy and is an estimate.

Table III-5

**All On-Campus Housing Occupancy by Academic Level**

Academic Level	Fall 2007	Fall 2008	Fall 2009	Fall 2010
Freshmen Housed	3,168	3,180	3,345	3,333
<i>Percent Freshmen Housed</i>	<i>(75%)</i>	<i>(62%)</i>	<i>(69%)</i>	<i>(68%)</i>
Sophomores Housed	274	246	266	268
<i>Percent Sophomores Housed</i>	<i>(8%)</i>	<i>(7%)</i>	<i>(7%)</i>	<i>(7%)</i>
Sub-Total, Lower Division	3,442	3,426	3,611	3,601
<i>Percent Lower Division Housed</i>	<i>(46%)</i>	<i>(40%)</i>	<i>(40%)</i>	<i>(40%)</i>
Juniors Housed	133	125	127	130
<i>Percent Juniors Housed</i>	<i>(4%)</i>	<i>(4%)</i>	<i>(3%)</i>	<i>(3%)</i>
Seniors Housed	76	70	80	79
<i>Percent Seniors Housed</i>	<i>(2%)</i>	<i>(2%)</i>	<i>(2%)</i>	<i>(2%)</i>
Sub-Total, Upper Division	209	195	207	209
<i>Percent Upper Division Housed</i>	<i>(3%)</i>	<i>(3%)</i>	<i>(3%)</i>	<i>(2%)</i>
<b>Total Undergraduates Housed</b>	<b>3,651</b>	<b>3,621</b>	<b>3,818</b>	<b>3,810</b>
<i>Percent Undergraduates Housed</i>	<i>(24%)</i>	<i>(23%)</i>	<i>(23%)</i>	<i>(21%)</i>
<b>Total Graduates Housed</b>	<b>320</b>	<b>316</b>	<b>339</b>	<b>326</b>
<i>Percent Graduates Housed</i>	<i>(11%)</i>	<i>(11%)</i>	<i>(11%)</i>	<i>(10%)</i>
<b>Total On-Campus Housing Occupancy</b>	<b>3,971</b>	<b>3,937</b>	<b>4,157</b>	<b>4,136</b>
<i>Percent On-Campus Hsg Occupancy</i>	<i>(95%)</i>	<i>(94%)</i>	<i>(99%)</i>	<i>(99%)</i>

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

Table III-6

**Total On-Campus Housing Occupancy, Fall 2007 to Fall 2010**

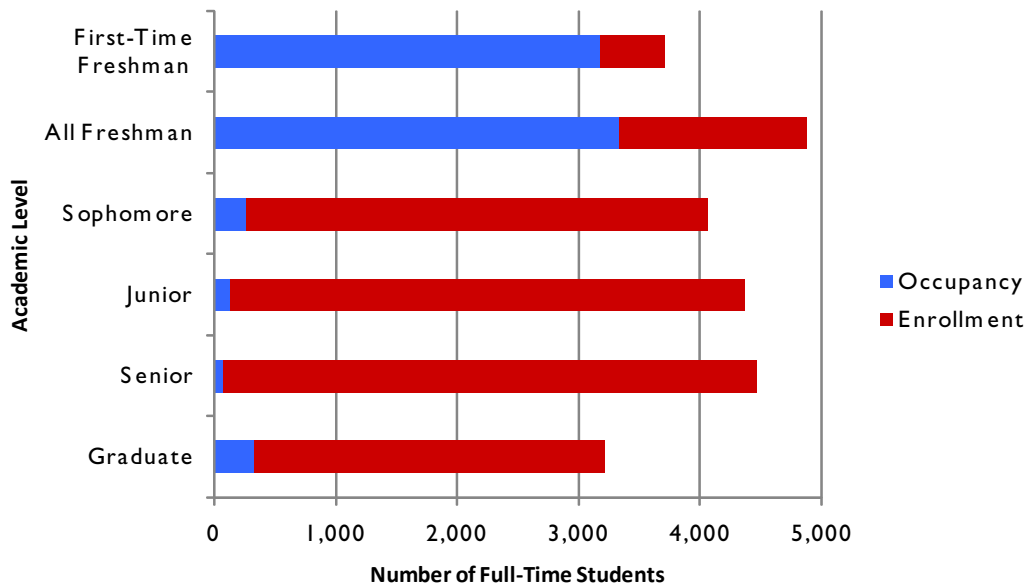
Housing Type	Fall 2007	Fall 2008	Fall 2009	Fall 2010
Residence Halls	3,552	3,521	3,735	3,720
Apartments	<u>419</u>	<u>416</u>	<u>422</u>	<u>416</u>
<b>Total</b>	<b>3,971</b>	<b>3,937</b>	<b>4,157</b>	<b>4,136</b>

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

**Occupancy by Academic Level**

The constraint of a fixed housing supply and the increase in first-time freshmen has resulted in the University deciding to limit the number of upper class students who can live on campus. This is graphically illustrated in Figure III-4, which shows both housing occupancy and full-time enrollment by academic level.

Figure III-4  
**On-Campus Housing Occupancy and Full-Time Enrollment**



Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing and Office of Institutional Research.

**E. CHARACTERISTICS OF STUDENTS LIVING ON AND OFF CAMPUS**

As part of the study of the student housing market at the University of Oregon, a housing, demographic, and transportation survey was conducted in winter 2011 by Ira Fink and Associates of students currently living both in on-campus and off-campus housing. The data below is based on the Student Housing Survey results.

**Location of Home Residence**

Table III-7 describes the location of the family or home residence of students responding to the survey. As shown in this table, about 62 percent of University of Oregon students are residents

of Oregon, 31 percent are from other states, and about seven percent are international students. Of importance in this data is that while 31 percent of University of Oregon enrollment is from out-of-state, 44 percent of the students who live in on-campus residence hall housing are out-of-state students, as are 32 percent of on-campus apartment residents. To the extent the campus increases its out-of-state or international student enrollment, on-campus housing demand will proportionately increase.

**Table III-7**  
**Location of Home Residence of All Full-Time Students at the**  
**University of Oregon**

Location of Home Residence	On-Campus		Off-Campus				Average	
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority		With Parents
Resident of Oregon	52.2%	44.0%	61.2%	61.0%	74.1%	48.3%	98.5%	62.1%
Out-of-State Student	44.1	32.3	29.6	28.8	21.0	51.7	0.0	30.5
Non-U.S. Citizen	<u>3.7</u>	<u>23.7</u>	<u>9.2</u>	<u>10.2</u>	<u>4.9</u>	<u>0.0</u>	<u>1.5</u>	<u>7.4</u>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Number (n)	3,720	416	10,041	2,074	2,214	711	893	20,927

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

### Have Car at Campus

As shown in Table III-8, 57 percent of the students responding to the survey had a car, SUV, or truck with them at the University of Oregon and 43 percent did not; 24 percent had a bicycle or motorcycle. What is also important about this data is that among students living in the on-campus residence halls, 13 percent had a car or truck with them at the University of Oregon, while 49 percent had no vehicle. Among University of Oregon students living in on-campus apartments, 24 percent did not have a vehicle.

This data clearly illustrates one major difference between on- and off-campus residents – on average, 82 percent of on-campus residents do not have a car, while 39 percent of students living in off-campus shared housing do not have a vehicle. The group of on-campus students is place-bound and relies on the University for housing and associated services. It also shows that a high percentage of those living in off-campus shared housing (39 percent) also are somewhat place bound by not having a car. Some of these students participating in the focus groups indicated a desire to be able to buy a commuter meal plan.

As this data also illustrates, in the planning of any future university housing, parking will be an important component. Based on data from the survey, parking would be needed at a ratio of



approximately one new parking space for every seven new residence hall or suite bed spaces and three parking spaces for every four new apartment units if additional on-campus housing is built.

Table III-8  
**All Full-Time Students at the University of Oregon  
 Who Have a Vehicle at Campus**

Vehicle Kept at Student Residence	On-Campus		Off-Campus				Average	
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority		With Parents
Car Only	7.3%	20.4%	24.1%	25.9%	26.8%	19.6%	43.2%	21.9%
SUV/Truck Only	1.0	6.5	3.4	6.3	5.8	8.9	9.0	4.0
Car + Bicycle	4.3	25.8	28.7	30.7	47.8	16.1	28.3	26.5
SUV/Truck + Bicycle	<u>0.8</u>	<u>5.4</u>	<u>4.6</u>	<u>8.8</u>	<u>7.6</u>	<u>5.4</u>	<u>6.0</u>	<u>4.8</u>
<i>Sub-Total Car/SUV/Truck</i>	<i>13.4%</i>	<i>58.1%</i>	<i>60.8%</i>	<i>71.7%</i>	<i>88.0%</i>	<i>50.0%</i>	<i>86.5%</i>	<i>57.2%</i>
Bicycle Only	36.9%	16.1%	23.6%	17.1%	7.1%	21.4%	9.0%	22.5%
Motorcycle/Scooter	1.0	1.1	1.2	0.5	0.4	0.0	0.0	0.9
None of These	<u>48.7</u>	<u>24.7</u>	<u>14.4</u>	<u>10.7</u>	<u>4.5</u>	<u>28.6</u>	<u>4.5</u>	<u>19.4</u>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Number (n)	3,720	416	10,018	2,074	2,214	686	880	20,852

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

### Enrollment Patterns

Student preferences for housing change with academic status. Students new to the University of Oregon as freshmen begin their academic career by living on-campus. Many transfer students, although older, also choose to live on campus. As students advance academically, their housing preferences favor moving to off-campus housing.

As shown in Table III-9, 81 percent of new University of Oregon freshmen lived in on-campus residence hall housing and one percent in apartments. At the same time, 15 percent lived in off-campus housing and four percent lived with their parents. Among University of Oregon transfer students, 12 percent lived in on-campus residence halls and less than one percent lived in on-campus apartments. Eighty percent of University of Oregon transfer students lived off campus in private housing and eight percent lived with their parents. Among continuing and returning University of Oregon students, five percent lived on campus, 91 percent lived off campus, and four percent lived with their parents.

Providing space for and enabling transfer students to live on campus should become another objective of University of Oregon housing.

Table III-9

### Fall 2010 Student Status of University of Oregon Full-Time Students by Housing Type

Fall 2010 Student Status	<i>On-Campus</i>		<i>Off-Campus</i>					Total
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority	With Parents	
New UO Freshman	80.6%	0.5%	12.7%	1.0%	0.8%	0.3%	4.1%	100.0%
New UO Transfer Student	11.8	0.4	44.6	14.8	20.1	0.6	7.7	100.0%
New UO Graduate Student	0.5	4.9	35.1	30.2	27.5	0.0	1.8	100.0%
New UO Law Student	0.0	6.6	45.6	27.2	20.6	0.0	0.0	100.0%
New Non-Degree Student	37.1	6.5	56.4	0.0	0.0	0.0	0.0	100.0%
Continuing/Returning Stdtd	<u>2.4</u>	<u>2.4</u>	<u>64.7</u>	<u>9.8</u>	<u>10.7</u>	<u>5.5</u>	<u>4.5</u>	<u>100.0%</u>
<b>Average</b>	<b>18.5%</b>	<b>2.1%</b>	<b>49.9%</b>	<b>10.4%</b>	<b>11.1%</b>	<b>3.5%</b>	<b>4.5%</b>	<b>100.0%</b>

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

#### New Students

As indicated in Table III-10, and as described elsewhere in this report, not all students living in University of Oregon housing began their academic careers at the University of Oregon. Among the students who responded to the survey, and who were living in on-campus residence halls in 2010-11, 85 percent were new University of Oregon freshmen, seven percent were new transfer students, less than one percent were new graduate students, and eight percent were continuing students, including continuing freshmen who had not yet reached sophomore standing.

Table III-10

### Fall 2010 Student Status of University of Oregon Full-Time Students by Housing Type

Fall 2010 Student Status	<i>On-Campus</i>		<i>Off-Campus</i>					Average
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority	With Parents	
New UO Freshman	84.8%	4.3%	5.0%	2.0%	1.3%	1.8%	17.6%	19.2%
New UO Transfer Student	6.6	2.2	9.2	14.6	18.7	1.8	17.6	10.5
New UO Graduate Student	0.2	17.2	5.2	21.5	18.2	0.0	2.9	7.5
New UO Law Student	0.0	5.4	1.5	4.4	3.1	0.0	0.0	1.6
New Non-Degree Student	0.6	1.1	0.4	0.0	0.0	0.0	0.0	0.3
Continuing/Returning Stdtd	<u>7.8</u>	<u>69.8</u>	<u>78.7</u>	<u>57.5</u>	<u>58.7</u>	<u>96.4</u>	<u>61.9</u>	<u>60.9</u>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Number (n)	3,705	416	9,994	2,074	2,224	699	893	20,862

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

Also as shown in Table III-10, among students who lived off campus and in shared housing, five percent were new University of Oregon freshmen, nine percent were new transfer students, five percent were new graduate students, and the overwhelming majority, 79 percent, were continuing and returning students. Of those living at home, 18 percent were freshmen, 18 percent were transfer students, three percent were graduate students, and 62 percent were continuing/returning students.

### Age of Students

As shown in Table II-11, each form of student housing has a separate distribution of students by age. For example, among students living in on-campus residence halls, 44 percent are age 18 years or younger, 45 percent are age 19, seven percent are age 20, three percent are age 21, and one percent are age 22. The average age of students living in residence halls is 18.8 years.

Table III-11  
**Age of Respondents by Housing Type,  
All Full-Time Students at the University of Oregon**

Age (Fall 2010)	<i>On-Campus</i>		<i>Off-Campus</i>					Average
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/ Sorority	With Parents	
18 Years or Younger	44.1%	4.3%	2.3%	1.0%	1.3%	0.0%	10.3%	10.0%
19 Years	45.1	7.5	15.0	4.9	2.2	29.3	19.1	18.3
20 Years	6.7	19.4	24.6	6.8	4.9	44.8	14.7	16.8
21 Years	2.7	9.7	24.0	12.2	8.8	20.7	14.7	16.0
22 Years	1.0	9.7	10.7	14.1	3.5	5.2	20.6	8.7
23-24 Years	0.0	14.0	10.2	17.6	12.4	0.0	13.2	9.2
25-29 Years	0.0	22.5	9.0	27.3	32.8	0.0	5.9	12.1
30-34 Years	0.2	3.2	2.3	5.9	20.9	0.0	0.0	4.5
35-39 Years	0.2	5.4	0.8	3.9	6.6	0.0	0.0	1.8
40 Years or Older	0.0	4.3	1.1	6.3	6.6	0.0	1.5	2.6
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Average Age (in years)	18.8	24.6	21.9	25.8	28.1	20.0	21.4	22.6
Number (n)	3,720	416	10,053	2,074	2,234	711	893	20,958

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

Among students living off campus in shared housing, two percent are age 18 years or younger, 15 percent are age 19, 25 percent are age 20, 24 percent are age 21, 11 percent are age 22, 10 percent are ages 23 to 24, nine percent are ages 25 to 29, and four percent are 30 years of age or older. The average age of students living in shared housing is 21.9 years.

Among students living off campus alone, one percent are age 18 years or younger, five percent are age 19, seven percent are age 20, 12 percent are age 21, 14 percent are age 22, 18 percent are ages 23 to 24, 27 percent are ages 25 to 29, 10 percent are ages 30 to 39, and six percent are 40 years of age or older. The average age of students who live alone is 25.8 years.

Among students living off campus with a spouse, one percent are age 18 years or younger, two percent are age 19, five percent are age 20, nine percent are age 21, four percent are age 22, 12 percent are ages 23 to 24, 33 percent are ages 25 to 29, 21 percent are ages 30 to 34, seven percent are ages 35 to 39, and seven percent are 40 years of age or older. The average age of students living with a spouse is 28.1 years.

Among students who live with parents or relatives while attending the University of Oregon, ten percent are age 18 years or younger, 19 percent are age 19, 15 percent are age 20, 15 percent are age 21, 21 percent are age 22, 13 percent are ages 23 to 24, six percent are ages 25 to 29, and two percent are 30 years of age or older. The average age of students living with their parents is 21.4 years.

In other words, on-campus residence hall housing, fraternities and sororities, and living at home attracts the youngest of all University of Oregon students. The average age of a student living in on-campus residence halls is 18.8 years, 20.0 years for those living in fraternities and sororities, and a student living at home is, on average, 21.4 years old. Among the other housing types, the average age of a student living in on-campus apartments is 24.6 years, 21.9 years in shared off-campus apartments, 25.8 years for students who live alone, and 28.1 years for students who live with a spouse. The average age of all students attending the University of Oregon is 22.6 years.

### **Distance to Residence Among University of Oregon Students Living Off-Campus**

While 20 percent of University of Oregon students live on campus, the remaining 80 percent of University of Oregon students who live off campus live relatively close. As the data in Table III-12 shows, 46 percent of University of Oregon survey respondents who indicated they lived in shared off-campus housing lived within one mile of campus. Another 31 percent of those living in shared apartments or houses off campus lived between one and two miles of the campus, 16 percent lived three to five miles away, four percent lived six to nine miles from campus, two percent lived 10 to 19 miles from campus, and one percent lived 20 to 50 miles or more from campus.

On average, University of Oregon students who lived in shared off-campus housing lived 2.4 miles from campus; students who lived in rented housing alone lived an average of 3.9 miles from campus; those living with spouses lived 5.9 miles away from campus; and, students who lived at home lived an average of 11.5 miles from campus.

This data illustrates four points: first, a substantial university housing community immediately adjacent to campus; second, that some students may choose to live closer to work than to school; third, very few University of Oregon students live at a considerable distance from the campus; and

fourth, students who live at home with parents or relatives have a considerably longer commute than those students living in off-campus shared apartments or living alone off campus.

Table III-12  
**Residence-Campus Distance by Housing Type,  
 All Full-Time Students at the University of Oregon**

Distance	<i>Off-Campus Renters</i>			<i>Off-Campus</i>
	<i>With Others</i>	<i>Alone</i>	<i>With Spouse</i>	<i>With Parents</i>
Less than 1 Mile	46.0%	34.1%	14.2%	0.0%
1 to 2 Miles	30.6	31.7	27.4	4.4
3 to 5 Miles	16.4	20.5	32.7	26.5
6 to 9 Miles	4.0	6.3	13.3	27.9
10 to 19 Miles	2.0	4.4	8.4	23.5
20 to 29 Miles	0.4	1.0	0.9	16.2
30 to 49 Miles	0.0	0.5	0.9	0.0
50 Miles or More	0.6	1.5	2.2	1.5
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Average Distance (in miles)	2.4	3.9	5.9	11.5
Number (n)	10,053	2,074	2,234	893

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

### **Number of Roommates Among University of Oregon Students**

In addition to looking for low rent accommodations, one way students achieve lower-cost housing is through sharing their housing. The data in Table III-13 indicates the distribution of the number of roommates among those single students at the University of Oregon who shared off-campus rented apartments or houses.

For those who shared their housing, 37 percent had only one roommate and another 23 percent indicated they lived with two others. Students who lived with three others in their housing represented 22 percent of those who lived in shared housing, while nine percent had four other roommates and eight percent had five or more roommates.

On average, University of Oregon students who shared housing off campus had an average of 2.3 roommates, for a total of 3.3 persons in the housing unit.

Table III-13

**Number of Roommates, Full-Time Single Students Living in  
Off-Campus Shared Rented Housing at the University of Oregon**

Number of Roommates	<i>Off-Campus</i>	
	<i>With Others</i>	
None	1.2%	
One	37.3	
Two	22.8	
Three	22.4	
Four	8.6	
Five or More	<u>7.7</u>	
<b>Total</b>	<b>100.0%</b>	
Average Number of Roommates	2.3	
Number (n)	9,039	

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

**Number of Bedrooms by Housing Type Among University of Oregon Students**

In contrast to private rental apartments, which generally tend to be studio, one-bedroom, and two-bedroom units, students who rent existing off-campus housing often rent entire homes containing three or more bedrooms. This is clearly the case among University of Oregon students. This housing is usually housing that was, at one time, owner-occupied housing and is now rental housing.

Table III-14

**Number of Bedrooms by Housing Type, Rented Housing Only,  
Full-Time Single Students at the University of Oregon**

Number of Bedrooms	<i>Off-Campus</i>	
	<i>With Others</i>	<i>Alone</i>
Efficiency/Studio	0.8%	18.0%
One Bedroom	2.6	63.4
Two Bedrooms	38.6	15.0
Three Bedrooms	21.0	2.4
Four Bedrooms	24.4	1.2
Five Bedrooms or More	<u>12.6</u>	<u>0.0</u>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
Number (n)	9,039	1,690

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

As shown in Table III-14, four percent of the off-campus shared units rented by University of Oregon single students were efficiency/studio units or had one bedroom, 39 percent had two bedrooms, 21 percent contained three bedrooms, 24 percent contained four bedrooms, and the remaining 13 percent contained five or more bedrooms. Among those single students who reported living alone, 18 percent lived in efficiency/studio units, 64 percent lived in one-bedroom housing, 15 percent in housing with two bedrooms, two percent in housing with three bedrooms, and one percent lived in housing with four or more bedrooms.

### Monthly Housing Cost by Housing Type Among University of Oregon Students

One reason students indicate a desire to live off campus is to save money. One way of saving is to share housing. As shown in Table III-15, students at the University of Oregon can share housing to keep their housing costs low.

Among University of Oregon single students living in shared off-campus housing, the average monthly rent was \$440 per student. Among those who lived alone, the average monthly rent was approximately \$615 per month, or \$175 more per month than those who shared.

Table III-15  
**Monthly Housing Cost by Housing Type,  
 Full-Time Single Students at the University of Oregon**

Housing Cost	<i>Off-Campus</i>	
	With Others	Alone
\$0	0.7%	1.2%
\$1 to \$99	0.1	0.0
\$100 to \$199	0.8	0.6
\$200 to \$299	5.9	0.6
\$300 to \$399	29.1	5.4
\$400 to \$499	39.4	12.0
\$500 to \$599	15.0	31.6
\$600 to \$699	6.7	19.8
\$700 to \$799	1.4	15.6
\$800 to \$899	0.4	7.8
\$900 to \$999	0.4	3.6
\$1,000 or more	0.1	1.8
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
Average Housing Cost	\$439.50	\$614.62
Number (n)	9,027	1,690

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

A further review of the rental rates for University of Oregon single student shared housing shows that two percent paid \$0 to \$199 per month for housing, six percent paid \$200 to \$299 per month, 29 percent paid \$300 to \$399 per month, 39 percent paid \$400 to \$499 per month, 15 percent paid \$500 to \$599 per month, seven percent paid \$600 to \$699 per month, and two percent paid \$700 to \$1,000 or more per month.

It is important not to be misled by these apparent low housing costs. Students in the University of Oregon student housing focus groups stated that they all had to sign and pay for 12-month rental housing leases, although they would only be in the housing for nine months. Thus, the average monthly housing cost of those with a 12-month lease of \$440 may effectively be \$586 per month when computed on a nine-month basis for those sharing housing. For students who live alone, the effective nine-month rental would be nearly \$820 per month.

### Monthly Utilities Cost by Housing Type Among University of Oregon Students

Often, students do not realize the cost of other items they have to pay for separately in off-campus housing that generally are included in university housing rates. One of these items, for example, is the cost of utilities. As shown in Table III-16, in addition to an average of \$440 per student per month in shared off-campus housing, an average University of Oregon student was spending an additional \$68 per month for utilities. For those University of Oregon students who lived alone, their average rent was \$615 per month and their average utility bill was \$73 per month.

Table III-16  
**Monthly Utilities Cost by Housing Type,  
 Full-Time Single Students at the University of Oregon**

Utilities Cost	<i>Off-Campus</i>	
	With Others	Alone
\$0	5.7%	6.0%
\$1 to \$49	32.5	34.1
\$50 to \$99	44.1	38.9
\$100 to \$149	12.1	12.0
\$150 to \$199	3.9	4.2
\$200 to \$249	0.8	1.2
\$250 to \$299	0.4	2.4
\$300 to \$349	0.1	0.6
\$350 to \$399	0.0	0.6
\$400 or more	0.4	0.0
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
Average Utilities Cost	\$68.07	\$73.25
Number (n)	9,039	1,690

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.



### Additional Amenities Desired by University of Oregon Students in Their Housing

As part of the Student Housing Survey, students at the University of Oregon were also asked which additional type of space in their housing they would choose, given a choice of the following: a classroom, a club house/community center, a community kitchen, a conference room with AV technology, a fitness room, a game room, a late night café, an outdoor recreation area, secure covered bike parking, a study lounge, or a television/social lounge.

As shown in Table III-17, six percent of full-time single University of Oregon students would choose a classroom, three percent would choose a community center, 23 percent of the students would choose a community kitchen, one percent would choose a conference room, 16 percent would select a fitness room, three percent preferred a game room, 16 percent a late night café, two percent would pick an outdoor recreation area, seven percent would pick bike parking, 13 percent a study lounge, and eight percent a TV/social lounge.

Table III-17  
**Amenity Desired by Housing Type,  
 Full-Time Single Students at the University of Oregon**

Desired Amenity	<i>On-Campus</i>		<i>Off-Campus</i>				Average
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Fraternity/Sorority	With Parents	
Classroom	5.3%	5.2%	6.4%	6.4%	7.3%	7.0%	6.2%
Club House/Community Center	3.2	5.2	2.7	4.5	1.8	3.5	2.9
Community Kitchen	29.5	8.6	23.8	15.4	9.1	17.5	22.8
Conference Room with AV Tech	1.6	0.0	0.7	0.6	0.0	0.0	0.8
Fitness Room	14.7	27.7	14.5	20.0	25.4	14.0	15.7
Game Room	3.4	5.2	2.7	3.8	1.8	3.5	3.2
Late Night Café	17.9	24.1	16.3	12.8	14.5	12.3	16.0
Outdoor Recreation	3.0	1.7	1.9	1.3	3.6	0.0	2.3
Secure, Covered Bike Parking	3.0	6.9	8.1	9.6	5.5	7.0	7.2
Study Lounge	9.2	10.3	12.6	14.7	16.4	19.4	12.6
Television/Social Lounge	7.8	3.4	7.4	7.1	9.1	12.3	7.6
Other	1.4	1.7	2.9	3.8	5.5	3.5	2.7
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Number (n)	3,302	260	8,591	1,579	674	748	15,999

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

What is most interesting about the response to amenities desired by University of Oregon single students is the uniformity with which amenity features are wanted, regardless of the form of housing in which the student currently lives, including students living at home with parents. For example, among all groups of students living in the different types of off-campus housing, between 5 percent and 7 percent ranked having a classroom as the most desired amenity.

Between 12 and 24 percent of students ranked a late night café as the amenity most desired, between 14 and 27 percent wanted a fitness room, between nine and 19 percent indicated a study lounge, between 9 and 29 percent wanted a community kitchen, between two and 5 percent wanted a game room, between two and 5 percent of students wanted a community center, between three and 12 percent wanted a social lounge, between zero and four percent desired outdoor recreation, between three and 10 percent wanted bike parking, and between zero and two percent wanted a conference room.

## **F. UNIVERSITY HOUSING RENTAL RATES**

### **Room and Meal Plan Rates**

As shown in Table III-18, the University offers a large variety of room and board plans, although the housing mix associated with many of the plans is limited. For comparative purposes, the totals shown in the table are rates per academic year.

As the data in Table III-18 indicates, room and meal plan rates at the University can vary. In fall 2010, a student living in a double residence hall room with a deluxe meal plan of 19 meals per week paid \$9,429 per academic year, or \$4,714.50 per semester. This was equivalent to paying about \$38 per day for room, board, utilities, internet connection, cable TV, and housekeeping. Students living in a deluxe single, with a similar deluxe meal plan, paid \$15,988 per year. This was equal to \$64 per day for room, board, utilities, etc. These rates will increase to \$9,801 and \$16,685, respectively, in 2011-12.

Table III-18

**Typical Annual Academic Year Rental and Meal Plan Rates**

Room and Meal Plan Rates	2010-11 Rate per Student per Academic Year	2011-12 Rate per Student per Academic Year
<b><u>Residence Halls</u></b>		
Triple, Deluxe Meal Plan		\$9,326
Deluxe Triple, Deluxe Meal Plan		\$11,462
Double, Deluxe Meal Plan	\$9,429	\$9,801
Double w/ Sink, Deluxe Meal Plan	\$9,881	\$10,276
Enhanced Double, Deluxe Meal Plan	\$9,881	\$10,513
Enhanced Double w/ Sink, Deluxe Meal Plan	\$10,107	\$10,513
Deluxe Double, Deluxe Meal Plan	\$11,237	\$11,700
Enhanced Deluxe Double, Deluxe Meal Plan	\$13,950	\$14,096
Small Single, Deluxe Meal Plan	\$10,333	\$10,750
Single, Deluxe Meal Plan	\$11,690	\$12,175
Single w/ Sink, Deluxe Meal Plan	\$12,368	\$13,243
Enhanced Single, Deluxe Meal Plan	\$12,368	\$13,515
Enhanced Single w/ Sink, Deluxe Meal Plan	\$12,616	\$13,515
Deluxe Small Single, Deluxe Meal Plan	\$14,402	\$15,023
Deluxe Single, Deluxe Meal Plan	\$15,988	\$16,685
Triple, Deluxe Meal Plan PLUS		\$9,476
Deluxe Triple, Deluxe Meal Plan PLUS		\$11,612
Double, Deluxe Meal Plan PLUS		\$9,951
Double w/ Sink, Deluxe Meal Plan PLUS		\$10,426
Enhanced Double, Deluxe Meal Plan PLUS		\$10,663
Enhanced Double w/ Sink, Deluxe Meal Plan PLUS		\$10,663
Deluxe Double, Deluxe Meal Plan PLUS		\$11,850
Enhanced Deluxe Double, Deluxe Meal Plan PLUS		\$14,246
Small Single, Deluxe Meal Plan PLUS		\$10,900
Single, Deluxe Meal Plan PLUS		\$12,325
Single w/ Sink, Deluxe Meal Plan PLUS		\$13,393
Enhanced Single, Deluxe Meal Plan PLUS		\$13,665
Enhanced Single w/ Sink, Deluxe Meal Plan PLUS		\$13,665
Deluxe Small Single, Deluxe Meal Plan PLUS		\$15,173
Deluxe Single, Deluxe Meal Plan PLUS		\$16,835
Triple, Standard Meal Plan		\$9,026
Deluxe Triple, Standard Meal Plan		\$11,162
Double, Standard Meal Plan	\$9,137	\$9,501
Double w/ Sink, Standard Meal Plan	\$9,589	\$9,976
Enhanced Double, Standard Meal Plan	\$9,589	\$10,213
Enhanced Double w/ Sink, Standard Meal Plan	\$9,815	\$10,213
Deluxe Double, Standard Meal Plan	\$10,945	\$11,400
Enhanced Deluxe Double, Standard Meal Plan	\$13,658	\$13,796
Small Single, Standard Meal Plan	\$10,041	\$10,450
Single, Standard Meal Plan	\$11,398	\$11,875
Single w/ Sink, Standard Meal Plan	\$12,076	\$12,943
Enhanced Single, Standard Meal Plan	\$12,076	\$13,215
Enhanced Single w/ Sink, Standard Meal Plan	\$12,324	\$13,215
Deluxe Small Single, Standard Meal Plan	\$14,110	\$14,723
Deluxe Single, Standard Meal Plan	\$15,696	\$16,385



Table III-18 (continued)

**Typical Annual Academic Year Rental and Meal Plan Rates**

Room and Meal Plan Rates	2010-11 Rate per Student per Academic Year	2011-12 Rate per Student per Academic Year
Triple, Standard Meal Plan PLUS		\$9,176
Deluxe Triple, Standard Meal Plan PLUS		\$11,312
Double, Standard Meal Plan PLUS		\$9,651
Double w/ Sink, Standard Meal Plan PLUS		\$10,126
Enhanced Double, Standard Meal Plan PLUS		\$10,363
Enhanced Double w/ Sink, Standard Meal Plan PLUS		\$10,363
Deluxe Double, Standard Meal Plan PLUS		\$11,550
Enhanced Deluxe Double, Standard Meal Plan PLUS		\$13,946
Small Single, Standard Meal Plan PLUS		\$10,600
Single, Standard Meal Plan PLUS		\$12,025
Single w/ Sink, Standard Meal Plan PLUS		\$13,093
Enhanced Single, Standard Meal Plan PLUS		\$13,365
Enhanced Single w/ Sink, Standard Meal Plan PLUS		\$13,365
Deluxe Small Single, Standard Meal Plan PLUS		\$14,873
Deluxe Single, Standard Meal Plan PLUS		\$16,535
Triple, Mini Meal Plan		\$8,726
Deluxe Triple, Mini Meal Plan		\$10,862
Double, Mini Meal Plan	\$8,845	\$9,201
Double w/ Sink, Mini Meal Plan	\$9,297	\$9,676
Enhanced Double, Mini Meal Plan	\$9,297	\$9,913
Enhanced Double w/ Sink, Mini Meal Plan	\$9,523	\$9,913
Deluxe Double, Mini Meal Plan	\$10,653	\$11,100
Enhanced Deluxe Double, Mini Meal Plan	\$13,366	\$13,496
Small Single, Mini Meal Plan	\$9,749	\$10,150
Single, Mini Meal Plan	\$11,106	\$11,575
Single w/ Sink, Mini Meal Plan	\$11,784	\$12,643
Enhanced Single, Mini Meal Plan	\$11,784	\$12,915
Enhanced Single w/ Sink, Mini Meal Plan	\$12,032	\$12,915
Deluxe Small Single, Mini Meal Plan	\$13,818	\$14,423
Deluxe Single, Mini Meal Plan	\$15,404	\$16,085
Triple, Mini Meal Plan PLUS		\$8,876
Deluxe Triple, Mini Meal Plan PLUS		\$11,012
Double, Mini Meal Plan PLUS		\$9,351
Double w/ Sink, Mini Meal Plan PLUS		\$9,826
Enhanced Double, Mini Meal Plan PLUS		\$10,063
Enhanced Double w/ Sink, Mini Meal Plan PLUS		\$10,063
Deluxe Double, Mini Meal Plan PLUS		\$11,250
Enhanced Deluxe Double, Mini Meal Plan PLUS		\$13,646
Small Single, Mini Meal Plan PLUS		\$10,300
Single, Mini Meal Plan PLUS		\$11,725
Single w/ Sink, Mini Meal Plan PLUS		\$12,793
Enhanced Single, Mini Meal Plan PLUS		\$13,065
Enhanced Single w/ Sink, Mini Meal Plan PLUS		\$13,065
Deluxe Small Single, Mini Meal Plan PLUS		\$14,573
Deluxe Single, Mini Meal Plan PLUS		\$16,235

Table III-18 (continued)

**Typical Annual Academic Year Rental and Meal Plan Rates**

Room Rates	2010-11 Rate per Student per Month	2011-12 Rate per Student per Month
<b>Apartments</b>		
Agate Apartments <sup>1</sup>		
One Bedroom	\$529 – \$657	
Two Bedrooms	\$638 – \$801	
Graduate Village <sup>2</sup>		
Studio	\$519 – \$529	
One Bedroom	\$600 – \$610	
Moon Court Apartments <sup>1</sup>		
Two Bedrooms	\$743	
Three Bedrooms	\$768	
Spencer View Apartments <sup>1</sup>		
Two Bedrooms	\$645	
Three Bedrooms	\$759	
East Campus Houses <sup>1</sup>		
Studio	\$422 – \$448	
One Bedroom	\$453 – \$538	
Two Bedrooms	\$522 – \$863	
Three Bedrooms	\$706 – \$863	
Four Bedrooms	\$701 – \$995	
Five Bedrooms	\$916 – \$1,010	

Source: Ira Fink and Associates, Inc., based on data from the University of Oregon, University Housing.

1: Lease term is month-to-month.

2: Lease term is annual.

## G. GENDER

As shown in Table III-19, based on the Student Housing Survey results, 53 percent of the residents of the University of Oregon on-campus residence hall housing in fall 2010 were female and 47 percent were male. In the on-campus apartments, 52 percent of residents were female and 48 percent were male. Among students living at home with their parents, more than two-thirds were female.

Table III-19  
**Gender of Students by Housing Type,  
 All Full-Time Students at the University of Oregon**

Gender	<i>On-Campus</i>		<i>Off-Campus</i>				Average	
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority		With Parents
Female	53.4%	51.9%	49.1%	57.5%	46.8%	47.0%	66.9%	51.0%
Male	<u>46.6</u>	<u>48.1</u>	<u>50.9</u>	<u>42.5</u>	<u>53.2</u>	<u>53.0</u>	<u>33.1</u>	<u>49.0</u>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Number (n)	3,720	416	9,724	2,259	2,597	666	724	20,970

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

## H. MARITAL STATUS

### Marital Status of University of Oregon Students

As shown in Table III-20, based on the winter 2011 Student Housing Survey results, 82 percent of University of Oregon students have never been married, eight percent are now married, seven percent are partnered, and three percent are divorced, widowed, or separated.

Table III-21 presents the data on marital status and housing type in the format of the distribution of students by marital status across the various housing types. As shown in Table III-21, 21 percent of single students live in on-campus residence halls and two percent in University of Oregon apartments. Among single students living in off-campus housing, 53 percent live in shared off-campus housing, 10 percent live alone, and 13 percent live at home with their parents. Among married students, 74 percent live in rented houses or apartments with their spouses.

Table III-20

**Marital Status of Students by Housing Type, All Full-Time Students at the University of Oregon**

Marital Status	On-Campus			Off-Campus							Average
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority	Private Room	With Parents	Other		
Never Married	96.3%	70.7%	91.3%	81.8%	15.6%	98.3%	80.0%	95.5%	50.0%	82.0%	
Now Married	0.8	16.3	1.8	2.5	54.6	0.0	7.5	0.0	14.7	7.9	
Partnered	2.1	8.7	5.6	8.8	27.6	1.7	7.5	4.5	2.9	7.5	
Divorced/Widowed/Separated	0.8	4.3	1.3	6.9	2.2	0.0	5.0	0.0	32.4	2.6	
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Number (n)	3,652	412	9,912	2,064	2,224	711	397	867	447	20,685	

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

Table III-21

**Marital Status of Students by Housing Type, All Full-Time Students at the University of Oregon**

Marital Status	On-Campus			Off-Campus							Total
	Res Halls	Apts	Apt/House Shared	Apt/House Alone	Apt/House Spouse	Fraternity/Sorority	Private Room	With Parents	Other		
Never Married	20.7%	1.7%	53.4%	10.0%	2.0%	4.1%	1.9%	4.9%	1.3%	100.0%	
Now Married	1.8	4.1	10.8	3.1	74.4	0.0	1.8	0.0	4.0	100.0%	
Partnered	4.9	2.3	35.6	11.7	39.5	0.8	1.9	2.5	0.8	100.0%	
Divorced/Widowed/Separated	5.6	3.4	24.4	26.6	9.2	0.0	3.8	0.0	27.0	100.0%	
Average	17.7%	2.0%	47.9%	10.0%	10.7%	3.4%	1.9%	4.2%	2.2%	100.0%	

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

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# The Demand Side – Unmet and Future Student Housing Demand

Campus Student Housing Objectives

Changing Student Profiles

Estimating Demand Based on  
Student Housing Preferences

Housing Demand

Student Sub-Market Demand Analysis



Ira Fink and Associates, Inc.

University of Oregon, Hamilton Complex. Double student room.

## IV. THE DEMAND SIDE – UNMET AND FUTURE STUDENT HOUSING DEMAND

This section describes the methodology of and projections for future student housing at the University of Oregon.

### A. CAMPUS STUDENT HOUSING OBJECTIVES

#### **Future Demand**

To estimate future demand, in addition to the review of changes in student enrollment and the historical occupancy of university housing facilities, an analysis was made of student housing preferences as determined by the Student Housing Survey.

#### **Student Housing Sub-Markets**

There are at least three separate groups of single students at the University of Oregon who can be considered as student sub-markets for university housing in a student housing demand analysis. These are as follows:

- Freshmen (primarily first-time freshmen);
- Undergraduate transfer students; and,
- Students already living in university housing who wish to return.

Based on historical enrollment data and housing occupancy records and the Student Housing Survey, data is available to help quantify the magnitude of demand for housing of these groups. To make the data consistent with enrollment projections, the housing projections are based upon student academic status – freshman, sophomore, junior and senior.

In the context of the university's housing objectives, meeting the demands of these groups is important. It is also important to note that some assumptions regarding demand for on-campus housing among these groups inevitably will not materialize, and unanticipated events and circumstances can occur, since demand is based both on individual behavior and on the University of Oregon's ability to sustain and meet its future enrollment targets and goals. Therefore, actual results during the period covered by the IFA analysis can vary from those described in the report, and the variations may be significant.

## B. CHANGING STUDENT PROFILES

The profile of students enrolled at the University of Oregon is changing insofar as it affects demand for student housing.

Three major enrollment factors are at play in these changes. First, freshman enrollment at the University of Oregon greatly increased each year from fall 2007 to fall 2010, with first-time freshmen increasing 17 percent in population from 3,181 to 3,712 and all freshmen increasing from 4,231 to 4,879. This is shown earlier in Table II-1.

The second factor is the increase in new transfer student enrollment, which has similarly increased from 1,312 in fall 2007 to 1,502 in fall 2010.

A third factor pertains to the current mix of 50.3 percent lower division to 49.7 percent upper division students at the University of Oregon, which indicates the ratio of freshman and sophomore enrollment in comparison to total enrollment. This distribution was almost identical in the year 2007, with a ratio of 50.1 to 49.9. As this ratio shows, the University of Oregon has consistent enrollment of freshman and sophomore students. The University also has a consistent number of junior and senior students. While at many campuses the seniors greatly outnumber the freshmen, as the seniors may take four, five, or six years to graduate, this is not the case at UO. The number of seniors does not exceed the number of freshmen.

## C. ESTIMATING DEMAND BASED ON STUDENT HOUSING PREFERENCES

### Current Demand

To translate the estimates of demand into demand projections based on the historical record, two projections have been prepared. The first is an enrollment projection, shown in Appendix A, Table A-3, which describes the current and future headcount enrollment at the University of Oregon, as projected by the University's Office of Enrollment Management on June 20, 2011. This shows first-time freshman enrollment increasing from 3,712 in 2010, to 3,979 in 2013. IFA held this first-time freshman enrollment constant at 3,979 through 2021.

As shown in Table IV-1, the University of Oregon campus would experience a four percent growth in 2011, one percent in 2012, and two percent in 2013 and 2014, all as a result of the substantial increase in the first-time freshman enrollment from 2007 to 2010, as these students become sophomores, juniors and seniors. After 2014, and based on the enrollment projection shown in Table IV-1, the campus would have a level growth of one percent per year through 2016 and zero percent per year through 2019.

*(Note: The University of Oregon provided enrollment projections through 2013-14 only; these projections were for total end-of-term enrollment. IFA, in turn, redistributed this total enrollment*

data by academic level, based on the distribution of enrollment in fall 2010. To project enrollments beyond 2013-14, IFA held constant the number of first-time freshmen at 3,979 and ran a projection of enrollment to the year 2021. Total full-time and part-time enrollment was kept constant at 24,769 students. It should also be noted that the fall 2010 end-of-term total enrollment provided by the Office of the Vice Provost for Enrollment Management of 23,438 was 300 students greater than the fall 2010 University enrollment provided to IFA by the Office of Institutional Research.)

Table IV-1

### Total Full-Time Headcount Enrollment Projection, University of Oregon

Academic Level	Actual				Projection								
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Freshman	4,231	5,127	4,838	4,879	5,093	5,153	5,230	5,260	5,259	5,261	5,262	5,261	5,261
Sophomore	<u>3,308</u>	<u>3,366</u>	<u>4,008</u>	<u>4,058</u>	<u>4,236</u>	<u>4,286</u>	<u>4,350</u>	<u>4,451</u>	<u>4,460</u>	<u>4,467</u>	<u>4,475</u>	<u>4,471</u>	<u>4,472</u>
Total LD	7,539	8,493	8,846	8,937	9,329	9,439	9,580	9,711	9,719	9,728	9,737	9,732	9,733
Junior	3,398	3,530	3,668	4,356	4,547	4,601	4,669	4,778	4,857	4,884	4,899	4,903	4,902
Senior	4,100	4,050	4,396	4,467	4,663	4,718	4,788	4,899	4,981	5,071	5,107	5,117	5,123
Total UD	7,498	7,580	8,064	8,823	9,210	9,319	9,457	9,677	9,838	9,955	10,006	10,020	10,025
<b>Total UG</b>	<b>15,037</b>	<b>16,073</b>	<b>16,910</b>	<b>17,760</b>	<b>18,539</b>	<b>18,758</b>	<b>19,037</b>	<b>19,388</b>	<b>19,557</b>	<b>19,683</b>	<b>19,743</b>	<b>19,752</b>	<b>19,758</b>
Graduate	<u>2,911</u>	<u>2,969</u>	<u>3,104</u>	<u>3,210</u>	<u>3,351</u>	<u>3,390</u>	<u>3,441</u>	<u>3,441</u>	<u>3,441</u>	<u>3,441</u>	<u>3,441</u>	<u>3,441</u>	<u>3,441</u>
<b>Total FT HC</b>	<b>17,948</b>	<b>19,042</b>	<b>20,014</b>	<b>20,970</b>	<b>21,890</b>	<b>22,148</b>	<b>22,478</b>	<b>22,829</b>	<b>22,998</b>	<b>23,124</b>	<b>23,184</b>	<b>23,193</b>	<b>23,199</b>
% change		6%	5%	5%	4%	1%	2%	2%	1%	1%	0%	0%	0%

Source: University of Oregon, actual data from the Office of Institutional Research, email from J P Monroe, dated March 9, 2011; projections from the Office of Enrollment Management, email from Karla Nelson, dated June 20, 2011.

### Student Survey Housing Preferences

Students answering the University of Oregon Student Housing and Transportation Survey indicated a greater desire to live on campus. Preferences indicated in the Student Housing and Demographic Survey are described below and shown in Tables IV-2 and Tables IV-3.

Assuming, for the moment, that the preference for living on campus (as expressed by students in the Student Housing Survey) accurately reflects student interest, then the campus has, as would be expected, pent-up demand for on-campus living.





### Student Survey Housing Preferences to Live On Campus

As shown in Table IV-2, student housing preferences change as students advance through their academic career. Among University of Oregon students, and based on the Student Housing Survey results, 79 percent of the freshmen preferred to live on campus, 75 percent in residence halls or suites and four percent in apartments. By the sophomore year, the preference among University of Oregon students for living in on-campus halls or suites precipitously declines to 12 percent, while on-campus apartment preference increases to 11 percent. By their junior year, four percent of University of Oregon students preferred on-campus halls or suites and eight percent preferred on-campus apartments. By the senior year, the preference among University of Oregon students to live in on-campus residence halls or suites is two percent and the preference to live in on-campus apartments drops to six percent.

Table IV-2

### Housing Preferences by Type of Housing for All Full-Time Students, University of Oregon

Type of Housing	Freshman Housing Preference	Sophomore Housing Preference	Junior Housing Preference	Senior Housing Preference	Graduate Housing Preference
On-Campus Residence Halls	71.7%	7.3%	2.2%	1.9%	1.0%
On-Campus Suites	3.5	4.8	1.6	1.1	1.1
On-Campus Apartments	<u>3.8</u>	<u>11.0</u>	<u>7.6</u>	<u>6.0</u>	<u>5.9</u>
<i>On-Campus Sub-Total</i>	<i>79.0%</i>	<i>23.1%</i>	<i>11.4%</i>	<i>9.0%</i>	<i>8.0%</i>
Off-Campus Apartment Shared	9.8%	55.1%	65.4%	65.9%	45.3%
Off-Campus Apartment Alone	2.9	5.6	9.3	13.8	25.9
Off-Campus Apartment w/ Spouse	2.6	3.8	5.5	7.3	16.8
Fraternity/Sorority	0.7	8.5	5.6	1.2	0.3
At Home with Parents/Relatives	4.4	3.2	2.0	1.7	1.3
Room in Private Home	<u>0.6</u>	<u>0.7</u>	<u>0.8</u>	<u>1.1</u>	<u>2.4</u>
<i>Off-Campus Sub-Total</i>	<i>21.0%</i>	<i>76.9%</i>	<i>88.6%</i>	<i>91.0%</i>	<i>92.0%</i>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

### **Unusual Student Housing Demand Circumstances**

The Student Housing Survey illustrates an interesting and unusual circumstance about University of Oregon student housing preferences. While 79 percent of students indicated a preference in their freshman year to live on campus (75 percent in residence halls or suites and four percent in apartments), this preference decreases markedly to 23 percent in the sophomore year. Generally in university housing, it is anticipated that about one-half of the students, by academic level, living in university housing one year will return the next. At UO, because of the modest amount of on-campus housing and the relatively large amount of private housing available to students in the City of Eugene, about 30 percent of students who indicated a preference to live in University housing as freshmen also wanted to live on campus as sophomores.

Another strong demand comes from UO junior and senior students, some of whom are transfer students from community colleges. Since these students most likely lived at their parents' homes while in community college, the opportunity to live on campus when they transfer to UO is very appealing. This preference to live on campus is quite high – 11 percent of juniors and nine percent of seniors indicated a preference for on-campus housing.

### **Student Survey Housing Preferences to Live Off-Campus**

Among University of Oregon students, preference for living in shared apartments off campus increases from ten percent of University of Oregon freshmen to 55 percent of sophomores, 65 percent of juniors, and 66 percent of seniors. Preference for living alone or with a spouse off campus increases from six percent of University of Oregon freshmen to ten percent of sophomores, 15 percent of juniors, and 21 percent of seniors. At the same time, preference for living with parents at home declines from four percent of University of Oregon freshmen to two percent of seniors. This is shown in Table IV-2.

### **On- and Off-Campus Housing Preferences**

What is important to note about the data in Table IV-2 is amplified in Table IV-3. Students at the University of Oregon appear quite interested in on-campus housing, including residence halls, suites, and apartments. As shown in Table IV-3, the preference to live on campus is high in the University of Oregon freshman year at 79 percent (75 percent in residence halls or suites and four percent in apartments), then declines to 23 percent in the sophomore year, 11 percent for juniors, and nine percent for seniors. This gradual shift in the desire to live off campus is similar to student preferences at other campuses where the move from on-campus to off-campus housing is also gradual and reflects students' desire for privacy and independence.

Students are indicating a desire not only to begin their academic career by living on campus at the University of Oregon, but to stay living on campus and to have a choice in the types of housing in which they live. This interest starts out with freshmen preferring to live in on-campus housing, then declines in each succeeding year they are enrolled. For example, 21 percent of freshmen

desire to live off campus. This increases to 77 percent of sophomores, 89 percent of juniors, and 91 percent of seniors.

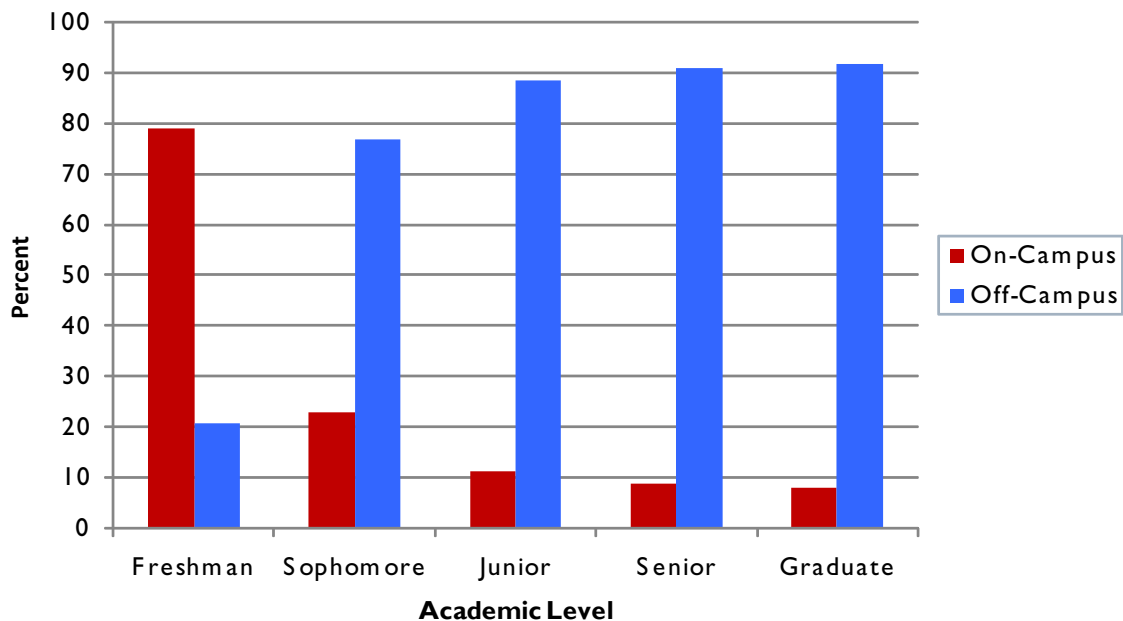
This shift from an on-campus housing preference to an off-campus housing preference changes dramatically from the freshman to sophomore year, and then changes more gradually to the junior year and then levels off.

**Table IV-3**  
**Housing Preferences, On- and Off-Campus, University of Oregon**

Housing Preference	Freshman	Sophomore	Junior	Senior	Graduate
On-Campus	79.0%	23.1%	11.4%	9.0%	8.0%
Off-Campus	<u>21.0</u>	<u>76.9</u>	<u>88.6</u>	<u>91.0</u>	<u>92.0</u>
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

**Figure IV-1**  
**Housing Preferences, On- and Off-Campus, University of Oregon**



Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.



## **D. HOUSING DEMAND**

### **Accounting for Change in Housing Preferences**

To account for these changing preferences, the University of Oregon would need to add both more traditional housing, such as residence halls and suites, as well as more single student shared apartment housing. If more shared apartment housing is provided, it is important to keep the housing rates as low as practical since students seek lower-cost housing and could choose to live off campus. In addition to the limited on-campus housing supply at UO, it is the pull of perceived lower costs of off-campus housing and the desire for privacy which attracts students to moving from residence halls to shared apartments off campus.

### **Housing Preference Projections**

Table IV-4 merges the data in Table II-1 on enrollment projections with Table IV-2 on student housing preferences for University of Oregon students. As shown in Table IV-4, and based strictly on student housing preferences, there would be a projected demand for 4,333 residence hall beds, approximately 569 suite-type beds, and 1,560 beds in university-owned apartments, for a total demand for 6,462 University of Oregon students to live in university-owned housing if student preferences are met and enrollments increase as projected through the year 2015. The same projection through the year 2021 shows a projected demand for approximately 4,337 residence hall beds, 571 suite-type beds, and 1,576 apartment beds for a total demand of approximately 6,484 university-owned housing beds among University of Oregon students.

### **Pent-Up Demand for On-Campus Housing**

In other words, the pent-up demand for additional on-campus housing, both residence halls and shared apartments, already exists. If affordable, the University could build this housing now, rather than wait.

Overall, nearly 28 percent of University of Oregon students indicated a preference to live in on-campus housing. Currently, in fall 2010, less than 20 percent of University of Oregon students live on campus.

### **How Realistic is the Housing Demand Created by the Demand Preference?**

If the total demand for 6,484 university-owned on-campus bed spaces in the year 2021 is compared to the current occupancy of 4,136 residence hall, suite, and apartment bed spaces, two immediate concerns are: first, how realistic is this demand, or how effective is it, and, second, what forms of housing are in demand and how can these be supplied?

Table IV-4  
**Housing Need Projection, Full-Time Students, University of Oregon**

(Based on Student Preferences Indicated in the Winter 2011 University of Oregon Student Housing Survey)

Academic Level	Housing Preference	Actual Occupancy									Housing Demand Projection Based on Student Preference									
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021				
<b>Freshman</b>																				
Residence Halls	0.72	3,158	3,170	3,336	3,323	3,651	3,695	3,750	3,771	3,771	3,772	3,773	3,772	3,772	3,772	3,772				
Suites	0.03	0	0	0	0	178	180	183	184	184	184	184	184	184	184	184				
On-Campus Apts	0.04	<u>10</u>	<u>10</u>	<u>9</u>	<u>10</u>	<u>194</u>	<u>196</u>	<u>199</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>				
<i>Sub-Total On-Campus</i>	<i>0.79</i>	<i>3,168</i>	<i>3,180</i>	<i>3,345</i>	<i>3,333</i>	<i>4,023</i>	<i>4,071</i>	<i>4,132</i>	<i>4,155</i>	<i>4,155</i>	<i>4,156</i>	<i>4,157</i>	<i>4,156</i>	<i>4,156</i>	<i>4,156</i>	<i>4,156</i>				
<i>Sub-Total Off-Campus</i>	<i>0.21</i>	<i>1,063</i>	<i>1,947</i>	<i>1,493</i>	<i>1,546</i>	<i>1,070</i>	<i>1,082</i>	<i>1,098</i>	<i>1,105</i>	<i>1,104</i>	<i>1,105</i>	<i>1,105</i>	<i>1,105</i>	<i>1,105</i>	<i>1,105</i>	<i>1,105</i>				
<b>Sophomore</b>																				
Residence Halls	0.07	245	218	242	241	309	313	318	325	326	326	327	326	326	326	326				
Suites	0.05	0	0	0	0	203	206	209	214	214	214	215	215	215	215	215				
On-Campus Apts	0.11	<u>29</u>	<u>28</u>	<u>24</u>	<u>27</u>	<u>467</u>	<u>471</u>	<u>478</u>	<u>489</u>	<u>490</u>	<u>492</u>	<u>492</u>	<u>492</u>	<u>492</u>	<u>492</u>	<u>492</u>				
<i>Sub-Total On-Campus</i>	<i>0.23</i>	<i>274</i>	<i>246</i>	<i>266</i>	<i>268</i>	<i>979</i>	<i>990</i>	<i>1,005</i>	<i>1,028</i>	<i>1,030</i>	<i>1,032</i>	<i>1,034</i>	<i>1,033</i>	<i>1,033</i>	<i>1,033</i>	<i>1,033</i>				
<i>Sub-Total Off-Campus</i>	<i>0.77</i>	<i>3,034</i>	<i>3,120</i>	<i>3,742</i>	<i>3,790</i>	<i>3,257</i>	<i>3,296</i>	<i>3,345</i>	<i>3,423</i>	<i>3,430</i>	<i>3,435</i>	<i>3,441</i>	<i>3,438</i>	<i>3,439</i>	<i>3,439</i>	<i>3,438</i>				
<b>Junior</b>																				
Residence Halls	0.02	90	83	91	90	100	101	103	105	107	107	108	108	108	108	108				
Suites	0.02	0	0	0	0	73	74	75	76	78	78	78	78	78	78	78				
On-Campus Apts	0.07	<u>43</u>	<u>42</u>	<u>36</u>	<u>40</u>	<u>345</u>	<u>350</u>	<u>354</u>	<u>364</u>	<u>369</u>	<u>372</u>	<u>372</u>	<u>373</u>	<u>373</u>	<u>373</u>	<u>373</u>				
<i>Sub-Total On-Campus</i>	<i>0.11</i>	<i>133</i>	<i>125</i>	<i>127</i>	<i>130</i>	<i>518</i>	<i>525</i>	<i>532</i>	<i>545</i>	<i>554</i>	<i>557</i>	<i>558</i>	<i>559</i>	<i>559</i>	<i>559</i>	<i>559</i>				
<i>Sub-Total Off-Campus</i>	<i>0.89</i>	<i>3,265</i>	<i>3,405</i>	<i>3,541</i>	<i>4,226</i>	<i>4,029</i>	<i>4,076</i>	<i>4,137</i>	<i>4,233</i>	<i>4,303</i>	<i>4,327</i>	<i>4,341</i>	<i>4,344</i>	<i>4,343</i>	<i>4,344</i>	<i>4,343</i>				

Table IV-4 (continued)  
**Housing Need Projection, Full-Time Students, University of Oregon**

(Based on Student Preferences Indicated in the Winter 2011 University of Oregon Student Housing Survey)

Academic Level	Housing Preference	Actual Occupancy						Housing Demand Projection Based on Student Preference									
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
<b>Senior</b>																	
Residence Halls	0.02	53	48	61	58	89	90	91	93	95	96	97	97	97	97	97	
Suites	0.01	0	0	0	0	51	52	53	54	55	56	56	56	56	56	56	
On-Campus Apts	0.06	<u>23</u>	<u>22</u>	<u>19</u>	<u>21</u>	<u>280</u>	<u>283</u>	<u>287</u>	<u>294</u>	<u>298</u>	<u>304</u>	<u>307</u>	<u>308</u>	<u>308</u>	<u>308</u>	<u>308</u>	
<b>Sub-Total On-Campus</b>	<b>0.09</b>	<b>76</b>	<b>70</b>	<b>80</b>	<b>79</b>	<b>420</b>	<b>425</b>	<b>431</b>	<b>441</b>	<b>448</b>	<b>456</b>	<b>460</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>461</b>	
<b>Sub-Total Off-Campus</b>	<b>0.91</b>	<b>4,024</b>	<b>3,980</b>	<b>4,316</b>	<b>4,388</b>	<b>4,243</b>	<b>4,293</b>	<b>4,357</b>	<b>4,458</b>	<b>4,533</b>	<b>4,615</b>	<b>4,647</b>	<b>4,656</b>	<b>4,662</b>	<b>4,662</b>	<b>4,662</b>	
<b>Graduate</b>																	
Residence Halls	0.01	6	2	5	8	34	34	34	34	34	34	34	34	34	34	34	
Suite	0.01	0	0	0	0	37	37	38	38	38	38	38	38	38	38	38	
On-Campus Apts	0.06	<u>314</u>	<u>314</u>	<u>334</u>	<u>318</u>	<u>197</u>	<u>200</u>	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>	
<b>Sub-Total On-Campus</b>	<b>0.08</b>	<b>320</b>	<b>316</b>	<b>339</b>	<b>326</b>	<b>268</b>	<b>271</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	
<b>Sub-Total Off-Campus</b>	<b>0.92</b>	<b>2,591</b>	<b>2,653</b>	<b>2,765</b>	<b>2,884</b>	<b>3,083</b>	<b>3,119</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	<b>3,166</b>	
<b>Total Full-Time</b>																	
Residence Halls		3,552	3,521	3,735	3,720	4,183	4,233	4,296	4,328	4,333	4,335	4,339	4,337	4,337	4,337	4,337	
Suites		0	0	0	0	542	549	558	566	569	570	571	571	571	571	571	
On-Campus Apts		<u>419</u>	<u>416</u>	<u>422</u>	<u>416</u>	<u>1,483</u>	<u>1,500</u>	<u>1,521</u>	<u>1,550</u>	<u>1,560</u>	<u>1,571</u>	<u>1,574</u>	<u>1,576</u>	<u>1,576</u>	<u>1,576</u>	<u>1,576</u>	
<b>Sub-Total On-Campus</b>		<b>3,971</b>	<b>3,937</b>	<b>4,157</b>	<b>4,136</b>	<b>6,208</b>	<b>6,282</b>	<b>6,375</b>	<b>6,444</b>	<b>6,462</b>	<b>6,476</b>	<b>6,484</b>	<b>6,484</b>	<b>6,484</b>	<b>6,484</b>	<b>6,484</b>	
<b>Sub-Total Off-Campus</b>		<b>13,977</b>	<b>15,105</b>	<b>15,857</b>	<b>16,834</b>	<b>15,682</b>	<b>15,866</b>	<b>16,103</b>	<b>16,385</b>	<b>16,536</b>	<b>16,648</b>	<b>16,700</b>	<b>16,709</b>	<b>16,715</b>	<b>16,716</b>	<b>16,714</b>	
<b>TOTAL</b>		<b>17,948</b>	<b>19,042</b>	<b>20,014</b>	<b>20,970</b>	<b>21,890</b>	<b>22,148</b>	<b>22,478</b>	<b>22,829</b>	<b>22,998</b>	<b>23,124</b>	<b>23,184</b>	<b>23,193</b>	<b>23,199</b>	<b>23,200</b>	<b>23,198</b>	

Source: Ira Fink and Associates, Inc.

The response to the first question is that as the campus enrollment stays younger and full-time, there are a considerable number of new first-time freshman students and, to a lesser degree, sophomore, junior, and senior students who would desire to live on campus in traditional forms of housing, such as residence halls and suites. The result offers an answer to the second question, in that there would arise the demand for additional traditional residence hall bed spaces on campus. Traditional residence hall bed spaces are usually double-loaded corridor buildings with private or semi-private bathrooms and study bedrooms occupied by either a single student or two students sharing a study bedroom or student suite-style housing where fewer students share a bathroom and often the suite has a living room as well as bedrooms and bathrooms. In earlier generations of student residence halls, the bathrooms were not private or semi-private, but rather shared by a wing or floor of housing. This is the type of housing provided for many of the University of Oregon on-campus residence halls.

As noted above, a sizeable group of students indicated an interest in living in what is called “suite-type” housing, where students have both a study bedroom and share a small common living room with the four or more students who live in the suite. This is the form of housing to be provided in the East Campus Residence Hall housing now under construction at the University of Oregon.

Another growing interest in living in on-campus housing occurs among sophomores, as well as transfer junior and senior students and, to a lesser extent, among freshman students, to live in on-campus single student shared apartments. When student housing preference for on-campus apartments is compared to actual housing behavior among this group of students, it appears they are opting for both a change in landlord (as this demand is coming from students currently living off campus) and for the convenience of on-campus housing.

The demand preference to live in on-campus housing comes from students who currently live off-campus, both in shared housing and some students who live with their parents or relatives. As a result, this demand preference should be effective demand.

## **E. STUDENT SUB-MARKET DEMAND ANALYSIS**

### **Background**

The University of Oregon asked that the University’s current housing goals be reviewed, analyzed, and confirmed for achievability (market demand/financial feasibility). These included housing 25 percent of undergraduate students on campus by 2030 and that 25 percent of those living on campus are other than first-time freshman students. These goals differ slightly from the objectives stated in the University’s *Housing Strategic Plan*, which stated the same overall goal for the campus, but that at least 15 percent of sophomores, juniors, and seniors be housed on campus. The University’s *Housing Strategic Plan* indicated that less than ten percent of sophomores lived on campus but still felt that 15 percent of sophomores should be the target level for living on campus.

**Student Sub-Market Analysis**

To gain a better understanding and to quantify the market demand for on-campus housing at the University of Oregon, a student sub-market demand analysis was conducted by IFA. This sub-market analysis is based on the results of the Student Housing Survey and is an analysis of student housing preferences in comparison to current student housing occupancy by academic level – freshmen, sophomores, juniors, and seniors.

Clearly, interest among those who are other than first-time freshman students living in the University of Oregon on-campus housing is severely constrained by the University’s priority to provide housing for first-time, full-time freshmen. The remaining bed spaces that are allocated to returning students are insufficient to allow the housing goals set by the University to be met.

The sub-market analysis allows the ability to test more closely the characteristics of students indicating an interest in living in University of Oregon on-campus housing based on their preferences in comparison to how they are currently housed.

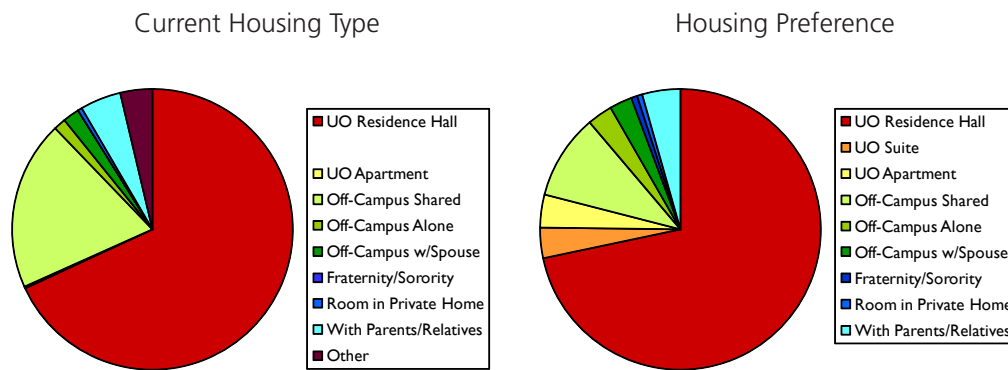
**Freshmen**

Among all freshman students, currently, 3,323 live in residence halls and ten live in university apartments. Based on the preferences shown in the Student Housing Survey, and if the housing were available, 3,651 freshmen would currently prefer to live in residence halls, another 178 in suite-style housing, and 194 in university apartments.

While this is only a slight change from how freshmen are currently housed, it is significant because it means there is potential for upwards of 700 more freshmen living on campus.

This is graphically demonstrated in Figure IV-2.

Figure IV-2  
**Freshman Housing Type and Housing Preference**



Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

Moreover, a review of where the freshman students who would prefer to live on campus are currently living, the charts illustrate that many of these students are living in off-campus shared housing and would prefer to be living either in university apartments, suites, or residence halls.

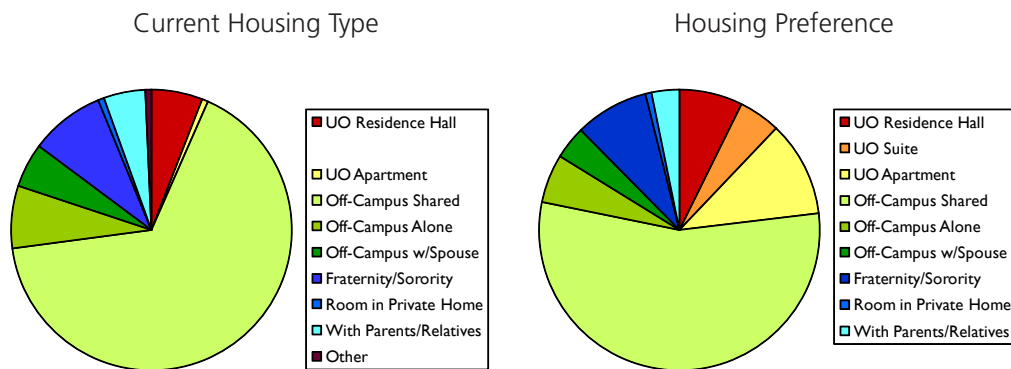
### Sophomores

Among sophomore students, the preference to live in on-campus residence halls is shown graphically in Figure IV-3. Overall, the student housing preferences indicate a current demand by sophomore students of 309 residence hall bed spaces, 203 suite-style housing spaces, and 467 beds in university-owned apartments. By comparison, currently, there are 241 sophomores living in university residence halls and 27 living in university apartments.

If the demand preference among sophomore students to live in University of Oregon residence halls or suites (combined total of 512 beds) is compared to their current housing distribution, this would mean that nearly 16 percent would prefer on-campus residence halls or suites. Moreover, an additional 14 percent have a preference to live in university-owned apartments.

As shown graphically in Figure IV-3, much of this demand to live in on-campus housing comes from those sophomore students who are currently living in off-campus shared apartments. Some of these students would prefer to live in university-owned apartments with the University as the landlord rather than a private landlord, and others would prefer to live in university-owned on-campus housing suites or residence halls.

**Figure IV-3**  
**Sophomore Housing Type and Housing Preference**



Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

**Juniors**

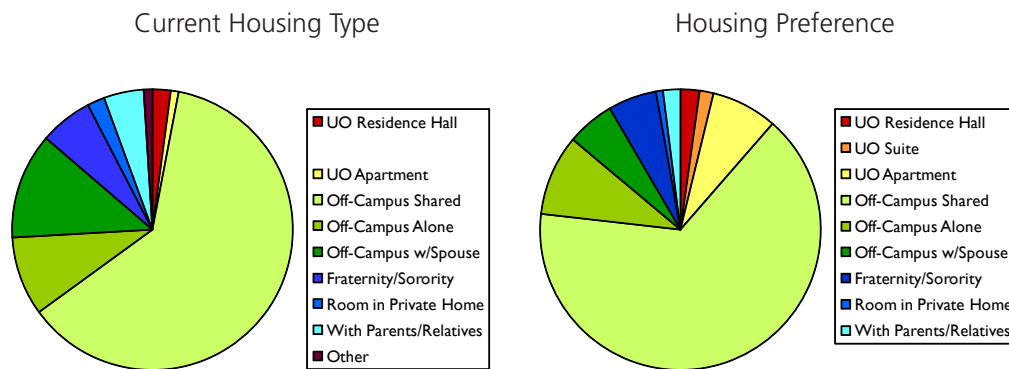
Among junior students, there is a closer relationship between how these students are currently housed and their housing preferences, with one exception. Currently, there are 90 junior-level students living in university residence halls. Based on the Student Housing Survey preferences, there are 100 juniors who would like to live in residence halls and another 73 would like to live in suite-style housing.

Equally important, there are 40 junior-level students living in university apartments and 345 expressing a preference to do so.

As shown in Figure IV-4, much of this increased interest in living on campus comes from junior-level students who indicate they are currently living in off-campus apartments with their spouse or those junior-level students who are living at home with parents or relatives. Currently, it is estimated that 199 junior-level students live with their parents or relatives while only 91 would prefer to do so.

However, the 173 juniors who indicated a preference for on-campus residence hall or suite-style housing would constitute only four percent of students living in the university residence halls or apartments if the University had 4,200 such beds. This is equivalent to approximately four percent of juniors living on campus, which is far below the University’s target as shown in the Request for Qualifications of 25 percent of students living on campus being other than first-time freshmen. It is also far below the objective established in the *Housing Strategic Plan*, which identified a demand for 15 percent of junior students to live on campus.

**Figure IV-4**  
**Junior Housing Type and Housing Preference**



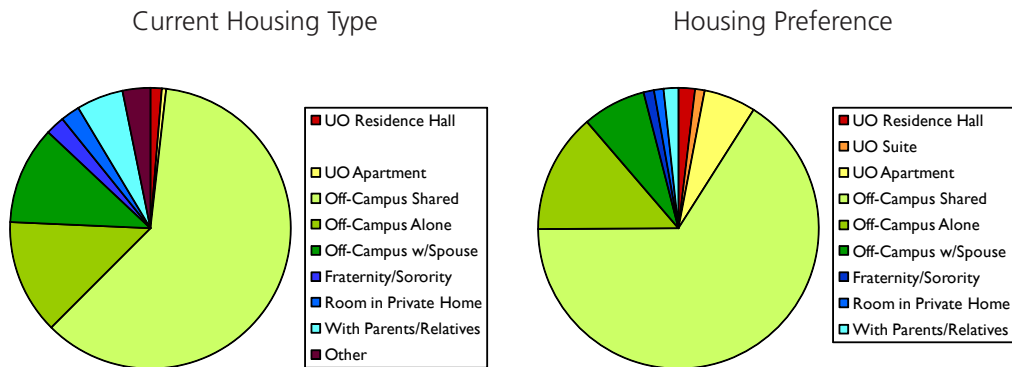
Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

**Seniors**

Among senior students, there is even less preference among these students to live in on-campus residence halls or suites than the University’s objectives would entail. Currently, there are 58 seniors living in the university residence halls. The seniors responding to the Student Housing Survey showed a demand preference for 89 residence hall spaces and 51 suite spaces, for a total of 140 seniors to live in on-campus residence halls or suites. Again, if the University had 4,200 on-campus bed spaces, the senior preference, based on the Student Housing Survey, would show that only three percent of these beds would be filled by senior students, which is far below the University’s target of 25 percent of other than first-time freshman students living in on-campus housing.

At the same time, there are 21 seniors living in university apartments and an estimated preference for 280 seniors to do so. This is an expressed preference by seven percent of senior students to live in on-campus apartments.

**Figure IV-5  
Senior Housing Type and Housing Preference**



Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

**Graduate Students**

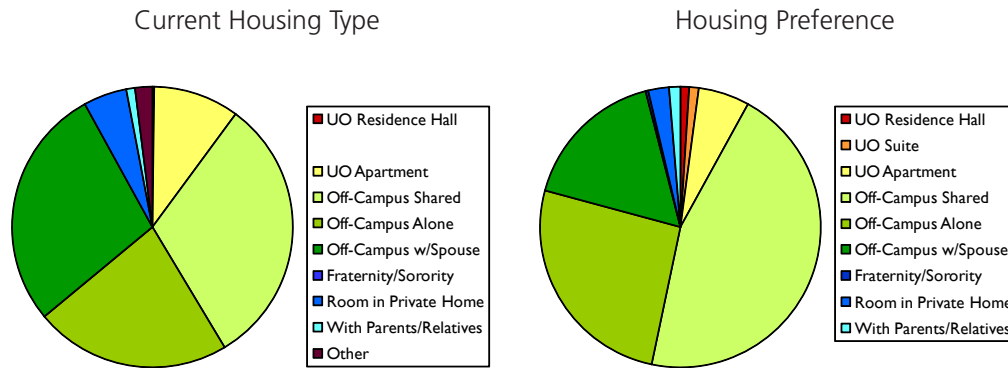
The University currently has 447 apartments, of which 318 are occupied by graduate students, both those who are never married and those who are married. Most surprisingly, not all of the students living in these on-campus apartments show this as their housing preference. According to the graduate student housing preferences indicated in the Student Housing Survey, only 197 graduate students would prefer to live in university apartments.

At the same time, there are currently eight graduate students living in university residence halls. Based on the Student Housing Survey, there were a total of 51 graduate students who would prefer to live in residence halls or on-campus suites.



As shown in the graphic in Figure IV-6, much of the preference to change housing, either to live in off-campus apartments or to move into university apartments, comes from students who either live at home with their parents or relatives or currently are living in other forms of housing.

**Figure IV-6**  
**Graduate Student Housing Type and Housing Preference**



Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

**Off-Campus Housing**

The year 2015 demand for off-campus shared apartment living (10,991 students) and the demand for living off campus alone (2,433) or with a spouse (1,515 students) closely matches and shows a slight increase in the current pattern of students already living in off-campus housing, either shared, with a spouse, or alone (14,373 students). One factor in the increased demand for off-campus apartment housing also comes from students who live at home and who want to move into private housing, either shared or alone. Another sub-market is the 397 students who live in rooms in private homes. Continuing to live in a room in a private home in the future was not shown as a choice on the Student Housing Survey, and thus the preferences of this current group are not known.

As shown in Table IV-4, as a result of the growth in enrollment at the University of Oregon from fall 2007 to fall 2010, the number of students living off campus increased by approximately 3,000. Assuming the University were to build additional housing, depending on the amount of housing built, the number of students living off campus would remain at current levels and not increase. The entire gain of approximately 2,200 full-time students could live in on-campus housing.

### **Effective Demand**

Because the Student Housing and Demographic Survey does not constrain students in their interest in on-campus housing by indicating how much the on-campus housing might cost, what rules or regulations might be applied to students living in on-campus apartments, or where the on-campus units would be located, it is often reasonable to reduce the indicated preference as shown by student interest in living on campus to reflect what might actually occur if new housing were provided.

With a current inventory supply of 370 apartment beds, 77 rentable houses, and 3,750 residence hall beds, the demand for on-campus residence halls in fall 2021 is estimated to be about 4,909 residence hall and suite beds for University of Oregon students, or about 1,150 additional beds. While some of this is new demand, it is predicated on the University having a mix of residence halls and suites. It is also based on student preferences. It is effective demand.

Demand for university-owned apartments among University of Oregon students increases continually from the fall 2010 occupancy of 416 students to about 1,575 students by fall 2021, based on the preferences shown in the Student Housing Survey.

With a current inventory supply of 4,197 rentable residence hall, suite, and apartment bed spaces, the demand for on-campus beds in fall 2021 is an additional 2,287 beds. This demand is related both to projected enrollment increases and to new demand.

Since this demand includes demand generated by students who live at home with their parents or relatives and would prefer, if available, to live on campus, it is prudent to adjust this demand preference. If these students who live at home could afford to move away from their parents, they would do so. Paying for off-campus housing quickly constrains student preferences. At most, the 2,287 bed preference demand would be about 2,000 beds.

### **Housing in Eugene**

As shown in the next section, the overall housing vacancy rate of five percent in 2010 in the City of Eugene means that students had a choice in finding off-campus housing at reasonable rates. The moderate supply of both new and existing off-campus housing has meant that students could find a place to live.

While there has been fewer new housing units constructed over the past few years, this increase in housing in Eugene has kept pace with population increases in the City.

### **Adding New Housing**

Based on projections of the number of new first-time freshman and transfer enrollments, and the interest shown by students in wanting to live in on-campus housing, the University of Oregon should consider adding new student housing to meet projected demand. A series of alternative approaches are presented in Section VI, Recommended Program.

It is important to note that some assumptions regarding demand for on-campus housing inevitably will not materialize, and other unanticipated events and circumstances may occur, such as lack of academic space to meet workload demands, lack of monetary resources to meet increasing enrollments, substantial changes in the cost of higher education which could dampen student interests, etc. Since housing demand is based both on individual behavior and on the University of Oregon's ability to sustain and meet its future enrollment targets and goals, the projections described above in the IFA analysis can vary, and the variations may be significant.

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# **The Supply Side – The Private Housing Market in the City of Eugene**

Existing Housing in Eugene

Demand for Off-Campus Housing

The Role of the Private Market  
in Supplying Student Housing



Ira Fink and Associates, Inc.

University of Oregon, Carson Hall Dining Commons

## V. THE SUPPLY SIDE – THE PRIVATE HOUSING MARKET IN THE CITY OF EUGENE

This section describes the private housing market in the City of Eugene.

### A. EXISTING HOUSING IN EUGENE

#### Students Living Off Campus

As noted earlier in this study and shown in Table III-1, 72 percent of University of Oregon students lived off campus in privately-owned apartments and houses. Approximately four percent of University of Oregon students lived with their parents and drove to campus, another two percent reported living in rooms in private homes, two percent indicated they lived in other forms of housing, and 20 percent lived in on-campus housing.

### B. DEMAND FOR OFF-CAMPUS HOUSING

#### Sources of Information

Sources of comprehensive information about housing in areas adjacent to universities are limited. Of the available data, the most comprehensive data available is based upon the 1990, 2000, and 2010 U.S. Census. Data for the U.S. 2010 census is not yet completely available for Oregon. Information already available from the 2010 census is included.

#### Eugene Area Population

The population of the City of Eugene is increasing. As shown in Table V-1, and according to the U. S. Census of Population and Housing, the population of the City of Eugene was 112,669 in 1990, 137,893 in 2000, and 156,185 in the year 2010. Between 1990 and 2000, the population in the City of Eugene increased by 25,224. Between 2000 and 2010, the Eugene population increased by 18,292.

#### Eugene Area Housing Market

Using data available from the 1990, 2000, and 2010 census, Table V-1 presents information on the total number of housing units, total population, and distribution of housing for the City of Eugene.





As shown in Table V-1, in 1990 the City of Eugene had 29,782 detached single-family and attached single-family homes, 4,886 duplexes, 11,073 multi-family dwelling units, and 2,250 mobile homes and other housing. The housing supply in 1990 totaled 47,991 units in the City of Eugene.

By 2000, the supply of single-family housing had increased by 7,099 to 36,881 single-family homes, duplex units increased by 991 units to 5,877, and multi-family units increased by 4,220 to 15,293 units. The housing stock by 2000 increased to a total of 61,332 mobile homes and other housing. The housing supply in 2000 totaled 61,332 units in the City of Eugene, an increase of 13,341 housing units, or about a 28 percent increase over 1990. Housing growth in the 1990's outpaced population growth, with a total population increase of 22 percent. Information for 2010 is not yet available.

**Table V-1**  
**Housing and Population 1990 to 2010, City of Eugene**

Housing Type	City of Eugene		
	1990	2000	2010
Single Family	29,782	36,881	
Duplex (two to four units)	4,886	5,877	
Multiple-Family (five or more units)	11,073	15,293	
Mobile Home and Other	2,250	3,281	
<b>Total Housing Units</b>	<b>47,991</b>	<b>61,332</b>	<b>69,951</b>
Total Population	112,669	137,893	156,185
Average Household Size	2.35	2.25	2.23

Source: Ira Fink and Associates, Inc., based upon 1990, 2000, and 2010 U.S. Census.

Detailed housing type information from the year 2010 U. S. Census, which provides information on the number of single-family homes, multiple family units and mobile homes, was not available at the time of completion of this report. As a result, some of the details of the distribution of housing types from the year 2010 Census are not included in Table V-1.

Altogether, there were 69,951 housing units in Eugene in the year 2010, an increase of 8,619 units over 2000, or an increase of about 14 percent. Population in the City of Eugene grew by 12 percent between 2000 and 2010.

Despite the increases in the Eugene housing supply, which surpassed population increases from 1990 to 2010, vacancy rates remained low. Two factors are apparent. First, Eugene had a very low housing vacancy rate in 1990; some of the housing increase was absorbed by a higher level of demand. Second, while population increased, average household size decreased. This meant



more households were being formed and it was household formation as well as family size that created housing demand.

The change in average family size is shown in Table V-1. The nation-wide trend is a decline in family size, and this has occurred in the City of Eugene. In 1990, the average household size was 2.35 persons. By 2000 it had decreased significantly to 2.25 persons per household and then slightly decreased again to 2.23 persons per household in the year 2010.

### City of Eugene (Overall)

As shown in Table V-2, the 2000 census reported that, of the 61,332 housing units in the City of Eugene, 49 percent (29,991) were owner-occupied units and 46 percent (27,987) were renter-occupied. As this data illustrates, the City of Eugene has been and remains a large renter community. Nationally, two-thirds of American households are homeowners; one third are renters. While the percentage of homeowners remained the same from 1990 to 2000, the percentage of renter-occupied units decreased by two percent. The difference was a two percent increase in housing vacancy rates. Based upon U.S. Census data, there was about one owner-occupied units for every renter-occupied unit in 2000, which is about the same ratio of owner-occupied units to renter-occupied units in 1990. Five percent (3,354) of housing units were reported as vacant in 2000.

Table V-2

### Distribution of Housing Units in the City of Eugene (Overall)

Census Year	Owner-Occupied Units	Renter-Occupied Units	Vacant Housing Units	Total Units <sup>a</sup>
1990	23,483 (48.9%)	22,791 (47.5%)	1,717 (3.6%)	47,991 (100.0%)
2000	29,991 (48.9%)	27,987 (45.6%)	3,354 (5.5%)	61,332 (100.0%)
2010	33,271 (47.6%)	33,148 (47.4%)	3,532 (5.0%)	69,951 (100.0%)

Source: Ira Fink and Associates, Inc., based upon 1990, 2000, and 2010 U.S. Census.

### Large Supply of Rental Housing in Eugene

The year 2010 census shows an increase in the number of owner-occupied housing units but a decrease in the percentage of homeowners. This is a reflection of both more households renting and the likely increase of more rental than owner housing being constructed. At the same time, there was an increase in both the number of renter-occupied units and the percentage. There was a larger increase in the number of renters compared to the number of owners. This is not consistent with

U.S. national trends, which showed considerable gain in home ownership in the 1990's. As shown in Table V-2, the 2010 census reported that, of the 69,951 housing units in the City of Eugene, 48 percent (33,271) were owner-occupied units and 47 percent (33,148) were renter-occupied. Five percent were vacant units in 2010. Nationally, about 67 percent of housing is owner-occupied and 33 percent is renter-occupied. Thus, the City of Eugene represents a community with a large supply of rental housing compared to national norms.

The 1990 census reported that, of the 47,991 housing units in Eugene, 49 percent (23,483) were owner-occupied units and 48 percent (22,791) were renter-occupied. Four percent of units were reported as vacant in 1990.

In the 1980's, the private housing market in Eugene built a significant number of additional housing units. As shown in Table V-2, about 6,508 owner-occupied units were added to the Eugene housing supply and almost 5,196 renter-occupied dwelling units were added to the supply between 1990 and 2000.

Overall, about 13,660 University of Oregon full-time students live in the City of Eugene. This means that nearly 20 percent of the population of the City of Eugene are University of Oregon students.

### **City of Eugene Vacancy Rates**

Vacancy rates for the City of Eugene in 2010 as a whole were at five percent. In 2000, the vacancy rate was 5.5 percent, and in 1990, the City of Eugene had a housing vacancy rate of 3.6 percent as reported by U.S. Census data.

A vacancy rate of five percent is considered optimal for a housing market to operate. This allows some level of movement into and out of housing. If the rate is below five percent, it is a sign of a tight or tightening housing market. Above a five percent vacancy rate, the housing market is considered overbuilt. The five percent vacancy rate in the year 2010 is an indication that the increase in the number of households equaled the increase of the housing supply in Eugene. This means it would have been moderately easy to find housing in Eugene. The vacancy rate of five percent demonstrates that the City of Eugene has a housing market that is neither too tight for renters nor too overbuilt for landlords.

### **Age of Housing**

Table V-3 shows the surge in rental housing availability that occurred in the City of Eugene between 1960 and 1990. Based on the data in this table, 50 percent of 10,353 units built between 1960 and 1970 in the City of Eugene were renter occupied. Between 1970 and 1980, 47 percent of the 15,266 units built were for renter occupancy. Between 1980 and 1990, another 50 percent of the 5,368 units were built for renter occupancy. This slowing down of rental housing construction is in part due to the period of low interest rates which occurred in the late 1990's and continues today, allowing households to purchase housing more easily, although in Eugene, this did not occur with the same intensity as other parts of the U.S.

A look at the older housing supply in the City of Eugene in Table V-4 points out two conditions: a low distribution of renter occupied units being built before 1960 and a considerable amount of older housing that normally would be owned is instead rented. About 26 percent of the rental units in Eugene were built in the years before 1960. This is evidence of both housing being built for the owner market and also the succession of housing that takes place as older units pass from owner-occupied to renter-occupied status.

Table V-3

**Year Structure Built by Tenure, City of Eugene (Year 2000)**

Year Unit Built	Owner Occupied		Renter Occupied		Vacant Units		Total	
1999 to 2000	507	1.7%	764	2.7%	414	12.3%	1,685	2.7%
1995 to 1998	3,090	10.3	3,444	12.3	375	11.2	6,909	11.3
1990 to 1994	2,877	9.6	1,552	5.5	262	7.8	4,691	7.6
1980 to 1989	2,491	8.3	2,673	9.6	222	6.6	5,386	8.8
1970 to 1979	7,263	24.2	7,209	25.8	794	23.7	15,266	24.9
1960 to 1969	4,609	15.4	5,157	18.4	587	17.5	10,353	16.9
1950 to 1959	4,510	15.0	3,076	11.0	194	5.8	7,780	12.7
1940 to 1949	2,420	8.1	1,962	7.0	225	6.7	4,607	7.5
Before 1940	<u>2,224</u>	<u>7.4</u>	<u>2,150</u>	<u>7.7</u>	<u>281</u>	<u>8.4</u>	<u>4,655</u>	<u>7.6</u>
<b>Total</b>	<b>29,991</b>	<b>100.0%</b>	<b>27,987</b>	<b>100.0%</b>	<b>1,339</b>	<b>100.0%</b>	<b>61,332</b>	<b>100.0%</b>

Source: Based upon 2000 U.S. Census Data.

Table V-4

**Year Structure Built by Tenure, City of Eugene (Year 2000)**

Year Unit Built	Owner Occupied		Renter Occupied		Vacant Units		Total	
1999 to 2000	507	30.1%	764	45.3%	414	24.6%	1,685	100.0%
1995 to 1998	3,090	44.7	3,444	49.9	375	5.4	6,909	100.0
1990 to 1994	2,877	61.3	1,552	33.1	262	5.6	4,691	100.0
1980 to 1989	2,491	46.3	2,673	49.6	222	4.1	5,386	100.0
1970 to 1979	7,263	47.6	7,209	47.2	794	5.2	15,266	100.0
1960 to 1969	4,609	44.5	5,157	49.8	587	5.7	10,353	100.0
1950 to 1959	4,510	58.0	3,076	39.5	194	2.5	7,780	100.0
1940 to 1949	2,420	52.5	1,962	42.6	225	4.9	4,607	100.0
Before 1940	<u>2,224</u>	<u>47.8</u>	<u>2,150</u>	<u>46.2</u>	<u>281</u>	<u>6.0</u>	<u>4,655</u>	<u>100.0</u>
<b>Total</b>	<b>29,991</b>	<b>48.9%</b>	<b>27,987</b>	<b>45.6%</b>	<b>1,339</b>	<b>5.5%</b>	<b>61,332</b>	<b>100.0%</b>

Source: Based upon 2000 U.S. Census Data.

## C. THE ROLE OF THE PRIVATE MARKET IN SUPPLYING STUDENT HOUSING

### **The Private Housing Market**

The private housing market is neither indifferent nor complementary to university housing activities, but is instead actively competitive with these activities. At the University of Oregon, as at many universities, the private housing market supplies a significant portion of student housing demand. If the university has no housing, the private market supplies 100 percent of student demand; if the university has only a small number of units, the private market supplies the remainder.

There are, however, certain housing needs that the private market is not able to serve and for which the university is the primary supplier – this includes organized living units in which programming, supervision, and counseling are available, primarily in a residence hall or residential apartment configuration.

Generally, private market activity follows upon adoption of a housing program by a university, but does not perfectly complement it. Private supply is not a fixed point from which university policy can be derived, but rather a variable which depends in part upon university policy. The two housing sectors, the university and the private market, are interdependent.

Taking into account the current citywide five percent vacancy rate reported in the 2010 U.S. Census of Population and Housing in the City of Eugene, students who want to live off campus will still have many choices, but will have to search to find affordable rental housing.

# | 6

## Study Conclusions

Overview

Conclusions

Recommendations



Ira Fink and Associates, Inc.

University of Oregon, Bean Hall West. Double student room.



## VI. STUDY CONCLUSIONS

This section summarizes the conclusions reached during the preparation of the University of Oregon Residence Hall Feasibility and Market Demand Study. The conclusions respond to the primary concerns addressed by the University of Oregon in its Consultant Request for Qualifications: Prepare a demand analysis for the next 20 years that identifies current and future market capacity for University-owned and managed on-campus housing options.

### A. OVERVIEW

The University's Consultant Request for Qualifications for the Residence Hall Feasibility and Market Demand Study included the following:

- Review, analyze, and confirm achievability (market demand/financial feasibility) of the University's current goals:
  - 25 percent of undergraduate students are housed on campus by 2030;
  - 25 percent of those living on campus are upper division students (later changed to other than first-time freshmen); and,
  - The minimum system capacity of 4,200 beds is maintained throughout the process.
- Identify current and future market demand for University-owned on-campus residential opportunities for freshmen, sophomores, upperclassmen, graduate students, etc.
- Provide recommendations for any adjustments to the current goals.
- Work collaboratively with ZGF, who are preparing the *Residence Hall Modernization Study*, to provide a 20-year realistic financial model for development implementation.
- Identify the opportunities, complexities, benefits, risks, and limitations of public/private partnerships as a method of constructing the anticipated modernization improvements.

#### Meeting the University's Housing Goals

Clearly, the University of Oregon considers itself to be a residential campus. This declaration is expressed in documents such as the *Draft Academic Plan*, the *Oregon 2020 Initiative Planning Document*, and the *Office of the Vice President for Student Affairs Strategic Plan*.

At the same time, the University struggles with what do the words "residential campus" mean.

Is a residential campus more about the experience across the campus, including engagement with the academic program, how good the classroom experience is, and bringing classrooms into residence halls? Is it creating space and programs that activate the campus? Is it enhancing the student experience by having the students stay on campus after 5:00 p.m.? Or, is it a numerical target, such as 25 percent of the undergraduate students living on campus, to meet the Carnegie Foundation classification of a residential campus?

In fact, the University does or wants to do all of the above, which leads to the following set of conclusions:

## **B. CONCLUSIONS**

### **Conclusion 1: The University of Oregon is a residential campus, although it does not yet house 25 percent of its FTE undergraduate students.**

While the University does not currently provide housing for 25 percent of its undergraduates, the University does provide on-campus housing for 22 percent of its full-time undergraduate students and ten percent of its graduate students. Moreover, UO students who live in privately-owned housing live quite close to campus, thus enhancing the residential nature of the University. According to the Student Housing Survey conducted as part of this study, nearly one-half of students who live in off-campus shared housing (46 percent) live within one mile of campus. Among the students who live alone, more than one-third live within one mile of campus. And, even among married students, one out of seven live within one mile of campus.

To validate the University of Oregon as a residential campus, the University is seeking to be identified by the Carnegie Foundation's Size and Setting Classification as a "primarily residential" campus. Currently, the Carnegie Foundation classifies the University of Oregon as a "large four-year, primarily nonresidential" institution. The Carnegie primarily residential classification is based on 25 percent of FTE undergraduates living in on-campus housing.

The University has stated a goal of housing 25 percent of its undergraduate students by the year 2030. One likely reason the University established this goal is to meet the Carnegie Foundation classification of a "primarily residential" campus. At the same time, the University may have previously miscalculated the number and type of housing beds needed to reach the Carnegie's "primarily residential" classification. It appears from University documents that the University has been using headcount total undergraduate enrollment as its criteria. The Carnegie Foundation uses FTE undergraduates in its residential classification calculations. The Carnegie Foundation FTE (full-time equivalent) undergraduate is calculated by adding together the number of all full-time undergraduates and one-third of part-time undergraduates.



Moreover, the Carnegie Foundation criteria of students housed includes students in university-owned housing, university-controlled housing, and university-affiliated housing, which includes university-owned fraternities and sororities. This then leads to the following:

**Conclusion 2: There is sufficient market demand to meet the University's housing policy objective that 85 percent of first-time freshmen live on campus.**

As shown in Table VI-1 below, student housing preferences for the type and form of housing change as students advance academically. More than 75 percent of UO freshmen (first-time freshmen, transfer freshmen, and continuing freshmen) have a preference to live in on-campus residence halls or suites. This declines quickly by the sophomore year to 12 percent preferring on-campus residence hall or suite housing, and then further declines to four percent in the junior year and three percent in the senior year.

At the same time, the students responding to the Student Housing Survey expressed a preference to live in on-campus apartment housing. Since 10,000 UO students live in shared housing off campus, this preference to live in on-campus apartments is for a change in landlord, not for a change in housing type. In addition to freshmen who prefer residence hall or suite housing, another nearly four percent of freshmen indicated a housing preference for on-campus apartments. This is not surprising since some freshmen are not first-time freshmen who enroll at UO immediately out of high school. This preference for living in on-campus apartments increases rapidly in the sophomore year with 11 percent indicating an on-campus apartment housing preference. By the junior year, this preference declines slightly to eight percent and by the senior year, six percent of UO students would prefer to live in an university-owned on-campus apartment.

**Conclusion 3: There is sufficient market demand also to meet the University's housing "mix" objective that of all undergraduate students living on campus, 75 percent are first-time freshmen and 25 percent are other than first-time freshmen.**

The University's *Housing Strategic Plan* indicated an objective that the University should house at least 15 percent of sophomores, juniors, and seniors on campus. The University's proposal to consultants for the RHFMD Study indicated a slightly different objective (now modified) that of those students living on campus, 75 percent are first-time freshmen and 25 percent are other than first-time freshmen. Currently, including the 98 undergraduates living in university apartments, 16 percent of those living on campus are other than first-time freshman students. This is equal to a total of 627 other than first-time freshmen living in on-campus housing. Currently, 825 sophomores, juniors, and seniors and an estimated 500 continuing and transfer freshmen are projected to prefer to live in on-campus residence halls. If housing were available and these 1,325 students lived on campus, this would meet the University's objective of 25 percent of students housed on campus be other than first-time freshmen.

At the same time, 1,092 sophomores, juniors, and seniors indicated a current preference to live in on-campus university apartments, as did 194 freshmen. This means that about the same number

of continuing and transfer freshmen, sophomores, juniors, and seniors would prefer to live in on-campus apartments (1,286 students) as would those who would prefer to live in on-campus residence halls or suites (1,325 students). In fall 2010, 529 of these other than first-time freshman students already lived in on-campus residence halls; the additional net demand would be 800 additional bed spaces.

Table VI-1  
**Housing Preferences by Type of Housing for All Full-Time Students,  
 University of Oregon**

Type of Housing	Freshman Housing Preference	Sophomore Housing Preference	Junior Housing Preference	Senior Housing Preference	Graduate Housing Preference
On-Campus Residence Halls	71.7%	7.3%	2.2%	1.9%	1.0%
On-Campus Suites	3.5	4.8	1.6	1.1	1.1
On-Campus Apartments	<u>3.8</u>	<u>11.0</u>	<u>7.6</u>	<u>6.0</u>	<u>5.9</u>
<i>On-Campus Sub-Total</i>	<i>79.0%</i>	<i>23.1%</i>	<i>11.4%</i>	<i>9.0%</i>	<i>8.0%</i>
Off-Campus Apartment Shared	9.8%	55.1%	65.4%	65.9%	45.3%
Off-Campus Apartment Alone	2.9	5.6	9.3	13.8	25.9
Off-Campus Apartment w/ Spouse	2.6	3.8	5.5	7.3	16.8
Fraternity/Sorority	0.7	8.5	5.6	1.2	0.3
At Home with Parents/Relatives	4.4	3.2	2.0	1.7	1.3
Room in Private Home	<u>0.6</u>	<u>0.7</u>	<u>0.8</u>	<u>1.1</u>	<u>2.4</u>
<i>Off-Campus Sub-Total</i>	<i>21.0%</i>	<i>76.9%</i>	<i>88.6%</i>	<i>91.0%</i>	<i>92.0%</i>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Ira Fink and Associates, Inc., based on the winter 2011 Student Housing Survey.

If either 800 additional new on-campus residence halls or apartments were built, and they were all occupied by other than first-time freshmen, and/or if the additional 1,000 apartment beds were constructed and this capacity was in addition to the 4,200 bed spaces that will be open in 2012, then more than 25 percent of students living in on-campus housing would be undergraduate students. This leads to the following:

**Conclusion 4: When the new East Campus Residence Hall opens in 2012, the University will be 150 beds short of meeting its student housing “mix” objective of 75 percent of housing be occupied by first-time freshmen and 25 percent by other than first-time freshmen.**

With a need to provide bed spaces for new, entering first-time freshmen, the University has slowly restricted the number of returning students to the residence halls. This number of students totaled 661 other than first-time freshmen in residence halls in fall 2007 and 627 other than first-time freshmen in residence halls in fall 2010. To alleviate and meet some of the demand for returning students in the residence halls, the University, in fall 2011, will offer some students triple rooms. In other words, where a room was formerly a double, a bed will be added and three students will live in this housing.

Despite the increase in occupancy due to the triple beds, the University will still be short of meeting its desired mix of students in on-campus housing whereas 75 percent would be first-time freshmen and the other 25 percent of the residents would be other than first-time freshmen. To meet this desired mix goal, the University would have to add 150 more bed spaces for undergraduate students. While the 150 additional bed spaces will enable the University to meet its undergraduate housing mix, it will not reach the University’s goal of being a primarily residential campus as defined by the Carnegie Foundation. This leads to the following:

**Conclusion 5: The University’s 4,200 residence hall bed count in 2012 (the year the new East Campus Residence Hall opens), coupled with current university apartment occupancy, will be insufficient by 458 beds in meeting the Carnegie Foundation’s requirement for a “primarily residential” campus classification. By the year 2017, if enrollment increases as projected, this gap will grow to 700 beds.**

In 2012, the University will have a residence hall bed count of 4,200 beds. In that year, it is projected the University will have a full-time undergraduate enrollment of 18,758 and a part-time undergraduate enrollment of 1,536. This is equivalent to a Carnegie Foundation count of 19,270 undergraduate FTE enrollment.

To meet the Carnegie Foundation requirement of on-campus housing for 25 percent of the undergraduate FTE, UO would need to house 4,818 undergraduates. Even counting an approximate 100 undergraduates living in university apartments, UO would be 458 bed spaces short. This leads to the following:

**Conclusion 6: To meet the Carnegie Foundation’s requirement for a “primarily residential” campus classification, the University will need to add 700 undergraduate bed spaces beyond those provided by completion of the East Campus Residence Hall. (This assumes that approximately 100 undergraduate students will continue to be housed in the University’s student apartments and rental houses.)**

The University of Oregon enrollment projections to the year 2013 show the campus growing by an additional 1,381 full-time and part-time undergraduate students, including an additional 267 full-time, first-time freshmen and a total of 1,114 full-time, other than first-time freshman undergraduates. This slight growth in enrollment to the year 2013 is sufficient enough to increase the University's bed count deficiency in meeting the Carnegie Foundation's criteria as a primarily residential campus by a total of 717 beds. By the year 2021, the modest enrollment increases of the University are such that this deficit would increase to 809 bed spaces. Assuming that approximately 100 undergraduates will continue to live in the existing university apartments, the University would then need to add 700 undergraduate bed spaces to meet the Carnegie Foundation primarily residential criteria.

These additional 700 bed spaces can occur through the construction of new residence hall housing, such as identified in the *Residence Hall Modernization Study*, or in other forms of university-owned housing, such as single student shared apartments.

Moreover, the 700 additional beds can occur either as a net new addition to the University's housing supply or as the result of additions to the housing supply through new construction and a reduction of the housing supply through the demolition of existing housing. This leads to the following:

**Conclusion 7: The net gain of 728 bed spaces (new construction of 2,891 beds and demolition of 2,163 beds) shown in the ZGF Residence Hall Modernization Study by the year 2023, when coupled with the bed count of the undergraduates living in university apartments, will allow the University to meet the Carnegie requirement for a "primarily residential" campus.**

To meet the Carnegie Foundation's criteria of a "primarily residential" campus by the year 2013, which is the peak year of the UO enrollment projections, the University would need 4,889 undergraduate bed spaces. By the year 2021, UO would need a total of 5,069 undergraduate bed spaces, thus requiring the University to add approximately 650 to 820 more bed spaces to its 2012 residence hall bed count of 4,200 beds (excluding apartments and houses).

The Anderson Strickler *Housing Strategic Plan* called for increasing the University's then (2007) current housing supply of 3,948 beds to 5,478 beds within 15 years, including existing apartments. This would be accomplished by building 2,608 new bed spaces (primarily semi-suites and suite-type housing) and demolishing three residence halls with a total of 1,078 bed spaces. At the completion of the *Housing Strategic Plan*, the University would have a net increase of 1,530 bed spaces.

The ZGF *Residence Hall Modernization Study* shows an increase from the expected 4,200 on-campus residence hall bed spaces in 2012 to 4,928 residence hall bed spaces by the year 2023, an increase of 728 beds. On-campus apartments are excluded in the *Residence Hall Modernization Study* calculations. The *Residence Hall Modernization Study* proposes the construction, by the year 2014, of 816 new bed spaces, which would then allow the sequential phased demolition and replacement of three on-campus residence halls. At the completion of the *Residence Hall Modernization Study*, in the year 2023, the University would have built 2,891 new bed spaces and demolished 2,163 bed spaces, for a net gain of 728 bed spaces.

Both the *Housing Strategic Plan* and the *Residence Hall Modernization Study* are relatively similar in their outcome as to numbers of bed spaces. In the *Housing Strategic Plan*, there would be 5,031 residence hall bed spaces and 447 apartment and house bed spaces. In the *Residence Hall Modernization Study*, there would be 4,928 residence hall bed spaces and 447 apartment and house bed spaces.

However, building the new housing and tearing down existing housing leads to the following:

**Conclusion 8: The University's proposed Residence Hall Modernization Study concept of demolition of 64 percent of the existing debt-free housing and replacing the demolished bed spaces with new housing will result in dramatic changes in the room rates that will need to be charged to students.**

The *Housing Strategic Plan* calls for the demolition of Earl Hall (315 beds), the demolition of Carson Hall (298 beds), the demolition of the Bean Housing Complex (722 beds), and the demolition of the Hamilton Housing Complex (812 beds), for a total demolition of 2,147 beds, or 64 percent of the pre-LLC beds. It also calls for the renovation of the Walton Housing Complex, the renovation of Barnhart Hall, and the maintenance and renovation of the existing apartments and houses.

The *Residence Hall Modernization Study* calls for the demolition of the Hamilton Housing Complex (812 beds), the demolition of the Bean Housing Complex (722 beds), and the demolition of the Walton Housing Complex (629 beds). This is a total demolition of 2,163 beds, or 64 percent of the pre-LLC beds.

In other words, both studies call for the demolition of the Hamilton Complex (812 beds) and the Bean Complex (722 beds). Anderson Strickler also calls for the demolition of Earl Hall (315 beds) and Carson Hall (298 beds), but the renovation of the Walton Complex. The ZGF *Residence Hall Modernization Study* calls for the demolition of the Walton Complex (629 beds).

Both studies recognize that the existing residence halls on the University of Oregon campus were built more than 40 years ago and have been maintained in excellent condition. At the same time, the major building systems require considerable attention and replacement.

What occurs in both the *Housing Strategic Plan* and the *Residence Hall Modernization Study* is the demolition and loss of considerable (64 percent) UO debt-free housing and its replacement with new housing at many times the cost of building renovation.

What is difficult to understand in the *Housing Strategic Plan* are the housing construction cost estimates used in the study, which show the cost of new replacement housing on a project basis to be only 70 to 80 percent of the cost of building renovation. Generally, it is exactly the reverse – the cost of renovating housing is less than the cost of new construction.

Moreover, considering the recent cost of building new housing at the University of Oregon, the new construction cost estimates in the *Housing Strategic Plan*, on a per bed basis, appear low, quite low. The cost of the new replacement traditional beds was pegged at approximately \$70,000 per bed,

new semi-suites at \$94,000 per bed, and new suite-style housing at \$107,000 per bed. The cost per bed for the two suggested renovation projects are at \$87,000 per bed and \$100,000 per bed.

The conceptual cost study, which accompanied the *Residence Hall Modernization Study*, estimates the cost of various Option 1, Phase 1 housing, including traditional double-student room projects at \$136,000 per bed while new projects that are shared apartments or even hotel-style double occupancy rooms are estimated to range in cost between \$123,000 and \$161,000 per bed. It should be noted that some of these projects include academic facilities, which may be separately funded but for the purposes of this report are included in the per bed cost estimate.

The cost per bed, either for new construction or for renovation, is significant for its impact on future housing rates charged to students to retire the bond indebtedness needed to construct the new or renovated beds. It is important to restate that neither the Anderson Strickler *Housing Strategic Plan* or the ZGF *Residence Hall Modernization Study* address on-campus undergraduate shared apartment housing. This leads to the following:

**Conclusion 9: The University of Oregon should include single student shared apartments in its future housing development strategies, including constructing 250 to 500 such bed spaces by the year 2014 as there is as much demand among other than first-time freshman students for this housing type as there is for residence hall housing.**

Even with additional overall growth in campus enrollment forecast for the next three years, the University of Oregon appears to be reaching an enrollment plateau after years of rapid growth. Despite the significant enrollment gains over the past three years, the enrollment projections for the University show modest increases through the year 2013-14.

Because the University enrollment projections provided to IFA do not extend beyond the year 2014, the estimated number of first-time freshmen has been held constant by IFA in developing the University housing projections to the years 2016 and 2021. Holding constant the number of first-time freshmen at 3,979 students, the result is an estimated 23,124 full-time headcount students at the University of Oregon by fall 2016 and five years later, by the year 2021, this number would have increased only slightly to 23,198, or 74 additional students.

Included within the enrollment and housing projections shown below in Table VI-2 are housing demand projections developed by merging the enrollment projections provided by the University with the housing preferences identified by the students responding to the Student Housing Survey. As shown in Table VI-2, there is considerable interest by students in living in traditional forms of on-campus housing, including residence halls and suite-style housing. There is also considerable interest in living in on-campus apartments beyond those identified but not approved by the University as the Option 1, Phase 1 housing.

Table VI-2

**Housing Need Projection, University of Oregon***(Based on the Winter 2011 University of Oregon Student Housing Survey)*

Academic Level	Housing Preference	Actual Occupancy				Housing Demand Projection		
		2007	2008	2009	2010	2011	2016	2021
<b>Freshman</b>								
Residence Halls	0.72	3,158	3,170	3,336	3,323	3,651	3,772	3,772
Suites	0.03	0	0	0	0	178	184	184
On-Campus Apts	0.04	10	10	9	10	194	200	200
<i>Sub-Total On-Campus</i>	<i>0.79</i>	<i>3,168</i>	<i>3,180</i>	<i>3,345</i>	<i>3,333</i>	<i>4,023</i>	<i>4,156</i>	<i>4,156</i>
<i>Sub-Total Off-Campus</i>	<i>0.21</i>	<i>1,063</i>	<i>1,947</i>	<i>1,493</i>	<i>1,546</i>	<i>1,070</i>	<i>1,105</i>	<i>1,105</i>
<b>Sophomore</b>								
Residence Halls	0.07	245	218	242	241	309	326	326
Suites	0.05	0	0	0	0	203	214	215
On-Campus Apts	0.11	29	28	24	27	467	492	492
<i>Sub-Total On-Campus</i>	<i>0.23</i>	<i>274</i>	<i>246</i>	<i>266</i>	<i>268</i>	<i>979</i>	<i>1,032</i>	<i>1,033</i>
<i>Sub-Total Off-Campus</i>	<i>0.77</i>	<i>3,034</i>	<i>3,120</i>	<i>3,742</i>	<i>3,790</i>	<i>3,257</i>	<i>3,435</i>	<i>3,438</i>
<b>Junior</b>								
Residence Halls	0.02	90	83	91	90	100	107	108
Suites	0.02	0	0	0	0	73	78	78
On-Campus Apts	0.07	43	42	36	40	345	372	373
<i>Sub-Total On-Campus</i>	<i>0.11</i>	<i>133</i>	<i>125</i>	<i>127</i>	<i>130</i>	<i>518</i>	<i>557</i>	<i>559</i>
<i>Sub-Total Off-Campus</i>	<i>0.89</i>	<i>3,265</i>	<i>3,405</i>	<i>3,541</i>	<i>4,226</i>	<i>4,029</i>	<i>4,327</i>	<i>4,343</i>
<b>Senior</b>								
Residence Halls	0.02	53	48	61	58	89	96	97
Suites	0.01	0	0	0	0	51	56	56
On-Campus Apts	0.06	23	22	19	21	280	304	308
<i>Sub-Total On-Campus</i>	<i>0.09</i>	<i>76</i>	<i>70</i>	<i>80</i>	<i>79</i>	<i>420</i>	<i>456</i>	<i>461</i>
<i>Sub-Total Off-Campus</i>	<i>0.91</i>	<i>4,024</i>	<i>3,980</i>	<i>4,316</i>	<i>4,388</i>	<i>4,243</i>	<i>4,615</i>	<i>4,662</i>
<b>Graduate</b>								
Residence Halls	0.01	6	2	5	8	34	34	34
Suite	0.01	0	0	0	0	37	38	38
On-Campus Apts	0.06	314	314	334	318	197	203	203
<i>Sub-Total On-Campus</i>	<i>0.08</i>	<i>320</i>	<i>316</i>	<i>339</i>	<i>326</i>	<i>268</i>	<i>275</i>	<i>275</i>
<i>Sub-Total Off-Campus</i>	<i>0.92</i>	<i>2,591</i>	<i>2,653</i>	<i>2,765</i>	<i>2,884</i>	<i>3,083</i>	<i>3,166</i>	<i>3,166</i>
<b>Total Full-Time</b>								
Residence Halls		3,552	3,521	3,735	3,720	4,183	4,335	4,337
Suites		0	0	0	0	542	570	571
On-Campus Apts		419	416	422	416	1,483	1,571	1,576
<i>Sub-Total On-Campus</i>		<i>3,971</i>	<i>3,937</i>	<i>4,157</i>	<i>4,136</i>	<i>6,208</i>	<i>6,476</i>	<i>6,484</i>
<i>Sub-Total Off-Campus</i>		<i>13,977</i>	<i>15,105</i>	<i>15,857</i>	<i>16,834</i>	<i>15,682</i>	<i>16,648</i>	<i>16,714</i>
<b>TOTAL, FULL-TIME HEADCOUNT</b>		<b>17,948</b>	<b>19,042</b>	<b>20,014</b>	<b>20,970</b>	<b>21,890</b>	<b>23,124</b>	<b>23,198</b>

Source: Ira Fink and Associates, Inc.



The Anderson Strickler *Housing Strategic Plan* does not address shared apartments for undergraduate students. It does recommend apartment housing for 15 percent of graduate students. Both in 2007 and in 2010, ten percent of graduate students lived in UO on- and off-campus apartments. Likewise, the ZGF *Residence Hall Modernization Study* does not indicate sites, footprints, or configurations for additional on-campus apartments.

As shown in Table VI-2, the demand for residence halls is quite high, with a total demand preference of 4,183 beds in 2011 and 4,337 beds in 2021. At the same time, there is a demand for 542 suite-style beds in 2011 and 571 suites and suite-style beds in 2021. This is a total of 4,725 non-apartment beds in 2011 and 4,908 non-apartment beds in 2021. What is also important in terms of student housing preference is the demand for 1,483 on-campus apartment beds in 2011 and 1,576 on-campus apartment bed spaces in 2021. This leads to the following:

**Conclusion 10: The University of Oregon should recast its current housing facilities plan to include residence hall (double student bedrooms), hotel-style housing, and single student shared apartments.**

As noted above, the Anderson Strickler *Housing Strategic Plan* concentrates solely on residence halls and suite-style housing. The ZGF *Residence Hall Modernization Study* addresses undergraduate on-campus single student shared apartment housing as an alternative on a UO site where residence halls are not permitted by Eugene city codes. As a result, it is important that:

**Conclusion 11: The University of Oregon should balance the desires to renovate, upgrade, replace, or begin anew with student housing, against the expected room rates that would be charged to students for housing.**

The *Residence Hall Modernization Study* includes additional details on the cost of renovating the existing housing. These renovations could, as noted in the report, be phased to take place immediately, within five years, or within five to ten years. In other words, the renovation of the buildings would not have to occur all at one time. The reported estimated cost per bed for renovation projects, including construction and soft costs, range from \$27,000 per bed to \$43,000 per bed, or 30 to 40 percent of the cost of new construction.

All three of the housing studies, the *Housing Strategic Plan*, the *Residence Hall Modernization Study*, and this *Residence Hall Feasibility and Market Demand Study* illustrate the pent-up demand to meet current unmet on-campus housing demand. While the financial outcomes may point toward postponing or deferring action on increasing the housing supply, this deferral approach should be avoided if at all possible. With a pent-up demand to live on campus, a potential leveling of enrollments, and a housing supply that is aging, the need to act leads to the following:



**Conclusion 12: The University of Oregon should weigh carefully the forms of housing it wants to add to provide a variety of housing types on campus as students advance academically. This includes single and double rooms (hotel-style), semi-suite housing, and single student shared apartments as well.**

In deciding on what to do next, the University should consider carefully whether or not, or to what degree, it should demolish its existing housing buildings in lieu of renovation.

The impact on housing revenues resulting from loss of debt-free housing needs to be balanced against the impact of the cost to students of adding newer forms of housing, without much significant increase in the housing inventory, as shown both in the *Housing Strategic Plan* and the *Residence Hall Modernization Study*.

Moreover, the students in the focus groups in the Residence Hall Feasibility and Market Demand Study did not express alarm or disdain over their existing housing. They said the housing is what they expected to live in as freshmen. That the housing was not brand new was of secondary importance.

Should the University change its existing housing supply in favor of constructing hotel-style double student rooms with private bathrooms for freshmen, then the question arises as to what is the expectation of what new forms of housing will be available when students who have lived on campus as freshmen become sophomores or juniors or seniors.

By maintaining and renovating the existing traditional on-campus student housing, the addition of newer forms of housing to the on-campus housing inventory would act as an incentive for other than first-time freshman students to remain on campus and return to live in housing that is different than what they lived in when they were freshmen. This leads to:

**Conclusion 13: The University of Oregon should move quickly in deciding on its next student housing project.**

## C. RECOMMENDATIONS

The recommendations of this study are as follows:

- 1. The University of Oregon should add 700 additional undergraduate beds. This can be 700 residence hall style beds, 700 single student shared apartment beds, or a combination.**

*This conditional recommendation is based both on market and on site capacity. It is not hard and fast in terms of numbers of each housing type because there is sufficient demand for both additional residence hall type spaces and single student shared apartments that a reasonable combination of one or the other or both would meet*

*student preferences. This will allow the University to use its available housing sites to an optimum capacity.*

**2. The University of Oregon should renovate, but not demolish, the existing residence halls.**

*This is based on avoiding the financial loss to the housing system by demolishing the majority of its debt-free housing. By renovating, rather than demolishing and replacing, the University will extend the useful life of its existing residence halls at a fraction of the cost of new construction. The increased lifespan of these halls through renovation will allow the University the opportunity to revisit again its housing programs and rebalance the mix of new construction and renovation against the rental rates needed to sustain the housing. In any event, the University needs to continue maintaining the existing housing and invest in building systems replacement.*

**3. The University of Oregon should memorialize, by presidential or Board of Regents action, the housing policy objectives of the University of Oregon. These policy objectives, simply stated, are:**

- a. Provide housing for 85 percent of new first-time freshman students.

*This would be a target percentage that could be increased. However, increasing the percentage of first-time freshmen housed on campus by five percent, to 90 percent, would require adding 200 additional first-time freshman beds and an additional 67 beds for other than first-time freshman students.*

- b. Provide sufficient housing so that 75 percent of the occupants are first-time freshmen and 25 percent of the occupants are other than first-time freshmen.

*This would mean an on-campus housing occupancy mix of 75 percent first-time freshman students and 25 percent other than first-time freshman students.*

- c. Meet the Carnegie Foundation's classification criteria as a "primarily residential" campus.

*This would mean that there is sufficient on-campus housing that 25 percent of the FTE undergraduates live on campus.*



# Financial Analysis

Background

New Construction Financing Options

Option 1, Phase 1 Construction





Ira Fink and Associates, Inc.

**University of Oregon, Bean Residence Hall.** Bean Hall, which opened in 1962, has 722 total bed spaces.

## VII. FINANCIAL ANALYSIS

This section provides an analysis of the cost of providing additional student housing at the University of Oregon. The analysis is based on information developed by ZGF and contained in the *Residence Hall Modernization Study and Appendix*, dated July 2011. The new housing cost assumptions involving housing space, planning considerations, construction costs, site costs, and project soft costs are based on the *Residence Hall Modernization Study Appendix*.

### A. BACKGROUND

#### Projects

As noted throughout this study, there are many options as to the types and amount of housing that the University of Oregon can or should consider. For the purposes of preparing a financial pro forma, Ira Fink and Associates used the information in the ZGF *Residence Hall Modernization Study* and the *Residence Hall Modernization Study Appendix*.

Based on the *Residence Hall Modernization Study*, the University of Oregon selected what is known as Option 1 as its preferred means to meet the housing facility needs of the University. The *Residence Hall Modernization Study* identified Option 1, Phase 1 options, which outline the program, site, and cost for the next UO residential facility, as well as the follow-up projects. The follow-up projects beyond Phase 1 are identified in less detail in the *Residence Hall Modernization Study* and include bed count and working title.

IFA used this information to estimate the total square footage of the follow-up projects and their estimated cost. A complete list of these projects and their completion years, as shown in the *Residence Hall Modernization Study*, is shown in Table VII-1 on the following page.



Table VII-1

**List of Projects in the *Residence Hall Modernization Study***

Phase	Time Line	Project	Beds	Total	Gross Square Footage	Construction Cost <sup>a</sup> (Inflated 2011 \$)	Total Project Cost <sup>a</sup> (Inflated 2011 \$)
Number of Residence Hall Beds, 2012			4,200				
1a	2012-2014	PLC Parking Lot Mixed Use Building with Residence Hall	516	4,716	225,000	\$66.2 million	\$89.4 million
1b	2012-2014	South of ECRH Residence Hall Replacement Parking	300	5,016	93,000	\$27.4 million	\$37.0 million
	2012-2014	Replacement Structure Parking				\$19.2 million	\$25.9 million
	2014-2015	Demolition of Hamilton Complex	-812	4,204	216,879	\$1.2 million	\$1.6 million
2	2015-2017	New Hamilton Replacement Housing	718	4,922	264,942	\$87.7 million	\$118.4 million
	2015-2016	New Housing Administration Offices			10,000	\$3.3 million	\$4.5 million
	2015-2016	Commissary and Catering Kitchen + Wood Shop			37,000	\$11.8 million	\$15.9 million
	2016-2017	Demolition of Bean Complex	-722	4,200	161,575	\$1.0 million	\$1.4 million
3	2018-2020	New Bean Replacement Housing	630	4,830	232,470	\$86.6 million	\$116.9 million
	2020-2021	Demolition of Walton Complex	-629	4,201	201,807	\$1.4 million	\$1.9 million
4	2021-2023	New Walton Replacement Housing	727	4,928	268,263	\$112.4 million	\$151.7 million

Source: University of Oregon, *Residence Hall Modernization Study*, ZGF Architects, July 2011, page 53.

a: See glossary on pages 33-34.

## B. NEW CONSTRUCTION FINANCING ASSUMPTIONS

### Soft Costs

The projects as proposed in the *Residence Hall Modernization Study* and shown in Table VII-1 are traditional architect designed, publicly bid projects. Soft costs in a traditional design-bid project include design professional fees, site surveys, soil reports, testing, and campus project management and construction observation costs and related costs such as furnishings, fixtures, and equipment. These soft costs are included in the ZGF project cost estimate at 30 percent of construction cost; the University asked that soft costs be increased to 35 percent.

### Replacement Parking

Shown in the *Residence Hall Modernization Study*, page 53, is the cost of replacement parking identified in terms of its construction cost. The Phase 1 project, known as PLC, requires buying out or replacing parking. Replacement surface parking for the PLC is estimated at a construction cost of \$1.7 million. If the replacement is an above-grade structure parking, this construction cost is estimated at \$8.9 million. Neither of these costs has any soft costs associated with it in the *Residence Hall Modernization Study* estimate.

For the south of ECRH project, new surface replacement parking construction cost is estimated at \$1.5 million. If the replacement parking is an above grade structure parking, it is estimated at \$7.7 million. Again, these costs are construction costs only and not project costs.

### Academic Components

In the *Residence Hall Modernization Study*, the program summaries for the various Option 1 choice of housing projects are identified. One component of the building programs is entitled "Academic Components." This occurs in the PLC project but not in the project slated for south of ECRH.

A review of the program summary for the PLC parking lot site project shows the academic components to include two faculty offices, one extra large group learning space (assumed to be a classroom) with 60 stations, two large classrooms (30 stations each), four medium classrooms (10 to 15 seats each), a learning commons of 4,000 assignable square feet, and a cross-curricular center of offices, reception, and meeting area of 700 square feet. Similar areas are not included in the ECRH project. The total for the academic components for the PLC is 29,980 assignable square feet.

The entire PLC Option 1 project is calculated by ZGF as having a building efficiency ratio (nsf to gsf) of 70 percent. While this may work for the housing components of the project, it is likely too high of an efficiency ratio to work in a building that has classroom spaces due to the building code requirements for exits, services, etc. Assuming the academic components were in a standalone building, they would be at a building efficiency ratio of approximately 60 percent, the total required gross square footage of the academic components as a standalone project would be 49,967 gross

square feet. This is equivalent to 22.2 percent of the overall PLC project. This is also equivalent to 97 gsf per student at 60 percent building efficiency and 83 gsf per student at 70 percent building efficiency

While the academic components are included in the total financial cost analysis, no separate calculation has been made as if these academic components were a standalone project to estimate their debt service requirement and cost per student payback.

### **Financing Assumptions**

For financing purposes, it is assumed the University will issue bonds for a project that would carry an interest rate of 5.25 percent for 30 years, as spelled out by the University. This financing method would include the costs associated with bond issuance, but not the cost of capitalized interest, which is added to and included in the total project cost.

Including capitalized interest costs, the total annual debt service for the two Option 1, Phase 1 projects combined, including replacement parking, would amount to approximately \$11.6 million per year. The debt service coverage of 1.10 would add \$1.2 million. These financing assumptions are used in the financial pro forma shown in Appendix E.

### **Capitalized Interest Costs**

The Option 1 financing assumes that capitalized interest for 24 months of construction would be included in the bond issue totals. The current ECRH project bonds includes capitalized interest equal to 13.4 percent of the total project. The same 13.4 percent factor has been applied to all bond funded financing for Option 1.

### **Cost per Student per Month for Debt Service**

For the financial pro forma, the Option 1 projects were assumed to be standalone for payback – that is, their debt was not spread across any other University of Oregon housing. This then would result, based on a nine-month occupancy with 95 percent of the bed spaces being full, of a need to charge \$1,656 per student per bed per month to cover the debt service and debt service coverage charges. This is exclusive of any operating costs for the facility. Thus, exclusive of operating costs, the annual debt service per bed on the project amounts to \$14,904. This cost will be lower when the cost of bond payback is distributed across all UO residence hall beds, both new and existing.

### **Pro Forma Assumptions**

The following is a summary of the planning assumptions used in the financial pro forma shown in Appendix E.



- *Based on the Residence Hall Modernization Study:*

The pro forma is based on the ZGF *Residence Hall Modernization Study* (final report), Option 1, all phases, for project sequence and project costs. (Note: ZGF uses a soft cost of 30 percent. This was increased to 35 percent by the University.)

- *Parking Replacement:*

Parking replacement is included, based on structure parking, not surface parking. Soft costs in the amount of 35 percent are included.

- *Academic Facilities:*

For projects that include academic facilities, these are included in the project, although their specific cost is not broken out in the *Residence Hall Modernization Study*.

- *Revenue Projections:*

Revenue projections and revenue losses due to demolition are based on an average per bed rates provided by UO. (The operating cost and revenue assumptions were developed in concert with Allen Gidley, Senior Associate Director of Housing at UO.)

- *Costs in Inflated 2011 Dollars:*

All costs are in inflated 2011 dollars. Escalation is included as follows: 5 percent per year through 2014-15; 4 percent per year after 2015-16.

- *Bond Debt Financing:*

Debt financing is based on 100 percent borrowing; no UO equity contribution is included.

- *Length of Bond Term:*

Bond financing is based on a 30-year bond.

- *Bond Rate:*

Bond rate is shown at 5.25 percent per annum.

- *Capitalized Interest:*

Interest is separately capitalized as part of the costs of bond issuance and included in the pro forma.

- *Pro Forma, Years 2014-15 to 2031-32:*

The pro forma extends from 2014-15 (the first year shown in the *Residence Hall Modernization Study*), past 2023-24 (the last year shown in the *Residence Hall Modernization Study, Option 1*) to the year 2031-32.

- *Results:*

Results are shown both in total annual debt service and monthly cost per bed, based on a 9-month rental and 95 percent average occupancy. (The operating cost and revenue assumptions were developed in concert with Allen Gidley, Senior Associate Director of Housing at UO.)

- *Debt Service Coverage:*

A 10 percent debt service coverage factor was built into and included within the pro forma.

- *Cost of Issuance (Capitalized Interest):*

The total cost of issuance, i.e., capitalized interest, is set at 13.4 percent of the bond issue proceeds, based on the experience with the ECRH bonds.

- *Projections of Future Project Square Footage:*

The ZGF report provides facility programs and square footage per bed only for the first new project in Option 1, known as Phase 1. To develop an estimate of the square footage per bed and the project cost for the remainder of the Option 1 projects beyond Phase 1, the following calculation was made:

- All of the residential project gross square footages shown on the table on page 94 of the *Residence Hall Modernization Study* were summed (932,000 gsf) and divided by the total number of beds these buildings would contain (2,528 beds). This resulted in an average of 369 square feet per bed.
- Next, the average 369 gross square feet per bed was applied to the number of residence hall bed spaces shown in the *Residence Hall Modernization Study* to provide an estimate of the total gross square footage for each of the proposed new housing replacement projects in Option 1. This computation is shown in the financial pro forma in Appendix E.

- *Estimates of Construction Cost:*

The average construction cost for the Option 1 new replacement housing projects uses the average construction cost per square foot for the Option 1, Phase 1 project. This average construction cost was derived as follows:

- The total gross square footage per project for the proposed PLC project (225,000 gsf) and the South of ECRH 300 bed project (93,000 gsf) were added together

for a total of 318,000 gsf. The estimated construction cost for these two projects (\$59,000,000 and \$21,847,000) was added together for a total of \$80,847,000. This sum was divided by the total gsf with a resulting average construction cost of \$254.24 per gsf. This 2011 construction cost was used in the pro forma with the factors for construction inflation applied.

- *Estimates of Replacement Parking Cost:*

The replacement parking for the PLC and South of ECRH projects was estimated based on above grade parking structures. The *Residence Hall Modernization Study Appendix* page 95, shows these structures to have a capacity of 223 spaces and 192 spaces, for a total of 415 spaces. The construction cost of \$8,920,000 and \$7,680,000, for a total of \$16,600,000, also on page 95, and escalated to 2014 to a construction cost total of \$19.2 million was used in the pro forma.

- *Commissary:*

The Commissary is shown at 20,000 gsf.

- *Wood Shop:*

The Wood Shop is shown in the *Residence Hall Modernization Study* at 4,000 gsf.

- *Housing Administration Offices:*

Replacement offices for the UO Housing Administration are identified as requiring 10,000 gsf and are shown to be built as part of the Hamilton Hall replacement.

- *Total Project Cost:*

This is the escalated cost of construction, by project, to account for projected inflation to the year of completion. It is the construction cost and 35 percent for soft costs. The total shown is \$564.4 million through the year 2023-24.

- *Demolition:*

Demolition of existing residence halls is estimated to cost \$4.00 per square foot (in 2011 dollars) and then escalated due to inflation to the actual year of demolition. No additional set aside was established to cover the cost of asbestos or hazardous material removal and disposal since these items, if they exist, were not identified. The square footage of the residence halls to be demolished was taken from the *Residence Hall Modernization Study Appendix*, page 117.



## Revenue and Operating Expenses

- *Revenue:*

For purposes of the pro forma, the following revenue estimates per bed (in escalated 2011 dollars) provided by UO were used:

- For residence halls constructed prior to 1966: revenue (in 2011 dollars) of \$5,150 per bed, excluding food service and meal plans.
- For residence halls constructed after 2006 (including the LLC and ECRH, and future projected halls): revenue (in 2011 dollars) of \$9,241 per bed, excluding food service and meal plans.

- *Operating Expense:*

For all bed spaces, an operating expense (in 2011 dollars) of \$3,200 per bed was used.

- *Room Rate and Operating Expense Inflation:*

Inflation for room rates and operating expenses was computed at 5 percent per year from 2011-12 through 2014-15, and at 4 percent per year from 2015-16 through 2031-32.

- *Vacancy Rates:*

Vacancy rates for housing were computed at 2.5 percent per year through 2015-16 and 5 percent per year thereafter.

- *Revenue Associated with Housing Scheduled for Demolition:*

The *Residence Hall Modernization Study* shows demolition of existing residence halls in the year following the opening of a new residential facility. This demolition precedes by two years the opening of the facility replacing the one being demolished. For example, as shown in Appendix E, in the year 2014-15, the *Residence Hall Modernization Study* identified the opening of 816 new housing beds, 516 beds on the PLC site and 300 beds south of ECRH. In the following year, 2015-16, the demolition of the 812-bed Hamilton Hall would be scheduled. This would be followed by the opening in 2017-18 of the 718-bed Hamilton Hall replacement.

As this sequence illustrates, it would be possible in the year 2014-15 that both the newly opened facility and the facility scheduled for demolition the following year would be available for occupancy. This would create a bump in the University's housing supply only to be followed the following year by the loss of the demolished beds. To avoid this spike and valley in bed availability, it is assumed for this study that the buildings scheduled for demolition would not be occupied in the year prior to demolition when another housing facility would be newly opened. This would create a more level and predictable consistent number of beds available for occupancy. At

the same time, the potential revenues for that one year prior to and the subsequent years following demolition would be lost.

## C. OPTION 1, PHASE 1 CONSTRUCTION

### Project Description

For the purposes of explanation of the financial pro forma, the *Residence Hall Modernization Study* Option 1, Phase 1 project is described. This would be the opening in 2014-15 of 816 new housing beds, 516 on the PLC site and 300 on the ECRH site. As shown in the financial pro forma in Appendix E, these two projects combined would total 318,000 gross square feet, based on the *Residence Hall Modernization Study*. At their estimated 2011-12 cost of \$254.24 per gross square foot, these buildings would total \$80.8 million in construction. When the cost of inflation to the year 2014-15 is added, at a rate of 1.158, the total estimated housing construction cost would be \$93.6 million. This is shown on Appendix E, page 190.

### Parking Replacement

Associated with this initial Option 1, Phase 1 building project is the need to replace 415 parking spaces. The *Residence Hall Modernization Study* estimates these replacement spaces to cost \$40,000 per above grade structure parking space in 2011 dollars. When this amount is inflated to the year 2014-15, at a rate of 1.158, the total construction cost for parking replacement is \$19.2 million. The combined building and parking construction cost is estimated to be \$112.8 million. This is shown on Appendix E, page 190.

### Soft Costs

As noted earlier, soft costs associated with new construction is estimated at 35 percent of construction cost. For the Option 1, Phase 1 projects, with a total combined housing and parking replacement cost of \$112.8 million, the soft costs add another \$39.5 million. This results in a Option 1, Phase 1 total project cost of \$152.3 million. This is shown on Appendix E, page 196.

### Project Financing

In addition to the \$152.3 million in project cost, the interest that would accrue and need to be capitalized during the 24 months of construction and before the project is occupied and generating revenue would total \$20.4 million. This is based on a total interest of 13.4 percent, which is the same percentage factor applied to the East Campus Residence Hall. The result is a total of \$172.7 million to be bond funded. Using the University of Oregon issued bonds, the interest rate is set at 5.25 percent and the term of the bond at 30 years. This would result in an annual debt service of \$11.6 million. Assuming 95 percent occupancy of the housing for a nine-month payback period,

this would result in a bond repayment cost of \$1,656 per bed. This is shown on Appendix E, page 198.

### **Revenue and Operating Expense**

Based on the University estimates of \$5,150 annual revenue per housing bed built before 1966 and \$9,241 per bed for housing built after 2006 and assuming a vacancy rate of 2.5 percent, the University housing, including the Option 1, Phase 1 project, is expected to generate \$32.1 million in revenue in 2014-15. This includes an escalation factor of 1.158 to account for the difference between 2011-12 and 2014-15 revenue per bed rates.

Currently, the University estimates the average operational cost per bed at \$3,200 per year. When this amount is inflated at the rate of 1.158 and applied to the total number of beds, the total operating expense in 2014-15 would be \$15.6 million. This is shown on Appendix E, page 200.

### **Net Revenue**

With \$32.1 million in housing revenue and \$15.6 million in operating expense, the net revenue available for debt repayment in 2014-15 is the difference between revenue and expense and is estimated at \$16.5 million. The University indicates that the current debt payments at that time for the LLC and ECRH will be \$7.0 million. When this is added to the Option 1, Phase 1 project at \$11.6 million debt and a debt service coverage of new debt of \$1.2 million is included, the amount of debt repayment would total \$19.8 million.

This \$19.8 million in debt service and debt service coverage amount exceeds the \$16.5 million amount of net revenue available for debt repayment by \$3.2 million. This \$3.2 million shortfall is equivalent to approximately \$750 additional revenue needed per bed beyond the assumptions shown in the pro forma to break even. This is shown on Appendix E, page 200.



# Appendix A

Total Full-Time and Part-Time  
Headcount Enrollment





Ira Fink and Associates, Inc.

University of Oregon, Living-Learning Center (LLC). Double student room.



## APPENDIX A

# TOTAL FULL-TIME AND PART-TIME HEADCOUNT ENROLLMENT

Table A-1

### Total Full-Time and Part-Time Headcount Enrollment, Historical, University of Oregon

	Fall 2007		Fall 2008		Fall 2009		Fall 2010	
	FT	PT	FT	PT	FT	PT	FT	PT
<b>Freshman</b>								
First-Time	3,181	58	4,027	60	3,579	46	3,712	58
Transfer	171	12	157	12	126	10	171	8
Continuing/Other	<u>879</u>	<u>57</u>	<u>943</u>	<u>51</u>	<u>1,133</u>	<u>65</u>	<u>996</u>	<u>65</u>
<i>Sub-Total Freshman</i>	<i>4,231</i>	<i>127</i>	<i>5,127</i>	<i>123</i>	<i>4,838</i>	<i>121</i>	<i>4,879</i>	<i>131</i>
<b>Sophomore</b>								
Transfer	589	49	506	49	606	45	621	45
Continuing/Other	<u>2,719</u>	<u>163</u>	<u>2,860</u>	<u>131</u>	<u>3,402</u>	<u>135</u>	<u>3,437</u>	<u>147</u>
<i>Sub-Total Sophomore</i>	<i>3,308</i>	<i>212</i>	<i>3,366</i>	<i>180</i>	<i>4,008</i>	<i>180</i>	<i>4,058</i>	<i>192</i>
<b>Junior</b>								
Transfer	445	87	386	49	485	76	567	79
Continuing/Other	<u>2,953</u>	<u>222</u>	<u>3,144</u>	<u>207</u>	<u>3,183</u>	<u>184</u>	<u>3,789</u>	<u>219</u>
<i>Sub-Total Junior</i>	<i>3,398</i>	<i>309</i>	<i>3,530</i>	<i>256</i>	<i>3,668</i>	<i>260</i>	<i>4,356</i>	<i>298</i>
<b>Senior</b>								
Transfer	107	54	116	49	166	58	143	70
Continuing/Other	<u>3,993</u>	<u>678</u>	<u>3,934</u>	<u>662</u>	<u>4,230</u>	<u>676</u>	<u>4,324</u>	<u>763</u>
<i>Sub-Total Senior</i>	<i>4,100</i>	<i>732</i>	<i>4,050</i>	<i>711</i>	<i>4,396</i>	<i>734</i>	<i>4,467</i>	<i>833</i>
<i>Sub-Total Undergraduate</i>	<i>15,037</i>	<i>1,380</i>	<i>16,073</i>	<i>1,270</i>	<i>16,910</i>	<i>1,295</i>	<i>17,760</i>	<i>1,454</i>
<b>Total Undergraduate</b>	<b>16,417</b>		<b>17,343</b>		<b>18,205</b>		<b>19,214</b>	
<b>Graduate</b>								
Entering	878	315	915	313	974	159	984	139
Continuing	1,996	568	2,016	530	2,089	461	2,196	436
Returning	<u>37</u>	<u>205</u>	<u>38</u>	<u>213</u>	<u>41</u>	<u>157</u>	<u>30</u>	<u>109</u>
<i>Sub-Total Graduate</i>	<i>2,911</i>	<i>1,088</i>	<i>2,969</i>	<i>1,056</i>	<i>3,104</i>	<i>777</i>	<i>3,210</i>	<i>684</i>
<b>Total Graduate</b>	<b>3,999</b>		<b>4,025</b>		<b>3,881</b>		<b>3,894</b>	
<b>Total</b>	<b>17,948</b>	<b>2,468</b>	<b>19,042</b>	<b>2,326</b>	<b>20,014</b>	<b>2,072</b>	<b>20,970</b>	<b>2,138</b>
<b>Total FT and PT Headcount</b>	<b>20,416</b>		<b>21,368</b>		<b>22,086</b>		<b>23,108</b>	
<b>Non-Admits</b>								
Transfer	21	139	23	144	28	160	22	161
Continuing/Other	<u>0</u>	<u>97</u>	<u>0</u>	<u>106</u>	<u>0</u>	<u>116</u>	<u>0</u>	<u>147</u>
<i>Sub-Total Non-Admits</i>	<i>21</i>	<i>236</i>	<i>23</i>	<i>250</i>	<i>28</i>	<i>276</i>	<i>22</i>	<i>308</i>

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.

Table A-2  
**Full-Time Headcount Enrollment by Gender, Historical,  
 University of Oregon**

	Fall 2007		Fall 2008		Fall 2009		Fall 2010	
	Male	Female	Male	Female	Male	Female	Male	Female
<b>Freshman</b>								
First-Time	1,515	1,666	1,970	2,057	1,660	1,919	1,751	1,961
Transfer	89	82	84	73	74	52	95	76
Continuing/Other	495	384	546	397	649	484	584	412
<i>Sub-Total Freshman</i>	<i>2,099</i>	<i>2,132</i>	<i>2,600</i>	<i>2,527</i>	<i>2,383</i>	<i>2,455</i>	<i>2,430</i>	<i>2,449</i>
<b>Sophomore</b>								
Transfer	284	305	249	257	302	304	278	343
Continuing/Other	1,291	1,428	1,402	1,458	1,732	1,670	1,638	1,799
<i>Sub-Total Sophomore</i>	<i>1,575</i>	<i>1,733</i>	<i>1,651</i>	<i>1,715</i>	<i>2,034</i>	<i>1,974</i>	<i>1,916</i>	<i>2,142</i>
<b>Junior</b>								
Transfer	214	231	187	199	245	240	276	291
Continuing/Other	1,385	1,568	1,521	1,623	1,591	1,592	1,924	1,865
<i>Sub-Total Junior</i>	<i>1,599</i>	<i>1,799</i>	<i>1,708</i>	<i>1,822</i>	<i>1,836</i>	<i>1,832</i>	<i>2,200</i>	<i>2,156</i>
<b>Senior</b>								
Transfer	42	65	58	58	82	84	60	83
Continuing/Other	1,864	2,129	1,885	2,049	2,043	2,187	2,144	2,180
<i>Sub-Total Senior</i>	<i>1,906</i>	<i>2,194</i>	<i>1,943</i>	<i>2,107</i>	<i>2,125</i>	<i>2,271</i>	<i>2,204</i>	<i>2,263</i>
<i>Sub-Total Undergraduate</i>	<i>7,179</i>	<i>7,858</i>	<i>7,902</i>	<i>8,171</i>	<i>8,378</i>	<i>8,532</i>	<i>8,750</i>	<i>9,010</i>
<b>Total Undergraduate</b>	<b>15,037</b>		<b>16,073</b>		<b>16,910</b>		<b>17,760</b>	
<b>Graduate</b>								
Entering	416	462	430	485	453	521	469	515
Continuing	982	1,014	1,020	996	1,032	1,057	1,048	1,148
Returning	19	18	16	22	15	26	18	12
<i>Sub-Total Graduate</i>	<i>1,417</i>	<i>1,494</i>	<i>1,466</i>	<i>1,503</i>	<i>1,500</i>	<i>1,604</i>	<i>1,535</i>	<i>1,675</i>
<b>Total Graduate</b>	<b>2,911</b>		<b>2,969</b>		<b>3,104</b>		<b>3,210</b>	
<b>Total</b>	<b>8,596</b>	<b>9,352</b>	<b>9,368</b>	<b>9,674</b>	<b>9,878</b>	<b>10,136</b>	<b>10,285</b>	<b>10,685</b>
<b>Total FT Headcount</b>	<b>17,948</b>		<b>19,042</b>		<b>20,014</b>		<b>20,970</b>	
<b>Non-Admits</b>								
Transfer	11	10	10	13	10	18	8	14
Continuing/Other	0	0	0	0	0	0	0	0
<i>Sub-Total Non-Admits</i>	<i>11</i>	<i>10</i>	<i>10</i>	<i>13</i>	<i>10</i>	<i>18</i>	<i>8</i>	<i>14</i>

Source: University of Oregon, Office of Institutional Research, email from J P Monroe, dated March 9, 2011.

Table A-3  
**Total Full-Time Headcount Enrollment, Historical and Projected, University of Oregon**

Academic Level	Actual										Projection									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
First-Time Freshman	3,181	4,027	3,579	3,712	3,874	3,920	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979					
Transfer Freshman	171	157	126	171	179	181	183	188	188	188	188	188	188	188	188					
Continuing Freshman	879	943	1,133	996	1,040	1,052	1,068	1,093	1,092	1,094	1,095	1,094	1,094	1,094	1,094					
<i>Sub-Total Freshman</i>	<i>4,231</i>	<i>5,127</i>	<i>4,838</i>	<i>4,879</i>	<i>5,093</i>	<i>5,153</i>	<i>5,230</i>	<i>5,260</i>	<i>5,259</i>	<i>5,261</i>	<i>5,262</i>	<i>5,261</i>	<i>5,261</i>	<i>5,261</i>	<i>5,261</i>					
Transfer Sophomore	589	506	606	621	648	656	666	681	693	695	697	697	697	697	697					
Continuing Sophomore	2,719	2,860	3,402	3,437	3,588	3,630	3,684	3,770	3,767	3,772	3,778	3,774	3,775	3,775	3,774					
<i>Sub-Total Sophomore</i>	<i>3,308</i>	<i>3,366</i>	<i>4,008</i>	<i>4,058</i>	<i>4,236</i>	<i>4,286</i>	<i>4,350</i>	<i>4,451</i>	<i>4,460</i>	<i>4,467</i>	<i>4,475</i>	<i>4,471</i>	<i>4,472</i>	<i>4,472</i>	<i>4,471</i>					
<b>Sub-Total Lower Division</b>	<b>7,539</b>	<b>8,493</b>	<b>8,846</b>	<b>8,937</b>	<b>9,329</b>	<b>9,439</b>	<b>9,580</b>	<b>9,711</b>	<b>9,719</b>	<b>9,728</b>	<b>9,737</b>	<b>9,732</b>	<b>9,733</b>	<b>9,733</b>	<b>9,732</b>					
Transfer Junior	445	386	485	567	592	599	608	622	632	644	648	649	650	650	650					
Continuing Junior	2,953	3,144	3,183	3,789	3,955	4,002	4,061	4,156	4,225	4,240	4,251	4,254	4,252	4,253	4,252					
<i>Sub-Total Junior</i>	<i>3,398</i>	<i>3,530</i>	<i>3,668</i>	<i>4,356</i>	<i>4,547</i>	<i>4,601</i>	<i>4,669</i>	<i>4,778</i>	<i>4,857</i>	<i>4,884</i>	<i>4,899</i>	<i>4,903</i>	<i>4,902</i>	<i>4,903</i>	<i>4,902</i>					
Transfer Senior	107	116	166	143	149	151	153	157	159	162	165	166	166	166	166					
Continuing Senior	3,993	3,934	4,230	4,324	4,514	4,567	4,635	4,742	4,822	4,909	4,942	4,951	4,957	4,957	4,957					
<i>Sub-Total Senior</i>	<i>4,100</i>	<i>4,050</i>	<i>4,396</i>	<i>4,467</i>	<i>4,663</i>	<i>4,718</i>	<i>4,788</i>	<i>4,899</i>	<i>4,981</i>	<i>5,071</i>	<i>5,107</i>	<i>5,117</i>	<i>5,123</i>	<i>5,123</i>	<i>5,123</i>					
<b>Sub-Total Upper Division</b>	<b>7,498</b>	<b>7,580</b>	<b>8,064</b>	<b>8,823</b>	<b>9,210</b>	<b>9,319</b>	<b>9,457</b>	<b>9,677</b>	<b>9,838</b>	<b>9,955</b>	<b>10,006</b>	<b>10,020</b>	<b>10,025</b>	<b>10,026</b>	<b>10,025</b>					
<b>Total Undergraduate</b>	<b>15,037</b>	<b>16,073</b>	<b>16,910</b>	<b>17,760</b>	<b>18,539</b>	<b>18,758</b>	<b>19,037</b>	<b>19,388</b>	<b>19,557</b>	<b>19,683</b>	<b>19,743</b>	<b>19,752</b>	<b>19,758</b>	<b>19,759</b>	<b>19,757</b>					
Entering Graduate	878	915	974	984	1,028	1,039	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055					
Continuing Graduate	1,996	2,016	2,089	2,196	2,293	2,320	2,354	2,354	2,354	2,354	2,354	2,354	2,354	2,354	2,354					
Returning Graduate	37	38	41	30	30	31	32	32	32	32	32	32	32	32	32					
<b>Sub-Total Graduate</b>	<b>2,911</b>	<b>2,969</b>	<b>3,104</b>	<b>3,210</b>	<b>3,351</b>	<b>3,390</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>	<b>3,441</b>					
<b>Total Full-Time Headcount</b>	<b>17,948</b>	<b>19,042</b>	<b>20,014</b>	<b>20,970</b>	<b>21,890</b>	<b>22,148</b>	<b>22,478</b>	<b>22,829</b>	<b>22,998</b>	<b>23,124</b>	<b>23,184</b>	<b>23,193</b>	<b>23,199</b>	<b>23,200</b>	<b>23,198</b>					

Source: University of Oregon, actual data from the Office of Institutional Research, email from J P Monroe, dated March 9, 2011; projections from the Office of Enrollment.

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## **Appendix B**

Description of the  
University of Oregon  
Housing Communities



Ira Fink and Associates, Inc.

University of Oregon, Barnhart Hall. Double student room.



## **APPENDIX B**

# **DESCRIPTION OF THE UNIVERSITY OF OREGON HOUSING COMMUNITIES**

### **A. RESIDENCE HALLS**

#### **Background**

An important objective of residence halls at the University of Oregon is to provide not just a place to sleep, but also opportunities for personal and educational growth. Trained Residence Life staff and Hall Government officers support this objective by creating engaging activities and programs in each hall or complex.

All buildings feature study lounges, television rooms, game areas, laundry facilities, and community microwaves. All rooms are furnished with a bed, desk, chair, window blinds, wastebasket, recycle bin, and a closet or wardrobe for each resident. Most halls are single-gender by floor or wing, except in Barnhart, LLC, and Riley halls, which are single-gender by room. All buildings are nonsmoking.

#### **Barnhart Hall**

Barnhart Hall is located about four blocks west of the campus edge, or a five-minute walk to campus. Barnhart provide housing for 432 students in a seven-floor tower building. Barnhart rooms are larger than those on central campus and have private bathrooms and walk-in closets. Many scholarship athletes live in Barnhart. Past residents have said that they loved the large windows with great views and the location close to both downtown Eugene and campus. It is also home to Barnhart Dining, with all-you-care-to-eat buffets, and a wide variety of entrées and beverages.

#### **Bean Complex**

Bean's atmosphere is energized by its central courtyards and its 16 single rooms. Bean provides housing for 722 residents. Past residents have said that the Bean Complex is a great place to live because it has a wonderful sense of community, where your neighbors become your friends. Bean has a community kitchen and is close to BIG Mouth Burrito, Grab 'n' Go Marketplace, Common Grounds Café, and the Fire 'n' Spice Grill in the adjacent Hamilton Complex.

#### **Carson Hall**

Located in the heart of the UO campus, Carson Hall is home to 306 residents. Past residents have said that Carson is a great place to live because it is in a perfect location, home of Carson Dining and close to other dining venues, the EMU (Erb Memorial Union), and the Student Recreation Center. In addition to the regular furnishings, each room in Carson Hall also has its own sink.





### **Earl Complex**

The Earl Complex is home to the International House, the International Kitchen (where students can prepare their own meals), and two classrooms. Earl is in a central location, close to dining venues, the EMU (Erb Memorial Union), and the Student Recreation Center.

Typically, 30 percent of the residents of the International House are from countries other than the United States, and 70 percent of its residents are U.S. citizens. This provides a nice balance of cultures and a great opportunity for both international and U.S. students to live together and to learn from each other.

The buildings in the Earl Complex provide a total of 315 bed spaces.

### **Hamilton Complex**

Located on the eastern edge of campus across from Bean, Hamilton is a complex of ten smaller halls housing 812 students. Past residents have said that the Hamilton Complex is a great place to live because it has a wonderful sense of community. It is also home to BIG Mouth Burrito, the Grab 'n' Go Marketplace, Common Grounds Café, and Fire 'n' Spice Grill.

### **Living-Learning Center**

The Living-Learning Center is the newest residence hall on the central campus. It integrates spaces for academic classes, study groups, faculty advising, informal musical and theatrical performances, dining, and living. This building is much more than a residence hall. The Living-Learning Center, or LLC for short, is home to the DUX Bistro and conveniently located near the Student Recreation Center, University Health, Counseling and Testing Center, the EMU (Erb Memorial Union), and Carson Dining. The LLC provides housing for 387 students.

The LLC is a hub of social and intellectual interaction for neighboring buildings, complementing them architecturally as well as academically and socially. The central plaza dividing the complex serves as the outdoor seating area to the bistro to encourage students from all complexes to mingle, socialize, and study.

### **Riley Hall**

Three blocks from the UO campus, Riley Hall is home to 146 students in a two-floor building. Riley rooms have large windows and a sink in each room. Riley has a close-knit community and is located close to Barnhart Dining and downtown Eugene.

### **Walton Complex**

In close proximity to Hayward Field and the University Health, Counseling and Testing Center, the Walton Complex offers easy access to campus resources. Walton houses 630 students in ten smaller

halls. Walton has a central location close to all dining venues, the EMU (Erb Memorial Union), and the Student Recreation Center.

Walton also includes the UO Housing Administration Offices, as well as maintenance and wood shop.

### **East Campus Residence Hall (ECRH)**

The East Campus Residence Hall (ECRH), opening in fall 2012, will provide housing for 451 students. The ECRH will total 185,000 square feet. The living units include double student rooms with private bathrooms and “jack and jill” suites of two doubles connected by a shared bathroom. There will also be a limited number of semi-suites consisting of three doubles with a shared bathroom.

In addition, the ECRH will include a learning commons with presentation practice rooms, including multimedia technology, study carrels, and five multipurpose classrooms. There will also be a multipurpose room/performance center providing seating for up to 300 persons with a stage, control room, event lighting, and acoustic paneling to be used for classes, performances, banquets, dances, movies, workshops, and more.

The ECRH project is to include a full-time on-site librarian to assist students with research in the afternoon and evening. There is also space for a resident faculty scholar to direct the ECRH’s academic program and provide curriculum leadership. The ECRH will also include a dining hall with seating for 190 and including an espresso bar and grab ‘n’ go feature.

## **B. APARTMENTS**

### **Background**

Family Housing and University Apartments offers an environment suited for students with children, students who are married or in a domestic partnership, or students at least twenty-one years of age.

### **Agate Apartments**

Agate Apartments is a cluster of three-story cedar buildings with a total of 20 apartments, each of which is slightly different from the next. It is situated on the same block as several restaurants, a playground, bus routes, a video store, bakery, and pub. Agate residents also enjoy access to Ethernet and cable television. Agate is on the southeastern edge of campus, across the street from the track field, a block from the main campus.

**Graduate Village**

Built in 2001, this 72-unit complex is made up of 28 studios and 44 one bedroom apartments. Graduate Village was designed specifically for graduate students living alone. Each unit has polished concrete floors, a modern bathroom and kitchen, and comfortable living and sleeping space. Graduate Village is a non-smoking community located on the east side of campus within walking distance of the law school, all other graduate programs, and the recreation center, as well as grocery stores, a pharmacy, restaurants, and a pub.

This complex features secure exterior bicycle storage, a community courtyard, well-lit walkways to the heart of campus, access to cable television, on-site laundry facilities, local telephone, and Ethernet. There are no pets allowed; however, aquarium fish are the exception.

**Moon Court Apartments**

Built in the 1980s, Moon Court's proximity to campus provides easy access to the Knight Law School library, academic classrooms, and university recreational facilities. Moon Court consists of three, one- and two-story buildings with a total of six townhouse and flat-style apartments. These cable-ready, non-smoking apartments have on-site laundry facilities and do not allow pets. Moon Court Apartments are surrounded by a neighborhood made up of houses and quiet streets.

**Spencer View Apartments**

Built in the late 1990s, this modern complex with views of the surrounding hills is an exceptional apartment community. Spencer View is located less than a mile from the UO campus, adjacent to two schools and a large park. It is also the home of the nationally recognized, private, nonprofit Spencer View Cooperative Child Care Center, which serves children from eight weeks to ten years of age.

Spencer View Apartments are separated into eight neighborhoods. Each has its own laundry facility, community garden, and children's playground. In addition to the neighborhood playgrounds, the entire complex shares a large playground and park adjacent to the expansive community center, as well as several shared community gardens. Each of the 272 apartments are spacious and have attached storage spaces. There are fourteen completely accessible units and all first floor apartments can be ADA adapted. Apartments are cable-ready and wired for Ethernet. They also feature modern kitchens with a window facing the neighborhood courtyard, as well as a living room that extends out to a private balcony or patio. These are non-smoking apartments and do not allow pets.

**East Campus Houses**

The University offers a total of 77 houses on quiet residential streets just east of campus. With most homes built in the 1920s to 1940s, each house has its own character. Residents are responsible for all utilities. Approved pets are allowed in East Campus houses. Smoking is not permitted inside any house.





University of Oregon, Douglas Hall, Walton Housing Complex



University of Oregon, Smith Hall and Sweetser Hall, Walton Housing Complex





University of Oregon, Tingle Hall, Hamilton Complex



University of Oregon, Dunn Hall, Hamilton Complex





University of Oregon, Bean Complex West



University of Oregon, DeBusk Hall and Ganoe Hall, Bean Complex





University of Oregon, East Campus Residence Hall, Under Construction



University of Oregon, East Campus Residence Hall, Under Construction





University of Oregon, Living-Learning Center North



University of Oregon, Living-Learning Center South





University of Oregon, Riley Hall



University of Oregon, Riley Hall





University of Oregon, Carson Hall



University of Oregon, Carson Hall





University of Oregon, Sheldon Hall, Earl Complex



University of Oregon, Stafford Hall, Earl Complex



# Appendix C

University of Oregon Dining Services





Ira Fink and Associates, Inc.

University of Oregon, DUX Bistro Seating. Located in the Living-Learning Center (LLC) North.

## APPENDIX C

# UNIVERSITY OF OREGON DINING SERVICES

### Dining on Campus

The University of Oregon has highly rated food services. Extensive hours, flexible services, and a wide variety of menu items are ways UO provides high-quality meals in the residence halls.

The dining program offers three meal plans as part of the student room and board package. Meal plans operate on a flexible point system that students can use throughout the week at any University Housing dining venue. Meal plan points are credited each Sunday morning and expire the following Saturday night.

Students may increase or decrease their meal plan at any time. Starting fall 2011 the following meal plans will be available:

- Deluxe Meal Plan – 95 points (approximately 19 meals) per week. This plan is best for students who seldom skip a meal and occasionally treat a friend.
- Deluxe Meal Plan PLUS – 95 points (approximately 19 meals) per week PLUS \$50 per term in Campus Cash. This plan is best for students who seldom skip a meal and occasionally treat a friend.
- Standard Meal Plan – 80 points (approximately 16 meals) per week. This plan is the most popular, providing enough for meals and snacks throughout the week.
- Standard Meal Plan PLUS – 80 points (approximately 16 meals) per week PLUS \$50 per term in Campus Cash. This plan is the most popular, providing enough for meals and snacks throughout the week.
- Mini Meal Plan – 65 points (approximately 13 meals) per week. This plan is designed for students who plan to eat a minimal number of meals on campus.
- Mini Meal Plan PLUS – 65 points (approximately 13 meals) per week PLUS \$50 per term in Campus Cash. This plan is designed for students who plan to eat a minimal number of meals on campus.

Campus Cash may be used for goods, services, food, and beverages across campus at locations such as the copy center, library, and EMU.

### Barnhart Hall Dining

Barnhart Hall Dining offers a wide variety of entrees and beverages in its all-you-care-to-eat buffets. Vegan, vegetarian, and healthy, low-fat entrees and side dishes are available at every meal, as well as extensive fresh fruit, salad, dessert, cereal, and sandwich bars.



Barnhart Dining is open Monday through Friday for breakfast from 7:00 a.m. to 10:30 a.m., for lunch from 11:00 a.m. to 2:00 p.m., and for dinner from 4:30 p.m. to 8:00 p.m. On Saturday and Sunday Barnhart is open for brunch from 10:00 a.m. to 1:30 p.m. and for dinner from 4:30 p.m. to 8:00 p.m.



University of Oregon, Barnhart Hall Dining Commons

### **Carson Hall Dining**

Carson offers a wide variety of entrees and beverages in all-you-care-to-eat buffets and late night á la carte. Open hearth pizza, vegan, vegetarian, and healthy, low-fat entrees and side dishes are available at every meal, as well as extensive fresh fruit, salad, dessert, cereal, and sandwich bars.

Carson Hall Dining is open Monday through Friday for lunch from 11:00 a.m. to 2:00 p.m., Saturday and Sunday for brunch from 10:00 a.m. to 2:00 p.m., Sunday through Thursday for dinner from 4:30 p.m. to 7:30 p.m., and Friday through Saturday for dinner from 4:30 p.m. to 7:00 p.m. Carson is also open daily for late night á la carte from 8:00 p.m. to 11:00 p.m.



University of Oregon, Carson Hall Dining Commons

### **Common Grounds Café**

Common Grounds Café serves breakfast, lunch, and dinner and is located in the Hamilton Complex. Common Grounds is open Monday through Friday from 7:00 a.m. to 2:00 a.m. and Saturday through Sunday from 12:00 p.m. to 2:00 a.m.

### **DUX Bistro**

DUX Bistro is located in the newly built Living-Learning Center. With a café-style setting, DUX Bistro serves deli sandwiches, soup du jour, espresso drinks, fresh baked pastries, and made to order salads. DUX Bistro is open Monday through Friday from 7:00 a.m. to 11:00 p.m. and Saturday through Sunday from 10:00 a.m. to 11:00 p.m.





University of Oregon, DUX Bistro

### **Fire 'n' Spice Grill**

Located in Hamilton Commons, Fire 'n' Spice Grill offers a wide selection of starches, fresh vegetables, meats, and sauces. Fire 'n' Spice is open Monday through Friday for breakfast from 7:30 a.m. to 10:30 a.m. and for lunch and dinner from 11:00 a.m. to 10:00 p.m. They are also open all day on Saturday and Sunday from 10:00 a.m. to 10:00 p.m.

### **Grab 'n' Go Marketplace**

A small grocery store located in Hamilton Commons, Grab 'n' Go Marketplace provides necessities from cereal, milk, and juice, to instant oatmeal, microwavable soups, snacks, and more. In addition to these options, Grab 'n' Go features wraps, hot entrees, and a salad bar. Grab 'n' Go is open daily from 7:00 a.m. to 11:00 p.m.

### **BIG Mouth Burrito**

BIG Mouth offers tacos, burritos, and taco salads that are all made to order. Big Mouth Burrito is open Monday through Friday from 11:00 a.m. to 10:00 p.m. and Saturday through Sunday from 4:30 p.m. to 10:00 p.m.





University of Oregon, Fire 'n' Spice Grill, Hamilton Dining



University of Oregon, Grab 'n' Go Marketplace, Hamilton Dining

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# Appendix D

Focus Group Summary





Ira Fink and Associates, Inc.

University of Oregon, Barnhart Dining Commons

## APPENDIX D FOCUS GROUP SUMMARY

This section summarizes comments from the University of Oregon student housing focus groups conducted as part of the development of the student housing market analysis study.

### A. BACKGROUND

Three focus discussion groups with University of Oregon students were held on Thursday, April 7, 2011.

Focus group students were recruited by the University of Oregon Housing Office. The groups, which ranged in size from four to eight students, were selected to have very different housing profiles, as follows:

- First-Time Freshmen Living in Residence Halls

- Returning Students Living in Residence Halls

- Former Residents Living Off Campus

The discussion leader for all five groups was Ira Fink, Ph.D., of Ira Fink and Associates, Inc. Christina Hilton, of Ira Fink and Associates, Inc., also participated in the focus groups. The groups were held in the Erb Memorial Union in one of the second floor meeting rooms. All students were paid a \$25 honorarium. The discussions began with a set of background questions and were followed by questions specific to the students' learning and housing environment. The following summarizes the discussions of the groups and the important points that were made. Each group is separately described.

### B. FIRST-TIME FRESHMEN LIVING IN RESIDENCE HALLS

#### Background Questions

Eight students attended this focus group of first-time freshmen living in residence halls; six were female and two were male. Four of the participants were 18 years old, and four were 19. None of the students had cars with them at school.

### **How Long They Had Lived in University of Oregon On-Campus Student Housing**

All of the students except one had lived in on-campus student housing for two terms, having started school in the fall. One started in winter term.

### **Factors that Led to Their Decision to Attend the University of Oregon**

When asked what led them to attend the University of Oregon, five of the students said that the in-state tuition was affordable and that cost was the biggest factor. One student was accepted into the honors program. Another had always lived at the beach and wanted to try something new. One liked the program and loved the campus. The journalism program was a main reason for another. One student wanted to go away to school but not too far from family.

### **Why They Moved into On-Campus Housing**

Three said that making friends and meeting people led them to choose on-campus housing and one wanted to be part of a community. One said it was the first option and another said it was the only option, a rite of passage. One had a scholarship that covered his housing.

### **Where They Plan to Live Next Year**

Only one student planned to continue living in on-campus housing next year while the others had already made arrangements for off-campus housing for fall 2011. Three planned to share a four-bedroom house with three to four other roommates. Of those moving into off-campus apartments, one chose a two-bedroom duplex with a shared kitchen, one chose a two-bedroom apartment with a private bedroom and bathroom, and one chose a four-bedroom apartment with separate entries for each room. One planned to live in a sorority house on a sleeping porch with 30 others, though she expected to qualify for a more private room through her GPA. They agreed that it was stressful to find a place to live off campus.

### **Conditions that Would Cause the Student to Leave On-Campus Housing**

The student who planned to stay in on-campus housing next year said she would leave if she changed universities or decided to live in a sorority house. The others gave reasons for why they might change their off-campus housing situations after next year. Three students planned to study abroad for part or all of their junior year. One would change roommates, and another would change both roommate and house. One had mixed expectations for her apartment. Another planned to stay at least until the following September, due to a twelve-month lease in her newly-found off-campus housing.

### **What They Like About Their Current Housing**

When asked what they liked about living in the residence halls, the students cited both social opportunities and convenience. Two liked living close to their friends, two enjoyed the community there, and two liked meeting new people. Three liked the convenient availability of food in the building, and three liked the central location of their housing on campus. They also mentioned feeling safe in their housing and having laundry there. One liked that her residence hall is off campus, and another liked that her residence hall is smaller.

### **What Could be Improved About Their Housing**

Several students agreed that the residence halls are fine and mostly what they expected from on-campus housing, though they still had improvements to suggest. They complained of loud noises, including from the heater, people in the hall at night, garbage trucks on the street, and the train. One lived in an older building whose steam heaters would break down. It also had older bed frames. The students wanted microwaves, larger kitchens, carpeting, and study rooms. One complained that her mattress is hard and another did not like having to carry her laundry up five flights of stairs. One said it was hard to find a place to be by yourself with a roommate there all the time. Another said that the rules get old and there is not enough freedom. The student who lived in the off-campus residence hall would like the convenience of other food venues.

### **Should the University Add More Housing?**

All but one student agreed that more student housing is needed and would support the university adding more. One had no thoughts either positive or negative on it. Another said that building more housing would increase costs and that the university could better spend the money by improving existing housing units. One student suggested moving the double rooms in the Living-Learning Center into triples. Of the eight students in the focus group, four students would not have continued living on campus, even if there was enough housing. One of these said that students were too regulated on campus. Three others said that they would have stayed if there was enough housing, with two of these wanting to stay if there were separate residence halls for upperclassmen only. One said that she did not want to sign a lease.

### **What Should New Housing be Like?**

They agreed that new housing should be apartment-style, or like the new Living-Learning Center. Several wanted fewer regulations or no regulations; one wanted more segregation by academic level. One wanted apartments further from campus while others wanted apartments on campus with meals for convenience.

### **Is What You Pay for Housing Affordable?**

The students paid about \$8,000 to \$11,000 an academic year for housing (room and board), or \$2,000 to \$3,000 per term. Except for one who paid \$8,000 and did not think it was too expensive, they all thought they paid too much and would like to pay less. One was not sure how much she pays because her parents pay for her housing, but she thinks it is expensive. They will be paying from \$400 plus utilities to \$500 with utilities per month in their off-campus housing next year. The one who will be living in the sorority house said she will pay \$400 to \$500 per term, which includes food.

### **Housing Type and Academic Progress**

One student said that living on campus was distracting and another said that her study habits have changed. Two students said that their housing has had no effect on their academic progress. One said that it was conducive and another said it was easy to sleep and study. One liked the student lounges in the Living-Learning Center but would not go to the library to study. Six students had GPA's of 3.8 or above, one had a 3.4, and another did not know.

### **Effect of Housing on Other Aspects of the Student's Life**

The students said that living on campus makes it easier to know what is happening on campus. They said that they are more involved and always around people. One said that he gets invited to things and another said she knows what's going on by email. Two spoke of increased exercise, including going to the recreation center more, being more willing to work out, and the ability to walk more on campus. One said that living on campus has no effect.

### **Eating on Campus**

All of the students liked the food on campus. One mentioned that the university provides good food options for vegans and vegetarians. Though they all liked the food, they expressed various concerns. One would like to see more variety and smaller portion sizes. One said the produce is not that fresh and another said the food has more calories than expected and she is not eating as well. Another said that it is more expensive to eat healthy. One student would like to see a burger place added among the specialty restaurants offered.

### **Working**

Two of the eight students worked, both as part of work-study programs. One of these worked in the molecular biology lab about six to seven hours a week. The other would like to work more hours than she does, but she has a \$500 limit per term on how much she can earn.



### **Number One Need on the Campus**

When asked what the students' number one need on campus was, several mentioned the food service hours. They would like the hours to be expanded to open breakfast earlier on the weekends, continue serving food later at night during the week, and keep breakfast open longer during the week. One student mentioned the need for more parking. Another disliked having to pay a lot for books and not receiving much on sell-back. One would like to see a transportation system between universities in Oregon.

### **Building on Campus they Spend the Most Time In**

Excluding housing and classrooms, the students spent time in the recreation center, the Honors College, the library, and the dining hall and cafe in the Living-Learning Center. They also spent time in Common Grounds, Dux Bistro, and Hamilton dining hall.

### **Learning Environment Questions**

#### **Most Frequent Place to Do Homework or Other Coursework**

Five of the eight students did their homework at the desk in their rooms, and three did schoolwork while sitting on their beds. Three said they also study in the hall lounges. They also studied in other friends' rooms, the laundry room, and the library. One said she studied on her bed because it is the most comfortable.

#### **Frequency and Type of Faculty Interaction Outside the Classroom**

Interaction with faculty outside the classroom varied in both type and frequency among the students. Four of the students used email to correspond with their professors; those who used email said that faculty were good about responding quickly, though some never respond. One who used email had never been to office hours to meet with a professor. Four students also used office hours to meet with their professors, though at different frequencies. One said that she used office hours for her smaller-enrollment classes four times. Another went two to three times a month. One went to office hours two times per week if he was having trouble with the class. Another had outside interactions with faculty seven to eight times. Other interactions included meeting with professors in the student's Freshman Interest Group (FIG) of 25 students. One had lunch with her professor every week as part of her residential FIG. Another student met with professors as part of scholarship counseling every term.

#### **Desire for Increased Faculty Interaction Outside the Classroom**

Six students did not feel the need for more outside interaction with faculty. They said that the office hours are enough and that they can make an appointment to meet with a faculty member if needed. One said he did not feel the need to be closer with his teachers. Two students said that



they would like to interact more, but that it depends on the professor. One said that it is hard to go to them and ask to meet outside of class.

### **Frequency and Type of Face-to-Face Student Interaction**

The students interacted with other students face-to-face both in class and outside of class for a variety of academic reasons. They met for group projects and discussed class. One said that she would ask her friends about classes and look at course evaluations to decide which classes to take. Two students said they talked in class with other students but not much after class while another said she did not have time to talk in class.

When asked if they discussed social, racial, or ethnic issues with other students, four said that they did. One of these had a discussion about abortion with her roommate. Another also discussed issues with his roommate who is a friend from high school. One said that she had a lot of friends of different races and interests but can find common ground and delve into different subjects. Another, who had a job, said that working and getting his mind off of college makes him use his time better. One said that he had face-to-face interactions with other students almost everyday. Another said that it depends on the context in which a friendship is built, but that students can find places to act scholarly.

### **Most Frequent Place to Interact with Other Students and the Role of Housing**

One student said that their housing and living situation encourages face-to-face interaction with other students. Six said that most of their student interaction takes place in the residence halls. One said that the residence halls have been conducive to interaction; she studies in groups and it is more fun. They described the residence halls as good for engaging in conversation and meeting people, that friends live on the same floor, and residents keep their doors open. They also mentioned meeting for group projects at the Erb Memorial Union and interacting with others in the dining hall, at the language center, and the library. One said that she does not have discussions outside of class or in her FIG and has to initiate student interactions.

### **Importance of Face-to-Face Interaction and the Role of the University**

All of the students agreed that face-to-face interaction is an important part of their education. One said that the residence halls are a good place to interact with different people and that students meet a diverse group of others while living in residence halls. Four students discussed ways that the university could facilitate more student interaction. Two of these were interested in a student dance. Two others suggested having a club fair and clubs based on majors. They wanted more university-facilitated events, including more events throughout the year instead of just in the fall.

### **Importance of Socializing with Students from Other Backgrounds**

All agreed that it is important for them to socialize with students from different racial, ethnic, cultural, or gender identification backgrounds. One said that it is important to have diversity. One lived in the international hall and said that, even though it was supposed to be multicultural, most of the students there were from China, and some of the Chinese students did not socialize at all. Another student said that it is not good to force diversity. One said that she appreciates having friends from other backgrounds, but that the university has a lot of work to do and that most people at the University of Oregon are white. Another said that it is important to know people from diverse backgrounds, but she has not found the opportunities to meet them.

### **Best Housing Environment**

When asked to describe the best housing environment for them, the students had several different priorities. Some students said that their experience this year has been good for them, though they had some things they would like in addition to their current arrangements. One would like a six-person suite with two to a bedroom and a common area. Two said that apartment-style housing would be best for them with a distinction of other than first-time freshman housing from freshman housing. One would like more hall-organized events. Another said that he would live with people from his major. One wanted a lot of integration but also her own personal space. Another wanted people in her same age group in a quiet environment. One loved the residence hall experience but would like a mixed floor of boys and girls as well as a kitchen and a place to hang out.

### **Social Eating Preferences**

The discussion led to a question of who the students eat with and how they socialize and meet people around food. Three said that they eat breakfast and lunch alone and have dinner with friends, two of whom have dinner with the same group. Two ate dinner and meals on weekends with others and people in their residence halls. One said that she does not eat by herself and has friends that she just has lunch with. Another said that she has dinner by herself and would like to meet other people. One ate with students in her residence hall as she made more friends, but said that she did not make friends in dining halls.

## **C. RETURNING STUDENTS LIVING IN RESIDENCE HALLS**

### **Background Questions**

Six students attended this focus group of returning students living in residence halls; three were female and three were male. One was 19 years old, three were 20 years old, and two were 21. Three of the students had cars with them at school.

### **How Long They Had Lived in University of Oregon On-Campus Student Housing**

One was a transfer student from Central Oregon Community College in Bend, so this was his first year in the residence halls. Two others had lived in on-campus housing for three years. One had lived off-campus at Stadium Park housing as a freshman because there was not room on campus. Another student lived on campus as a freshman, then moved off campus, and just moved back on; this is her second year on campus. Another also lived on campus for two years.

### **Factors that Led to Their Decision to Attend the University of Oregon**

When asked what led them to attend the University of Oregon, the students mentioned a variety of reasons. Four said that they came for specific programs, including the business school, the sports business program, and the research opportunities in microbiology and genetics. One student received a presidential scholarship. Three said that they liked Eugene, for the ambience and its green environment. Another wanted to stay in state and said that Portland State was uppity. One said the two-hour drive to his parents' home was close yet had some distance, and the price for in-state tuition was agreeable. Another said that her boyfriend coming here was a factor for her.

### **Why They Moved into On-Campus Housing**

Two chose on-campus housing for the convenience of being close to class and the convenience of prepared food in the dining halls. One had a scholarship that paid for him to live on campus. Two students had previously lived in private housing off campus and found that it was an isolating experience for them; one said it was difficult to get to and from campus, and the other said it was inconvenient, she hated cooking for herself, and felt isolated living by herself because she likes knowing there are people around. Two said that it is easy to meet people. Another two had transferred in from community college. Another said that she wanted an immediate sense of community. One who was a transfer student wanted to apply to be a resident assistant in the residence halls.

### **Where They Plan to Live Next Year**

One student planned to transfer to another school next academic year. Two said they would be staying in on-campus housing next year, one in the residence halls and one living and working as a resident assistant. If she had not gotten the RA position, she was in line to move into quad housing off campus. Another was moving into a house with other students from Burns, Oregon. One was not sure if she would stay or move off campus.

### **Conditions that Would Cause the Student to Leave On-Campus Housing**

Two students said they love to cook and that access to a kitchen is important to them. Another said it was hard to be connected with people on campus because they are younger than her. She also said that it probably costs less to live off campus. One complained of the whole residence hall

having to pay fines for other students who would not confess to doing damage to the halls; he said that one student even got framed and kicked out of the school for something he did not do.

### **What They Like About Their Current Housing**

When asked what they liked about living in the residence halls, four said they liked the convenience of being close to classes. Three said they liked that there are people around to socialize with. Two enjoyed the sense of community. One said that when he moved from Bean Hall to the Living-Learning Center he had more space, but the sense of community was not as strong there. Another said that he was lucky to get into the upperclassmen transfer hall where he likes that it is more study oriented and culturally aware. One who lived in Barnhart Hall said that she liked having to walk to get food service. They also mentioned feeling secure, cozy, and the comfort of living on campus, as well as not having to cook.

### **What Could be Improved About Their Housing**

Two students who lived in Barnhart Hall said that the electrical outlets are awkwardly placed and the furniture is randomly spaced. One would like rooms with their own bathrooms. One said that when she lived in the Smith wing of Walton Hall there were issues with the heater, including leaky pipes and difficulty turning the heater on. Another said that the lobbies need to be more of a home environment. One focused on the need for more student involvement and more efforts to get students involved. He said there were problems with theft and drunkenness, and he complained of the university neglecting piano integrity, only tuning the pianos but not taking care of them. One wanted kitchens in residence halls. Another wanted paper towels stocked in the bathrooms, smaller food portions, and more upperclassmen residence halls.

### **Should the University Add More Housing?**

All of the students thought that it was a great idea for the university to add more student housing. One said that she fully supports it and likes university money to be used to support students. Another said that it is important to sustain the university's growth and that housing needs more variety. One said that it would be a good idea to separate new housing from the freshman housing.

### **What Should New Housing be Like?**

One student said that new housing should provide more electrical outlets and focus on student services. Another said that new housing should be like the Living-Learning Center, or like an ivy league quad, with rooms so that residents can be more social. While one said that new housing should have kitchens like in Bean Hall, another said that communal kitchens are not needed. She wanted a place to play the piano or do a hobby. One said to keep the standard double room with shared bathrooms, but to add up-to-date technology rooms like in the library, with televisions for working on group projects. Another liked the Stadium Park format.

**Is What You Pay for Housing Affordable?**

The students paid about \$9,000 to \$11,000 per academic year for on-campus housing. Four of them said that the price is worth what they receive, including the availability of food. One said that the price is not unreasonable. Only one said that he would prefer to pay less and that off campus, he could pay only \$500 a month for housing.

**Housing Type and Academic Progress**

Five of the six students said that living on campus has had a positive effect on their academic progression. One said the close proximity of everything facilitates academic progression. Two agreed that the environment is conducive. One said that she sees herself as a driven person and another said that living on campus helped his academics. The sixth student said that it hindered her at first, but she goes to the library; she has a 2.52 GPA.

**Effect of Housing on Other Aspects of the Student's Life**

For three of the students, living on campus affected their social life. One said that she made a close-knit group of friends of people from all over the world. Another said that he met all of his friends there and another said that meeting people in the residence hall was a good way to settle in. One said that his social life is healthier. Off campus, he was in a small social group and was a heavy drinker, and moving back on campus was a way to change social groups. One said she has issues of balance in life. She is self-motivated and does things to the extreme. Another said that in on-campus housing, he is aware of others' opinions of him and more aware of what he is doing because there are always other people around who are watching.

**Eating on Campus**

The students liked the campus food but had improvements to suggest. The student who lives in a residence hall off campus said that she likes having to leave to get to food. She wishes there were healthier food options and likes portion control. Two thought the point system could be improved, saying that points should be more consistent, and suggesting greater variety in meal plans, including fewer points for smaller options. One would like to see an increase in the variety of food. Another said the portions are too big. Two agreed that there a lot of places they can go to eat and find something good.

**Working**

One worked as an RA, but none of the other students had jobs. One said that he was on scholarship.

### **Number One Need on the Campus**

When asked what the students' number one need on campus was, several mentioned aspects of the university atmosphere. One wanted more attention by the Residence Hall Association to putting on events and a more comfortable environment. Another wanted the university to promote university housing as an academic environment. One wanted to see the university hire someone who can do better marketing for campus events and activities to get people involved. One wanted better academic quality and two wanted more approachable faculty.

### **Building on Campus they Spend the Most Time In**

Excluding housing and classrooms, the students spent time in the Science Library, the Knight Library, and the Knight Law Library. They also spent time in Lillis, the Barnhart Cafe, the Recreation Center, the computer lab in Allen, and the HEDCO Education Building.

### **Learning Environment Questions**

#### **Most Frequent Place to Do Homework or Other Coursework**

The students did homework and coursework in a variety of places. One did her work at her desk in her bedroom while another worked on her bed in Barnhart Hall. One preferred the Knight Law Library as a study location because it is convenient and not many people are there. Another did his work at the Starbucks on 13th. One did about half of his work at his desk and another half in the Science Library.

#### **Frequency and Type of Faculty Interaction Outside the Classroom**

Interaction with faculty outside the classroom varied in both type and frequency among the students in this focus group as well. One student said that she would talk with faculty before or after class, but that other kinds of interactions with faculty were way too personal for her. One interacted mostly through email and said that professors were responsive within 24 hours. Another said that he emailed faculty every other week, talked with professors before and after class once a week, and went to office hours for about half an hour once a week. One interacted with faculty outside the classroom about once a week, going to office hours, which he said were rarely used by others. Another said about one-half of his interactions were at office hours and one-half were at lunch. He takes advantage of the dining program that gives faculty free lunch when they eat with students. He said he ate lunch with faculty weekly. One student said that she does not interact with faculty and is not much of a question asker, though it is easy to get to office hours.

#### **Desire for Increased Faculty Interaction Outside the Classroom**

Two students would like to see more opportunities to interact with faculty outside the classroom. When asked about the faculty lunch program, one said that he has not utilized it yet and is unsure



if he will, another said she knows one faculty she would like to have lunch with, and another said he would like to do it. The student who already utilizes the program said that he got a research position through those outside interactions with faculty.

### **Frequency and Type of Face-to-Face Student Interaction**

The students interacted with other students face-to-face both in class and outside of class. One said that she interacted with students for academic reasons for fifteen hours a week because she has a lot of projects in business. Two spent three to four hours a week. One said that he centers his classes around friends and people he can talk to. Another had group projects with students in her major and had face-to-face interaction with them six to ten hours per week. One said that she mostly communicated about coursework through email. One preferred to study alone. When asked if they discussed social, racial, or ethnic issues with other students, two said that they did. One of these had these types of discussions every day with his friends, including a Serbian, a Persian, and a mountain man. The other said that talking about race is a daily experience with the people in his hall and through participation in the Asian American Student Union.

### **Most Frequent Place to Interact with Students and the Role of Housing**

Three students said that the residence halls were one of the places they interacted most with other students face-to-face. One said that he talks with others before class for academic questions and at the Arena for non-academic interaction. Another said he interacts with others at Carson dining hall. One said in class and in breaks between classes, and another said both in and out of class.

### **Importance of Face-to-Face Interaction and the Role of the University**

All of the students agreed that face-to-face interaction is an important part of their education. One said that community is multi-dimensional and that this should be encouraged by the faculty. Another said this type of interaction is huge; it's what keeps people from going crazy. One said that whether interaction is an important part of an education depends on a student's major. Another said the university should provide the opportunity for interaction through a lot of student groups.

### **Importance of Socializing with Students from Other Backgrounds**

All agreed that it is important for them to socialize with students from different racial, ethnic, cultural, or gender identification backgrounds. For one student, socializing is very important and he hates to be ignorant. Carson Dining is a conducive environment for these interactions for him. Another said that it is important to him because he has experienced it; diversity in the residence halls helps to foster it. One said that she came from a really small town and enjoys learning about different cultures. For her, most of this happened in the residence halls. One said that it is pretty important and that many students found out how rough others had it growing up. For another, it is important for personal growth and to hear other views, though it takes personal initiative to make it happen.

### **Best Housing Environment**

When asked to describe the best housing environment for them, the students had several different priorities. One said that accessibility for people with disabilities was important to her, as well as community-based living of 10 to 20 people with a communal living room. Another said her best housing environment is feeling connected to her neighbors, with more community-based opportunities like dances. One would like to have dodgeball tournaments to foster relationships between residence halls. Another's best environment fosters traditions and keeps up with amenities and services. Community was the most important factor for one student, while an academic environment was most important to another, including close proximity to campus, connectedness, and a community of people to talk with and broaden horizons.

## **D. STUDENTS LIVING OFF-CAMPUS**

### **Background Questions**

Four students attended this focus group of former residents living off campus; all four were female. Three were 19 years old and one was 20. Two of the students had cars with them at school.

### **How Long They Had Lived in University of Oregon On-Campus Student Housing**

All four had lived in on-campus student housing for their freshman year. Three lived in Barnhart Hall and one lived in Walton - Adams Hall.

### **Why They Moved into Their Current Housing**

One said that she did not want to experience the residence hall again and did not want to have a resident assistant. She wanted a house and a place where she could have dogs. Another joined the sorority, so that is why she moved into the sorority house, where she will live for two years. The other two students indicated that they did not have a choice, saying that most people who become sophomores move out of on-campus housing. The students living in the house and in a quad apartment planned to stay there the following year as well.

### **Conditions that Would Cause the Student to Leave Their Off-Campus Housing**

One said that the sorority house is crazy and that it's hard to have friends over. She said it is too many people to live with. Another said that not having a dishwasher or disposal, as well as the 1970's decor, could lead her to move out. One said that the living room in her quad apartment is actually like a hallway with a TV in it. The student who lived in a house said she would only move out if she left the university.



**What They Like About Their Current Housing**

Two said that they love the location of their current housing, and one added that it is convenient. The two others liked that their housing is close to campus and has affordable rent, and one added that it is big.

**What Could be Improved About Their Housing**

They mentioned several different improvements that could be made to their housing. One said there is mold, the carpet needs replacing, and the rental agency does not like students. Another said her housing needs a dishwasher and disposal and that the washer and dryer and other appliances are old. One said there is not a lot of personal space in the sorority house. Another said that laundry is \$1.25 per load and that wi-fi could be better and included in utilities.

**Should the University Add More Housing?**

All of the students thought that it was a good idea for the university to add more student housing. One said that she had friends who had to live in Stadium apartments because there was not enough on-campus housing while another said that she was on the waiting list to get a dorm. Another said that it would be really great for the university to add apartment housing, which would feel safer. One said new housing should add more food options as well.

**What Should New Housing be Like?**

Three students said that new housing should be apartments. One said the apartments should be suite-style with four to five students to an apartment. Another said the university should also add more residence halls. One said that university housing should have different options. Three students also mentioned how new housing should include additional food services. One said that the food in Barnhart Hall closed at 8:00pm and she often had to go to 7-Eleven to buy food. Another mentioned having housing that offers more options for those leaving on study abroad, since moving out of on-campus housing mid-year is expensive.

**Is What You Pay for Housing Affordable?**

The student living in the quad paid \$440 per month on a 12-month lease with each of the quad residents on a separate lease. She paid for utilities, internet, and cable. The one living in an apartment said the rent is \$825 for two people on a 12-month lease, including water. She also paid for electricity. The one that shares a house with a roommate paid \$625 a month on a 12-month lease, which does not include utilities. Electricity is \$200 and internet is \$150, totalling \$750 per month. She said she can pay for it. The student living in the sorority house paid \$1,300 per term including a \$100 sorority fee. That covers food during the week for lunch and dinner, plus dinner at a restaurant on Sundays with a \$5 voucher.

**Housing Type and Academic Progress**

Two of the four said their grades had improved since living in off-campus housing and two said their grades were about the same. Of those doing better now living off campus, one said that while living in the residence hall there were always people around and the other said she feels more pressure to study now. Of those doing about the same, one said it is quieter in her apartment. When asked if they would have stayed in on-campus housing, one said she liked the residence halls but would have liked having her own room. Another said she would move back on campus if the university had other than first-time freshman residence halls. One said she would have lived on campus.

**Effect of Housing on Other Aspects of the Student's Life**

All said that living off campus had affected other aspects of life. Two said that it is easy to party and they do not have to worry. One said people can come to her house and the other said she has met all of her neighbors. The sorority house is really strict with no parties or alcohol. The one who lives there has a boyfriend.

**Eating on Campus**

The students liked the campus food but no longer have easy options for eating on campus. One said that she ate at Carson and would buy a small point plan of 50 to 60 points per month. Another agreed with her and said she eats at the Student Union and cooks most of her food. One liked how easy the food was in the residence halls. Now she goes to Safeway and gets one meal a day from on-campus dining because she works in food services. Another ate at the Living-Learning Center on Tuesday; she also wants a small point plan and says she does not have good eating habits.

**Working**

Three of the four students worked. One worked at Dux Bistro in the Living-Learning Center; she got a job after she got her apartment and works ten hours a week. Another babysits for four hours every other week. One interns for 6 hours a week at the art museum.

**Number One Need on the Campus**

When asked what the students' number one need on campus was, two said that increasing security was most important by improving outdoor lighting, making security visible, and adding more blue lights on campus. One said she wanted more places to shop. Another said she would like more food options. One suggested better ticketing options for football games and a student-run book exchange.

### **Building on Campus they Spend the Most Time In**

Excluding housing and classrooms, three of the students spent most of their time in the Lillis business building. One spent time at Lawrence Architecture School and Library, which has a coffee shop. Another mentioned Allen Hall and the School of Journalism.

### **Learning Environment Questions**

#### **Most Frequent Place to Do Homework or Other Coursework**

The students did homework and coursework in a variety of places. Two worked at their desks in their bedrooms. One said she worked at home on her bed because she does not have a desk; she also sits on the couch. Another studies at the Knight Library so she can be away from the TV.

#### **Frequency and Type of Faculty Interaction Outside the Classroom**

Two said they do not attend office hours very often but do go when there is a term paper due. Another said she goes to office hours for homework questions, which is really helpful. She sees at least one faculty once a week. One said she goes to the graduate teaching fellow first.

#### **Desire for Increased Faculty Interaction Outside the Classroom**

All of the students said they would not interact with faculty in a dining setting. One said that food is too personal and eating with a faculty member would be like a date. She said faculty interaction needs to be by appointment. Another said that kind of interaction would be intimidating. She uses food time to socialize. She also said it is hard to be personable with professors, though she would like to meet and greet with faculty. One said that dining halls are loud, though group lunches would work. They agreed that such interactions would depend on the location and the group.

#### **Frequency and Type of Face-to-Face Student Interaction**

The students interacted with other students face-to-face on a frequent, daily basis. One said that she gets to class early and always talks to students then, but also has face-to-face interactions in her house. Another also went to class early and discusses social issues a lot with her friends, though said it was hard to put a number on it. One said she talks about issues with others, particularly education issues. Another said that interactions are based on friendship – they start discussing academics, but the conversation does not stay there. She had interactions one to two times a day.

#### **Most Frequent Place to Interact with Students and the Role of Housing**

Several said they would make appointments with other students to discuss something specific. Three would meet students at Starbucks, one always at Starbucks, one for lunch or Starbucks, and

one at the library or Starbucks. For private conversations, they would meet people in their room in the residence hall. Casual interactions would happen when they bumped into someone or at the house. Two said that they talk with students in the elevator. Another said at lunch or dinner, and another said at Lillis in between classes.

### **Importance of Face-to-Face Interaction and the Role of the University**

All of the students agreed that face-to-face interaction is an important part of their education. One said that it is easier to meet students when classes are smaller. One liked to study in groups at her apartment and at Dux Bistro last year. Another agreed that getting together for group study is important. One likes to be with people who have similar ideas as her. They said it was difficult to coordinate meetings because there is no cell phone service in the library or at Lillis.

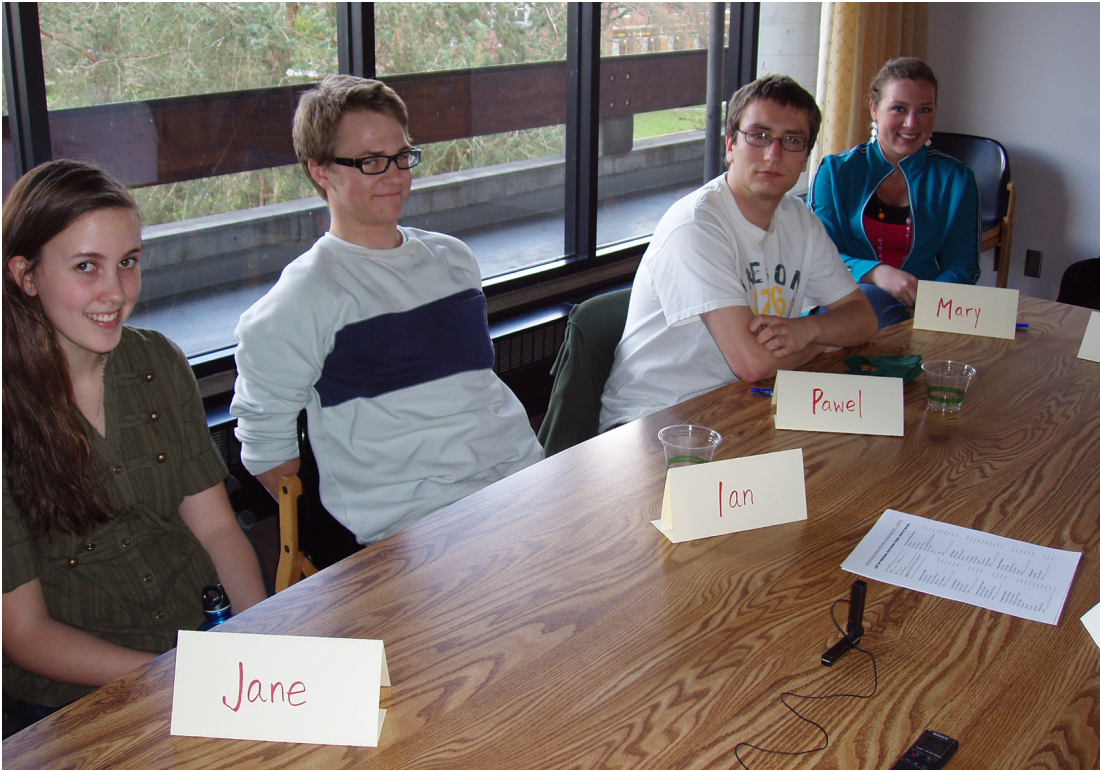
### **Importance of Socializing with Students from Other Backgrounds**

One said that it is important for them to socialize with students from different racial, ethnic, cultural, or gender identification backgrounds. She said that Oregon is all white but that she is not. She surrounds herself with people who are more culturally diverse; her best friends are half African American. Another lived in a multi-cultural hall and said living together forces you to meet people from different backgrounds. One said that she meets other people in her classes because they have the same interests. Another said that it was difficult for her to deal with foreign students; she had a foreign roommate and it was a lot of work for her.

### **Best Housing Environment**

When asked to describe the best housing environment for them, these students also had individually tailored priorities. One said that her best environment would be to have her own room where she can sleep, but have someone close by to feel safe, and have a shared bathroom. Another said she needs a place for quiet and a clean, sanitary environment, with two to four people. One said that she has to have her own space and feel independent. She needs somewhere quiet and comfortable where she can come home and relax and not worry about what is around her. Another said she loves being able to socialize.





University of Oregon, Student Housing Focus Group



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# Appendix E

Financial Pro Forma





Ira Fink and Associates, Inc.

University of Oregon, Hamilton Complex, Robbins Hall. Double student room.

## **APPENDIX E FINANCIAL PRO FORMA**

This section contains the financial pro forma for the University of Oregon, *Residence Hall Feasibility and Market Demand Study*.

The assumptions for this pro forma are spelled out in Section VII of this study.



**Table E1  
ESTIMATED CONSTRUCTION COSTS**

A	B	C	D	E	F	G	H	I	J	K
University Action	2014-15 Open 816 Beds (516 PLC) (300 ECRH)	2015-16 Demolish 812 Beds (Hamilton)	2016-17 Open Commissary, Catering Kit, Wood Shop	2017-18 Open 718 Beds (Hamilton Replacement)	2018-19 Demolish 722 Beds (Bean)	2019-20	2020-21 Open 630 Beds (Bean Replacement)	2021-22 Demolish 629 Beds (Walton)	2022-23	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	816	--	--	718	--	--	630	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	812	--	--	722	--	--	629	--	--
6. Sq. Ft./Bed (Gross Sq. Ft.)	390	--	--	369	--	--	369	--	--	--
7. Average Sq. Ft./Unit	--	--	--	--	--	--	--	--	--	--
8. Total Gross Sq. Ft.	318,000	216,849	37,000	264,942	161,575	--	232,470	201,807	--	--
9. Construction Cost/Sq. Ft.	\$254.24	--	\$254.24	\$254.24	--	--	\$254.24	--	--	--
10. Total New Const Cost (2011)	\$80,848,320	--	9,406,880	67,358,854	--	--	59,103,173	--	--	--
11. Total Renovated Cost	--	--	--	--	--	--	--	--	--	--
12. Const. Inflation (Annual)	0.050	0.040	0.040	0.040	0.040	0.040	0.040	0.040	0.040	0.040
13. Const. Inflation (Cumulative)	1.158	1.204	1.252	1.302	1.354	1.408	1.465	1.523	1.584	1.584
<b>14. Subtotal Hsg Const Cost</b>	<b>\$93,592,036</b>	<b>\$0</b>	<b>\$11,778,234</b>	<b>\$87,712,725</b>	<b>\$0</b>	<b>\$0</b>	<b>\$86,572,255</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
15. Demolish Buildings (\$/sf)	4.63	5.57	5.80	6.03	6.27	6.52	6.78	7.05	7.34	7.34
16. Demolition Cost	--	\$1,208,889	--	--	\$1,013,219	--	--	\$1,423,526	--	--
17. --	--	--	--	--	--	--	--	--	--	--
18. --	--	--	--	--	--	--	--	--	--	--
<b>19.</b>	<b>\$0</b>	<b>\$1,208,889</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,013,219</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,423,526</b>	<b>\$0</b>	<b>\$0</b>
20. --	--	--	--	--	--	--	--	--	--	--
21. --	--	--	--	--	--	--	--	--	--	--
22. --	--	--	--	--	--	--	--	--	--	--
<b>23.</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
24. Housing Admin Bldg GSF	--	--	--	10,000	--	--	--	--	--	--
25. Construction Cost/Sq. Ft.	--	--	--	\$254.24	--	--	--	--	--	--
26. Cost Inflation (A13)	--	--	--	1.302	--	--	--	--	--	--
<b>27. Total Hsg Admin Const Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,310,639</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
28. Comm/Recrea Bldg (GSF)	--	--	--	--	--	--	--	--	--	--
29. Construction Cost/Sq. Ft.	--	--	--	--	--	--	--	--	--	--
<b>30. Subtotal Comm Bldg Const</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
31. Information Tech/Telephone	--	--	--	--	--	--	--	--	--	--
32. Site Landscaping	--	--	--	--	--	--	--	--	--	--
<b>33. Subtotal IT/Landscaping</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
34. Parking/Bed or Unit	--	--	--	--	--	--	--	--	--	--
35. Total Parking	415	--	--	--	--	--	--	--	--	--
36. Cost/Space	\$40,000	--	--	--	--	--	--	--	--	--
37. Cost Inflation (A13)	1.158	--	--	--	--	--	--	--	--	--
<b>38. Subtotal Parking Const Cost</b>	<b>\$19,216,575</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>39. TOTAL CONST COST</b>	<b>\$112,808,611</b>	<b>\$1,208,889</b>	<b>\$11,778,234</b>	<b>\$91,023,364</b>	<b>\$1,013,219</b>	<b>\$0</b>	<b>\$86,572,255</b>	<b>\$1,423,526</b>	<b>\$0</b>	<b>\$0</b>

**Table E1  
ESTIMATED CONSTRUCTION COSTS**

A	B	L	M	N	O	P	Q	R	S	T
University Action	2023-24 Open 727 Beds (Walton Replacement)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	727	--	--	--	--	--	--	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	--	--	--	--	--	--	--	--	--
6. Sq. Ft./Bed (Gross Sq. Ft.)	369	--	--	--	--	--	--	--	--	--
7. Average Sq. Ft./Unit	--	--	--	--	--	--	--	--	--	--
8. Total Gross Sq. Ft.	268,263	--	--	--	--	--	--	--	--	--
9. Construction Cost/Sq. Ft.	\$254.24	--	--	--	--	--	--	--	--	--
10. Total New Const Cost (2011)	\$68,203,185	--	--	--	--	--	--	--	--	--
11. Total Renovated Cost	--	--	--	--	--	--	--	--	--	--
12. Const. Inflation (Annual)	0.040	0.040	0.040	0.040	0.040	0.040	0.040	0.040	0.040	0.040
13. Const. Inflation (Cumulative)	1.648	1.714	1.782	1.853	1.928	2.005	2.085	2.168	2.255	
<b>14. Subtotal Hsg Const Cost</b>	<b>\$112,375,751</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
15. Demolish Buildings (\$/sf)	7.63	--	--	--	--	--	--	--	--	--
16. Demolition Cost	--	--	--	--	--	--	--	--	--	--
17. --	--	--	--	--	--	--	--	--	--	--
18. --	--	--	--	--	--	--	--	--	--	--
<b>19.</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
20. --	--	--	--	--	--	--	--	--	--	--
21. --	--	--	--	--	--	--	--	--	--	--
22. --	--	--	--	--	--	--	--	--	--	--
<b>23.</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
24. Housing Admin Bldg GSF	--	--	--	--	--	--	--	--	--	--
25. Construction Cost/Sq. Ft.	--	--	--	--	--	--	--	--	--	--
26. Cost Inflation (A13)	--	--	--	--	--	--	--	--	--	--
<b>27. Total Hsg Admin Const Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
28. Comm/Recrea Bldg (GSF)	--	--	--	--	--	--	--	--	--	--
29. Construction Cost/Sq. Ft.	--	--	--	--	--	--	--	--	--	--
<b>30. Subtotal Comm Bldg Const</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
31. Information Tech/Telephone	--	--	--	--	--	--	--	--	--	--
32. Site Landscaping	--	--	--	--	--	--	--	--	--	--
<b>33. Subtotal IT/Landscaping</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
34. Parking/Bed or Unit	--	--	--	--	--	--	--	--	--	--
35. Total Parking	--	--	--	--	--	--	--	--	--	--
36. Cost/Space	--	--	--	--	--	--	--	--	--	--
37. Cost Inflation (A13)	--	--	--	--	--	--	--	--	--	--
<b>38. Subtotal Parking Const Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>39. TOTAL CONST COST</b>	<b>\$112,375,751</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Table E2  
ESTIMATED FURNISHINGS COSTS**

A	B	L	M	N	O	P	Q	R	S	T
University Action	2023-24 Open 727 Beds (Walton Replacement)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	727	--	--	--	--	--	--	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	--	--	--	--	--	--	--	--	--
6. Furnishings/New Bed	--	--	--	--	--	--	--	--	--	--
7. Furnishings/Renovated Bed	--	--	--	--	--	--	--	--	--	--
8. Furnishings/Unit	--	--	--	--	--	--	--	--	--	--
9. Appliances/Floor-Apartment	--	--	--	--	--	--	--	--	--	--
10. Total Furnishings Cost (New Beds)	--	--	--	--	--	--	--	--	--	--
11. Total Furnishings Cost (Renovated Beds)	--	--	--	--	--	--	--	--	--	--
12. Total Furnishings Cost (Unit)	--	--	--	--	--	--	--	--	--	--
13. Total Appliances Cost (Building)	--	--	--	--	--	--	--	--	--	--
<b>14. Total Appliances</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
15. Common Lounge Furnishings	--	--	--	--	--	--	--	--	--	--
16.	--	--	--	--	--	--	--	--	--	--
<b>17. Total Moveable Equipment</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
18.	--	--	--	--	--	--	--	--	--	--
19.	--	--	--	--	--	--	--	--	--	--
20.	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>21. TOTAL MOVEABLE EQUIPMENT</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>22. TOTAL APPLIANCES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Table E3**  
**ESTIMATED UTILITY AND SITE DEVELOPMENT COSTS**

A	B	L	M	N	O	P	Q	R	S	T
	<i>University Action</i>	<i>2023-24 Open 727 Beds (Walton Replacement)</i>	<i>2024-25</i>	<i>2025-26</i>	<i>2026-27</i>	<i>2027-28</i>	<i>2028-29</i>	<i>2029-30</i>	<i>2030-31</i>	<i>2031-32</i>
1. No. of Suites/Units/Apts		--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit		--	--	--	--	--	--	--	--	--
3. No. of New Beds		727	--	--	--	--	--	--	--	--
4. No. of Renovated Beds		--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish		--	--	--	--	--	--	--	--	--
6. Extend Water - Fire Loop/LF		--	--	--	--	--	--	--	--	--
7. Subtotal Cost		--	--	--	--	--	--	--	--	--
8. Extend Electrical Service/LF		--	--	--	--	--	--	--	--	--
9. Subtotal Cost		--	--	--	--	--	--	--	--	--
10. Extend Gas/LF		--	--	--	--	--	--	--	--	--
11. Subtotal Cost		--	--	--	--	--	--	--	--	--
12. Extend Storm/LF		--	--	--	--	--	--	--	--	--
13. Subtotal Cost		--	--	--	--	--	--	--	--	--
14. Extend Tele/Data/LF		--	--	--	--	--	--	--	--	--
15. Subtotal Cost		--	--	--	--	--	--	--	--	--
16. Development Fees		--	--	--	--	--	--	--	--	--
17. Other Site Devel Costs		--	--	--	--	--	--	--	--	--
<b>18. TOTAL UTILITY/SITE COST</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Table E4  
PROJECT COST SUMMARY**

A	B	C	D	E	F	G	H	I	J	K
University Action	2014-15 Open 816 Beds (516 PLC) (300 ECRH)	2015-16 Demolish 812 Beds (Hamilton)	2016-17 Open Commissary, Catering Kit, Wood Shop	2017-18 Open 718 Beds (Hamilton Replacement)	2018-19 Demolish 722 Beds (Bean)	2019-20	2020-21 Open 630 Beds (Bean Replacement)	2021-22	2022-23	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	816	--	--	718	--	--	630	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	812	--	--	722	--	--	629	--	--
6. Housing (A14)	\$93,592,036	--	\$11,778,234	\$87,712,725	--	--	\$86,572,255	--	--	--
7. Demolition (A19)	--	\$1,208,889	--	--	\$1,013,219	--	--	\$1,423,526	--	--
8.	--	--	--	--	--	--	--	--	--	--
9. Housing Admin Building (A27)	--	--	--	\$3,310,639	--	--	--	--	--	--
10. Common/Rec (A30)	--	--	--	--	--	--	--	--	--	--
11. Parking (A38)	\$19,216,575	--	--	--	--	--	--	--	--	--
12. Site Utilities (C18)	--	--	--	--	--	--	--	--	--	--
<b>13. Total Construction</b>	<b>\$112,808,611</b>	<b>\$1,208,889</b>	<b>\$11,778,234</b>	<b>\$91,023,364</b>	<b>\$1,013,219</b>	<b>\$0</b>	<b>\$86,572,255</b>	<b>\$1,423,526</b>	<b>\$0</b>	<b>\$0</b>
14. Total Movable Equip (B-17)	--	--	--	--	--	--	--	--	--	--
15. Info Tech/Landscap (A-32)	--	--	--	--	--	--	--	--	--	--
16. Appliances (B-14)	--	--	--	--	--	--	--	--	--	--
17.	--	--	--	--	--	--	--	--	--	--
<b>18. Total Construction</b>	<b>\$112,808,611</b>	<b>\$1,208,889</b>	<b>\$11,778,234</b>	<b>\$91,023,364</b>	<b>\$1,013,219</b>	<b>\$0</b>	<b>\$86,572,255</b>	<b>\$1,423,526</b>	<b>\$0</b>	<b>\$0</b>
19. Soft Costs (35.0% of D18)	\$39,483,014	\$423,111	\$4,122,382	\$31,858,177	\$354,627	\$0	\$30,300,289	\$498,234	\$0	\$0
<b>20.</b>	<b>\$152,291,625</b>	<b>\$1,632,001</b>	<b>\$15,900,616</b>	<b>\$122,881,542</b>	<b>\$1,367,846</b>	<b>\$0</b>	<b>\$116,872,544</b>	<b>\$1,921,760</b>	<b>\$0</b>	<b>\$0</b>
21. Const/Est Cont	--	--	--	--	--	--	--	--	--	--
<b>22. Total Project Cost</b>	<b>\$152,291,625</b>	<b>\$1,632,001</b>	<b>\$15,900,616</b>	<b>\$122,881,542</b>	<b>\$1,367,846</b>	<b>\$0</b>	<b>\$116,872,544</b>	<b>\$1,921,760</b>	<b>\$0</b>	<b>\$0</b>
<b>23. Cumulative Pjt Cost</b>	<b>\$152,291,625</b>	<b>\$153,923,626</b>	<b>\$169,824,242</b>	<b>\$292,705,784</b>	<b>\$294,073,629</b>	<b>\$294,073,629</b>	<b>\$410,946,173</b>	<b>\$412,867,933</b>	<b>\$412,867,933</b>	<b>\$412,867,933</b>

**Table E4  
PROJECT COST SUMMARY**

A	B	L	M	N	O	P	Q	R	S	T
	University Action	2023-24 Open 727 Beds (Walton Replacement)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1. No. of Suites/Units/Apts		--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit		--	--	--	--	--	--	--	--	--
3. No. of New Beds		727	--	--	--	--	--	--	--	--
4. No. of Renovated Beds		--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish		--	--	--	--	--	--	--	--	--
6. Housing (A14)	\$112,375,751	--	--	--	--	--	--	--	--	--
7. Demolition (A19)	--	--	--	--	--	--	--	--	--	--
8.	--	--	--	--	--	--	--	--	--	--
9. Housing Admin Building (A27)	--	--	--	--	--	--	--	--	--	--
10. Common/Rec (A30)	--	--	--	--	--	--	--	--	--	--
11. Parking (A38)	--	--	--	--	--	--	--	--	--	--
12. Site Utilities (C18)	--	--	--	--	--	--	--	--	--	--
<b>13. Total Construction</b>	<b>\$112,375,751</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
14. Total Movable Equip (B-17)	--	--	--	--	--	--	--	--	--	--
15. Info Tech/Landsca (A-32)	--	--	--	--	--	--	--	--	--	--
16. Appliances (B-14)	--	--	--	--	--	--	--	--	--	--
17.	--	--	--	--	--	--	--	--	--	--
<b>18. Total Construction</b>	<b>\$112,375,751</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
19. Soft Costs (35.0% of D18)	\$39,331,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>20.</b>	<b>\$151,707,264</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
21. Const/Est Cont										
<b>22. Total Project Cost</b>	<b>\$151,707,264</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>23. Cumulative Pjt Cost</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>	<b>\$564,575,197</b>

**Table E5  
DEBT SERVICE**

A	B	C	D	E	F	G	H	I	J	K
University Action	2014-15 Open 816 Beds (516 PLC) (300 ECRH)	2015-16 Demolish 812 Beds (Hamilton)	2016-17 Open Commissary, Catering Kit, Wood Shop	2017-18 Open 718 Beds (Hamilton Replacement)	2018-19 Demolish 722 Beds (Bean)	2019-20	2020-21 Open 630 Beds (Bean Replacement)	2021-22	2022-23	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	816	--	--	718	--	--	630	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	812	--	--	722	--	--	629	--	--
6. Project Cost	\$152,291,625	\$1,632,001	\$15,900,616	\$122,881,542	\$1,367,846	--	\$116,872,544	\$1,921,760	--	--
7. Capitalized Interest Cost (13.4%)	\$20,407,078	\$218,688	\$2,130,683	\$16,466,127	\$183,291	--	\$15,660,921	\$257,516	--	--
8. Amount to Be Financed	\$172,698,703	\$1,850,689	\$18,031,298	\$139,347,668	\$1,551,137	--	\$132,533,465	\$2,179,276	--	--
9. Debt Service	\$11,556,468	\$123,842	\$1,206,599	\$9,324,719	\$103,797	--	\$8,868,733	\$145,830	--	--
	0.053 30	5.25 Percent 30 Years								
10. Debt Service Coverage	--	--	--	--	--	--	--	--	--	--
<b>11. Total Debt Service</b>	<b>\$11,556,468</b>	<b>\$123,842</b>	<b>\$1,206,599</b>	<b>\$9,324,719</b>	<b>\$103,797</b>	<b>\$0</b>	<b>\$8,868,733</b>	<b>\$145,830</b>	<b>\$0</b>	<b>\$0</b>
<b>12. Cumulative Debt Service</b>	<b>\$11,556,468</b>	<b>\$11,680,310</b>	<b>\$12,886,909</b>	<b>\$22,211,628</b>	<b>\$22,315,425</b>	<b>\$22,315,425</b>	<b>\$31,184,158</b>	<b>\$31,329,989</b>	<b>\$31,329,989</b>	<b>\$31,329,989</b>
13. Estimated Monthly Debt Service per New Bed at 95% Occupancy for 9 months per Bed	\$1,656			\$1,519			\$1,646			
<b>Monthly Debt per Bed Across All New Beds</b>	<b>\$1,656</b>	<b>\$1,674</b>	<b>\$1,847</b>	<b>\$1,694</b>	<b>\$1,701</b>	<b>\$1,701</b>	<b>\$1,685</b>	<b>\$1,693</b>	<b>\$1,693</b>	<b>\$1,693</b>

**Table E5  
DEBT SERVICE**

A	B	L	M	N	O	P	Q	R	S	T
	University Action	2023-24 Open 727 Beds (Walton Replacement)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1. No. of Suites/Units/Apts		--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit		--	--	--	--	--	--	--	--	--
3. No. of New Beds		727	--	--	--	--	--	--	--	--
4. No. of Renovated Beds		--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish		--	--	--	--	--	--	--	--	--
6. Project Cost		\$151,707,264	--	--	--	--	--	--	--	--
7. Capitalized Interest Cost (13.4%)		\$20,328,773	--	--	--	--	--	--	--	--
8. Amount to Be Financed		\$172,036,037	--	--	--	--	--	--	--	--
9. Debt Service		\$11,512,124	--	--	--	--	--	--	--	--
	0.053 30									
10. Debt Service Coverage		--	--	--	--	--	--	--	--	--
<b>11. Total Debt Service</b>		<b>\$11,512,124</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>12. Cumulative Debt Service</b>		<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>	<b>\$42,842,113</b>
13. Estimated Monthly Debt Service per New Bed at 95% Occupancy for 9 months per Bed		\$1,852								
<b>Monthly Debt per Bed Across All New Beds</b>		<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>	<b>\$1,733</b>

**Table E6  
OPERATING COST AND REVENUE**

A	B	C	D	E	F	G	H	I	J	K
University Action	2014-15 Open 816 Beds (516 PLC) (300 ECRH)	2015-16 Demolish 812 Beds (Hamilton)	2016-17 Open Commissary, Catering Kit, Wood Shop	2017-18 Open 718 Beds (Hamilton Replacement)	2018-19 Demolish 722 Beds (Bean)	2019-20	2020-21 Open 630 Beds (Bean Replacement)	2021-22	2022-23	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	816	--	--	718	--	--	630	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	812	--	--	722	--	--	629	--	--
6. RH Beds Built Before 1966	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363
7. Total Beds Built Before 1966	2,551	2,551	2,551	1,829	1,829	1,829	1,200	1,200	1,200	1,200
8. Living-Learning Ctr Beds	387	387	387	387	387	387	387	387	387	387
9. East Campus RH Beds	451	451	451	451	451	451	451	451	451	451
10. Total Beds Built After 2006	1,654	1,654	1,654	2,372	2,372	2,372	3,002	3,002	3,002	3,002
11. Avg Rev/Bed HBB 1966	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150
12. Avg Rev/Bed LLC & ECRH	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241
13. Vacancy Rate	0.025	0.025	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050
14. Average Expense/Bed	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
15. Revenue and Cost Inflation Increase										
a. 2011-12 until 2015-16 (5%)	1.158									
b. 2015-16 until 2031-32 (4%)		1.204	1.252	1.302	1.354	1.408	1.465	1.523	1.584	
<b>16. Total Room Income (No Board) (Includes Vacancy)</b>	<b>\$32,079,765</b>	<b>\$33,362,956</b>	<b>\$33,807,795</b>	<b>\$38,768,293</b>	<b>\$40,319,025</b>	<b>\$41,931,786</b>	<b>\$47,202,647</b>	<b>\$49,090,753</b>	<b>\$51,054,383</b>	
17. Operating Cost Inflation										
a. 2011-12 until 2015-16 (5%)	1.158									
b. 2015-16 until 2031-32 (4%)		1.204	1.252	1.302	1.354	1.408	1.465	1.523	1.584	
18. Operating Expense (2011-12, \$3,200/bed)	\$15,577,002	\$16,200,082	\$16,848,085	\$17,505,341	\$18,205,555	\$18,933,777	\$19,695,815	\$20,483,648	\$21,302,994	
19. Net Revenue Before Debt	\$16,502,763	\$17,162,874	\$16,959,710	\$21,262,952	\$22,113,470	\$22,998,009	\$27,506,832	\$28,607,105	\$29,751,390	
20. Debt Service LLC/ECRH	\$7,015,301	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	
21. Debt Service New Bldgs (Excludes LLC & ECRH) (Includes Demolition)	\$11,556,468	\$11,680,310	\$12,886,909	\$22,211,628	\$22,315,425	\$22,315,425	\$31,184,158	\$31,329,989	\$31,329,989	
22. Debt Serv Cover New (0.10)	\$1,155,647	\$1,168,031	\$1,288,691	\$2,221,163	\$2,231,543	\$2,231,543	\$3,118,416	\$3,132,999	\$3,132,999	
<b>23. Net Revenue After Debt</b>	<b>(\$3,224,652)</b>	<b>(\$2,675,467)</b>	<b>(\$4,205,890)</b>	<b>(\$10,159,838)</b>	<b>(\$9,423,497)</b>	<b>(\$8,538,959)</b>	<b>(\$13,785,742)</b>	<b>(\$12,845,882)</b>	<b>(\$11,701,598)</b>	

**Table E6  
OPERATING COST AND REVENUE**

A	B	L	M	N	O	P	Q	R	S	T
University Action	2023-24 Open 727 Beds (Walton Replacement)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
1. No. of Suites/Units/Apts	--	--	--	--	--	--	--	--	--	--
2. Avg. No. of Beds/Suite/Unit	--	--	--	--	--	--	--	--	--	--
3. No. of New Beds	727	--	--	--	--	--	--	--	--	--
4. No. of Renovated Beds	--	--	--	--	--	--	--	--	--	--
5. No. of Beds to Demolish	--	--	--	--	--	--	--	--	--	--
6. RH Beds Built Before 1966	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363
7. Total Beds Built Before 1966	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
8. Living-Learning Ctr Beds	387	387	387	387	387	387	387	387	387	387
9. East Campus RH Beds	451	451	451	451	451	451	451	451	451	451
10. Total Beds Built After 2006	3,729	3,729	3,729	3,729	3,729	3,729	3,729	3,729	3,729	3,729
11. Avg Rev/Bed HBB 1966	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150
12. Avg Rev/Bed LLC & ECRH	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241
13. Vacancy Rate	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050
14. Average Expense/Bed	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
15. Revenue and Cost Inflation Increase										
a. 2011-12 until 2015-16 (5%)										
b. 2015-16 until 2031-32 (4%)	1.648	1.714	1.782	1.853	1.928	2.005	2.085	2.168	2.255	
<b>16. Total Room Income (No Board) (Includes Vacancy)</b>	<b>\$63,612,422</b>	<b>\$66,156,919</b>	<b>\$68,803,196</b>	<b>\$71,555,324</b>	<b>\$74,417,537</b>	<b>\$77,394,238</b>	<b>\$80,490,007</b>	<b>\$83,709,608</b>	<b>\$87,057,992</b>	
17. Operating Cost Inflation										
a. 2011-12 until 2015-16 (5%)										
b. 2015-16 until 2031-32 (4%)	1.648	1.714	1.782	1.853	1.928	2.005	2.085	2.168	2.255	
18. Operating Expense (2011-12, \$3,200/bed)	\$25,988,233	\$27,027,762	\$28,108,873	\$29,233,227	\$30,402,557	\$31,618,659	\$32,883,405	\$34,198,741	\$35,566,691	
19. Net Revenue Before Debt	\$37,624,189	\$39,129,157	\$40,694,323	\$42,322,096	\$44,014,980	\$45,775,579	\$47,606,602	\$49,510,866	\$51,491,301	
20. Debt Service LLC/ECRH	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	\$6,990,000	
21. Debt Service New Bldgs (Excludes LLC & ECRH) (Includes Demolition)	\$42,842,113	\$42,842,113	\$42,842,113	\$42,842,113	\$42,842,113	\$42,842,113	\$42,842,113	\$42,842,113	\$42,842,113	
22. Debt Serv Cover New (0.10)	\$4,284,211	\$4,284,211	\$4,284,211	\$4,284,211	\$4,284,211	\$4,284,211	\$4,284,211	\$4,284,211	\$4,284,211	
<b>23. Net Revenue After Debt</b>	<b>(\$16,492,135)</b>	<b>(\$14,987,167)</b>	<b>(\$13,422,001)</b>	<b>(\$11,794,228)</b>	<b>(\$9,591,344)</b>	<b>(\$7,830,745)</b>	<b>(\$5,999,722)</b>	<b>(\$3,802,958)</b>	<b>(\$1,822,523)</b>	



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# Appendix F

Carnegie Foundation Size and  
Setting Classification Calculations



Ira Fink and Associates, Inc.

University of Oregon, Hamilton Complex, Bicycle Parking

## APPENDIX F

# CARNEGIE FOUNDATION SIZE AND SETTING CLASSIFICATION CALCULATIONS

### Size and Setting Classification Computation for the University of Oregon

Table F-1 on the following pages contains the Carnegie Foundation size and setting classification calculations used by IFA for the University of Oregon, *Residence Hall Feasibility and Market Demand Study*. This includes enrollment (population), FTE enrollment calculations, Carnegie bed count computations, the number of beds needed to meet the Carnegie Foundation “primarily residential” criteria, and the number of additional beds needed to reach this objective.

### Basic Classification and Size and Setting Classification

Table F-2 shows the Carnegie Foundation Basic Classification and Size and Setting Classification for two groups of institutions. The first is the group campuses that make up the Pac-12 conference universities. The second is a group of UO aspirational universities as identified by J P Monroe, UO Director of Institutional Research.





Table F-1 (continued)

**Carnegie Foundation Calculations Worksheet**

A Population	Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual	
	B Fall 2007	C Fall 2008	D Fall 2009	E Fall 2010	F Fall 2011	G Fall 2012	H Fall 2013	I Fall 2014	J Fall 2015	K Fall 2016	L Fall 2017	M Fall 2018	N Fall 2019	O Fall 2020	P Fall 2021																							
<b>Carnegie Bed Count Requirement</b>																																						
21. Undergraduate FTE x 0.25	3,874	4,124	4,335	4,561	4,761	4,818	4,889	4,977	5,019	5,051	5,066	5,068	5,069	5,070	5,069																							
22. First-Time Freshman Housed	2,990	3,096	3,178	3,183	3,183	3,361	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412																							
23. UO Undergraduates Housed	3,651	3,621	3,818	3,810	3,810	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260																							
24. UO Percent FTE UG Housed	23.6%	22.0%	22.0%	20.9%	20.0%	22.1%	21.8%	21.4%	21.2%	21.1%	21.0%	21.0%	21.0%	21.0%	21.0%																							
<b>25. Number of UG Beds Required to Reach 25%</b>	<b>223</b>	<b>503</b>	<b>517</b>	<b>751</b>	<b>951</b>	<b>558</b>	<b>629</b>	<b>717</b>	<b>759</b>	<b>791</b>	<b>806</b>	<b>808</b>	<b>809</b>	<b>810</b>	<b>809</b>																							
<b>University of Oregon Housing Objective</b>																																						
26. House 85% of FTF	2,990	3,096	3,178	3,183	3,293	3,332	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382																							
27. Other Freshmen Housed	178	84	167	150																																		
28. Total Freshmen Housed	3,168	3,180	3,345	3,333																																		
29. Sophomores Housed	274	246	266	268																																		
30. Total Lower Division Housed	3,442	3,426	3,611	3,601																																		
31. Juniors Housed	133	125	127	130																																		
32. Seniors Housed	76	70	80	79																																		
33. Total Upper Division Housed	209	195	207	209																																		
34. 25% of Housed are non-FTF					1,098	1,111	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127																							
35. Total Housed Projection	3,651	3,621	3,818	3,810	4,391	4,443	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510																							
36. Total Occupied Beds	3,651	3,621	3,818	3,810	3,810	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260																							
<b>37. Number of UG Beds Required to Reach Objective</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>581</b>	<b>183</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>																							

Source: Ira Fink and Associates, Inc.



Table F-2  
**Carnegie Foundation University Basic Classification and  
 Size and Setting Classification, as of Fall 2009**

Institution	Basic Classification	Size and Setting	
<b>Pac-12 Universities</b>			
Arizona State University	RU/VH	L4/NR	Primarily Nonresidential
Oregon State University	RU/VH	L4/NR	Primarily Nonresidential
Stanford University	RU/VH	L4/HR	Highly Residential
University of Arizona	RU/VH	L4/NR	Primarily Nonresidential
University of California, Berkeley	RU/VH	L4/R	Primarily Residential
University of California, Los Angeles	RU/VH	L4/R	Primarily Residential
University of Colorado at Boulder	RU/VH	L4/NR	Primarily Nonresidential
<b>University of Oregon</b>	<b>RU/VH</b>	<b>L4/NR</b>	<b>Primarily Nonresidential</b>
University of Southern California	RU/VH	L4/R	Primarily Residential
University of Utah	RU/VH	L4/NR	Primarily Nonresidential
University of Washington	RU/VH	L4/NR	Primarily Nonresidential
Washington State University	RU/VH	L4/R	Primarily Residential
<b>Comparison Campuses</b>			
Indiana University Bloomington	RU/VH	L4/R	Primarily Residential
University of California, Santa Barbara	RU/VH	L4/R	Primarily Residential
University of Illinois at Urbana-Champaign	RU/VH	L4/R	Primarily Residential
University of Iowa	RU/VH	L4/R	Primarily Residential
University of Michigan	RU/VH	L4/R	Primarily Residential
University of North Carolina at Chapel Hill	RU/VH	L4/R	Primarily Residential
University of Virginia	RU/VH	L4/R	Primarily Residential

Source: Carnegie Foundation for the Advancement of Teaching.

RU/VH: Research universities (very high research activity)

L4/NR: Large four-year, primarily nonresidential

L4/R: Large four-year, primarily residential

L4/HR: Large four-year, highly residential