

Housing and Residential Life Informational Update for 2002-2015 In preparation for the Presentation of a Campus Housing Facilities Master Plan 2016-2026



This information describes significant milestones in housing facilities, occupancy and finances since 2002. It provides background information for the Board of Governors' presentation on a new Housing Master Plan to be made on January 29, 2016. That presentation will discuss the unmet demand for campus housing and a ten-year housing facilities master plan created for 2016-2026.

Presentation will be by

William Decatur, Vice President for Finance and
Business Operations

Tim Michael, Associate Vice President for Business
and Auxiliary Operations and Chief Housing Officer.

Significant Milestones in Housing Facilities, Occupancy, and Finances Since 2002



Significant Operational Milestones 2002 - 2010

- Ghafari Hall opens in fall 2002 as WSU's first modern residence hall.
- Atchison Hall and Towers Residential Suites open in 2003 and 2005, creating a residential precinct (including DeRoy and Chatsworth Apartments) adjacent to the undergraduate library, fitness center, and student center.
- In 2009 housing operations, finance and residence life were reorganized with new staffing and new mission.
- The WSU Housing Authority, a separate non-profit organization, closes December 31, 2009 and Housing and Residential Life becomes a WSU department.
- For fall 2010, four floors of DeRoy Apartments are furnished and converted to underclass student housing.
- A housing general fund subsidy begins in October 2010 to support debt service payments and capital reinvestment in housing facilities.

WSU Housing Facilities 2002 - 2015

	Year Opened	Number of Residents*	Number of Units
Residence Halls			
Ghafari Hall	2002	361	
Atchison Hall	2003	461	
Towers Residential Suites	2005	897	
Apartment Buildings			
Chatsworth Apartments	1923	146	85
DeRoy Apartments	1974	410	286
University Tower Apartments	1994	<u>820</u>	<u>294</u>
		3095	665

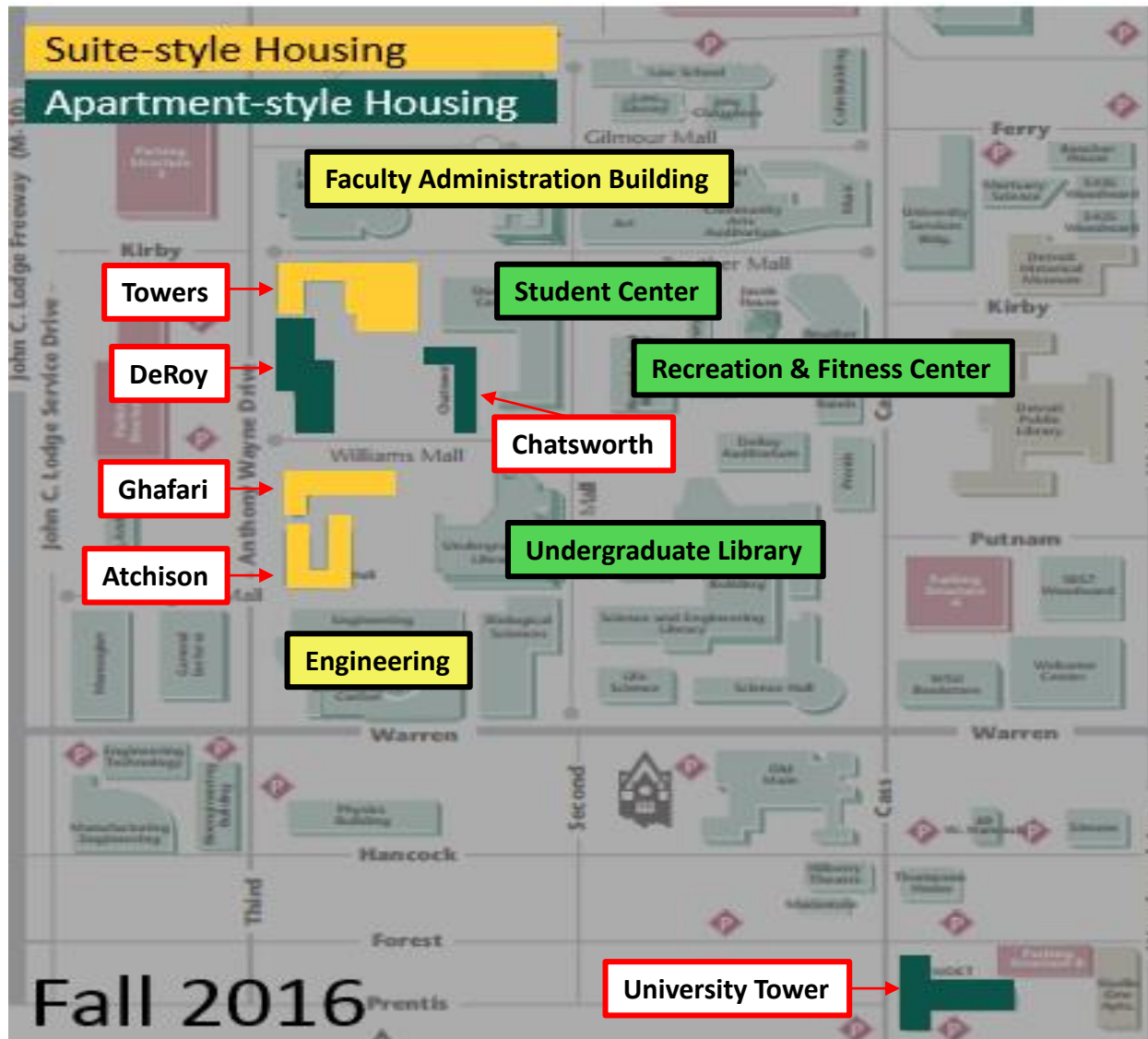
*Fall Census 2015

Sherbrooke Apartments




Closed 2008 and Sold

Forrest Apartments

Closed 2005 and Demolished



Current WSU Housing Facilities

-  Current housing facilities
-  Suite style housing
-  Apartment style housing

Towers Residential Suites



A-Suite:

- 4 person suite
- 2 double occupancy bedrooms



B-Suite:

- 4 person suite
- 2 double occupancy bedrooms
- 1 shared living room



C-Suite:

- 4 person suite
- C-Single: 2 single occupancy bedrooms
- C-Double: 1 shared bedroom
- 1 shared living room



D-Suite:

- 4 single occupancy bedrooms
- 1 shared living room



E-Suite:

- 1 bedroom
- Single occupancy



F-Suite:

- 2 person suite
- 2 single occupancy bedrooms
- 1 small shared living room



*Note: All suite types have private bathrooms.

Atchison & Ghafari Hall



Atchison/Ghafari Single:

- 1 bedroom
- Single occupancy



Atchison/Ghafari Double:

- 2 person bedroom
- 1 double occupancy bedroom

University Tower Apartments

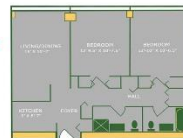
One Bedroom:

- Double occupancy bedroom
- Shared living room, kitchen & bathroom
- 531 square feet



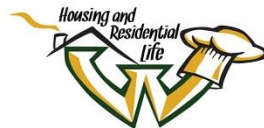
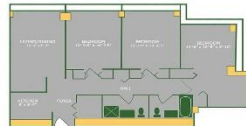
Two Bedroom:

- 2 double occupancy bedrooms
- Shared living room, kitchen & bathroom
- 797 square feet



Three Bedroom:

- 3 double occupancy bedrooms
- Shared living room, kitchen & bathroom
- 1039 Square Feet

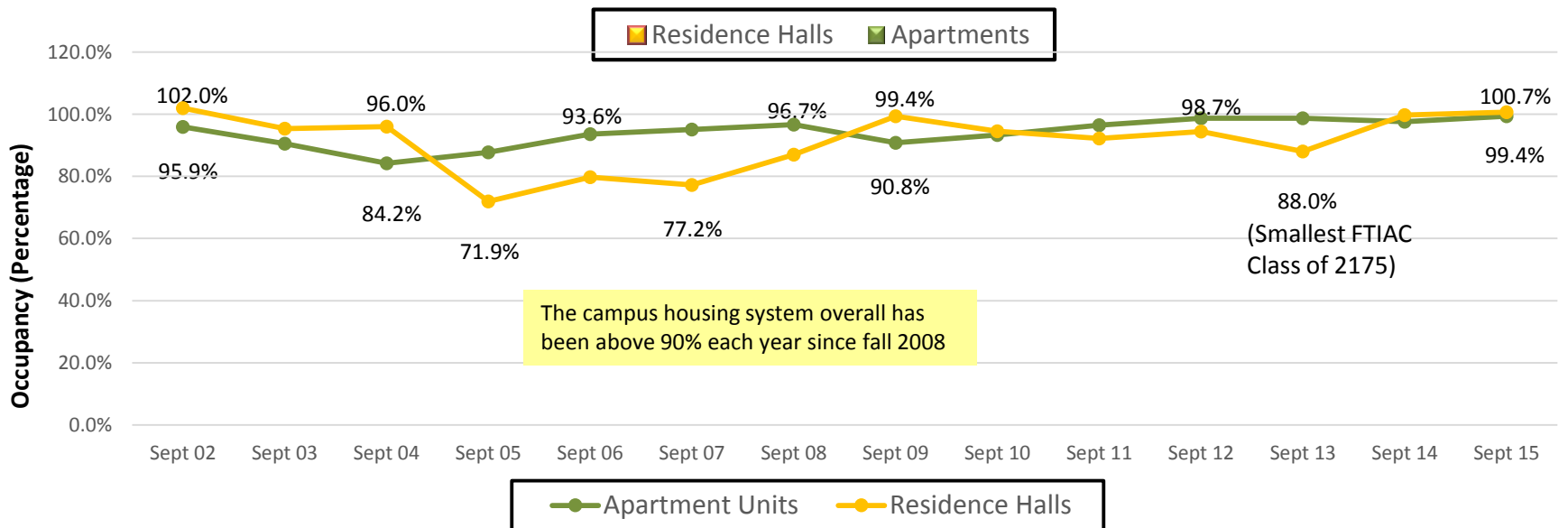
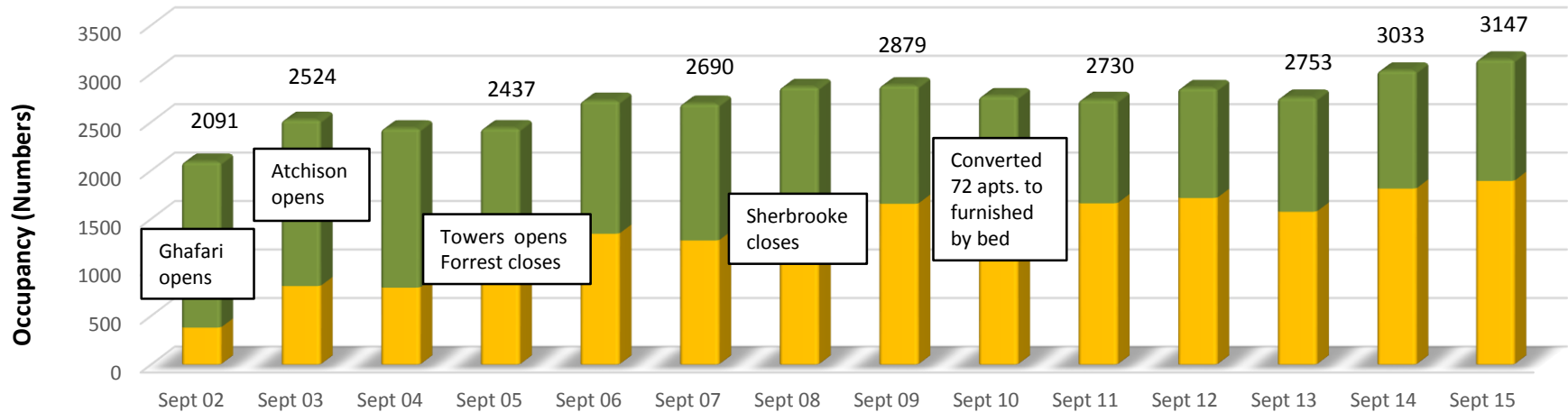


Typical Room Types on Campus

- Suites (Towers Residential)
- Semi-suites (Atchison & Ghafari)
- Apartments (DeRoy, University Towers, Chatsworth)

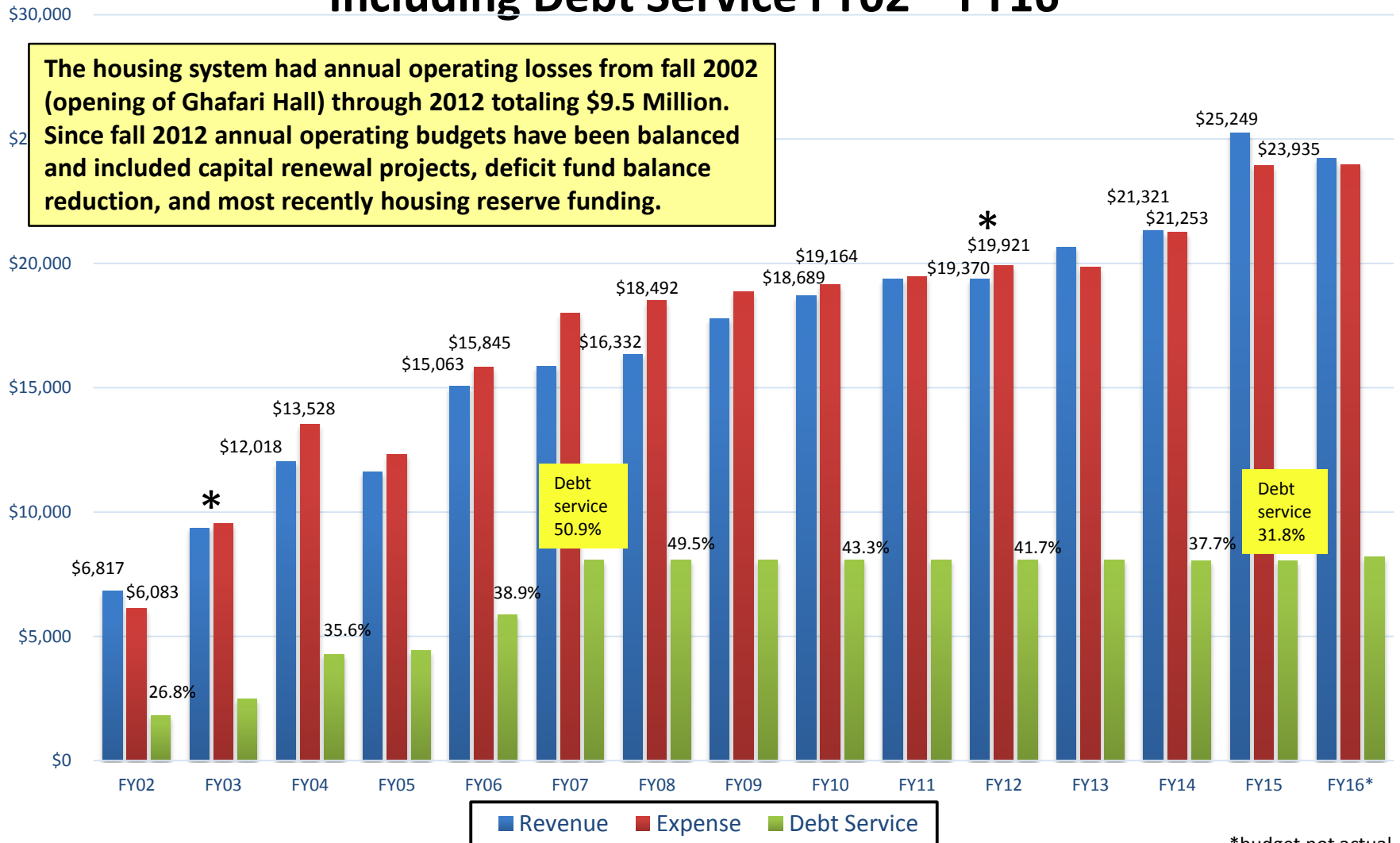
Campus Housing Occupancy Fall 2002 to Fall 2015

On-campus occupancy has almost doubled since Fall 2001 count of 1604, increasing 96.4%.



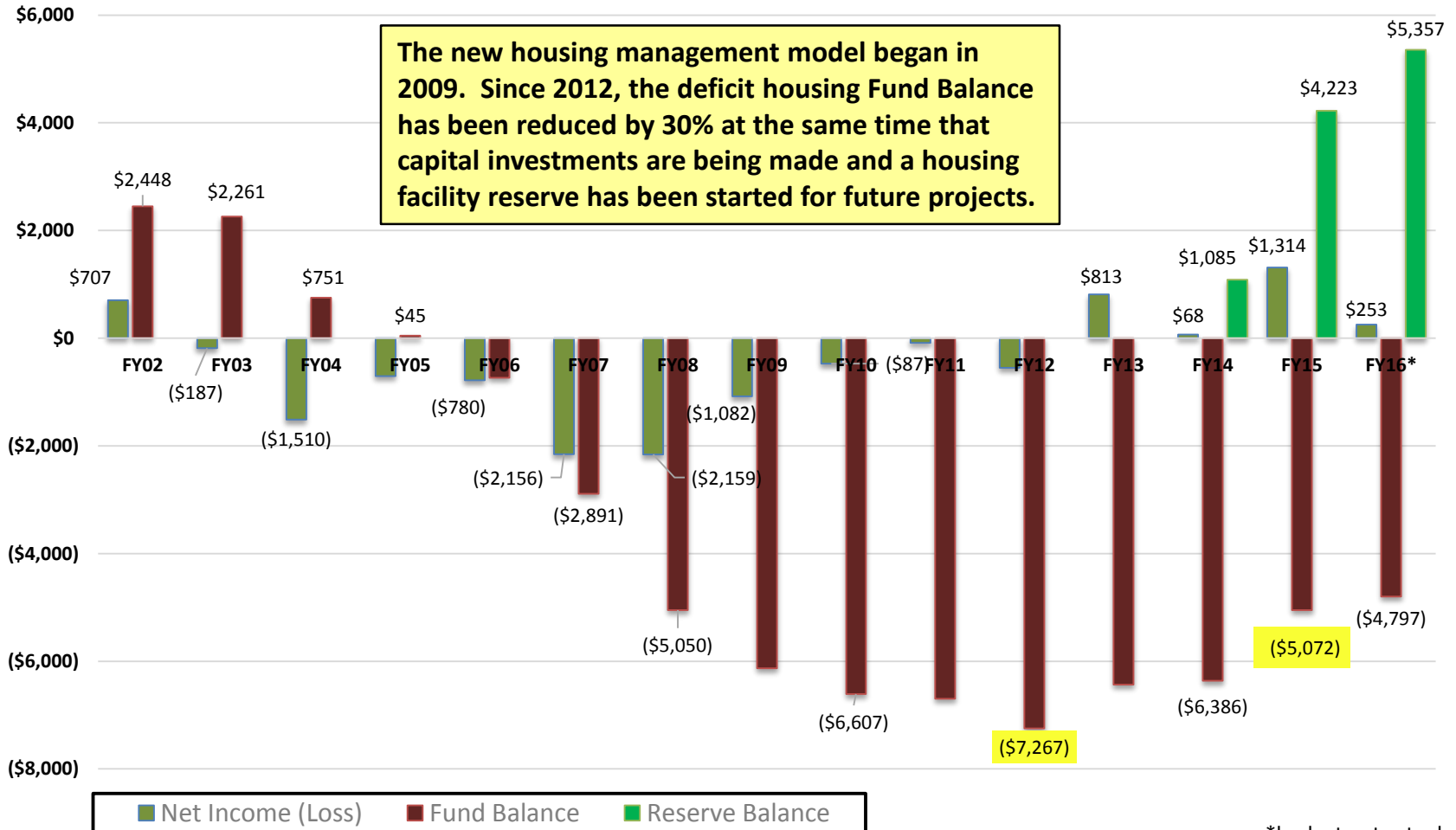
Housing Financial Performance: Revenues and Expenses Including Debt Service FY02 – FY16

The housing system had annual operating losses from fall 2002 (opening of Ghafari Hall) through 2012 totaling \$9.5 Million. Since fall 2012 annual operating budgets have been balanced and included capital renewal projects, deficit fund balance reduction, and most recently housing reserve funding.



*budget not actual

Operating Deficits and Cumulative Impact on Fund Balances 2002-2016 (Facility Reserve Fund Started FY14)



*budget not actual

Significant Occupancy Demand 2008 - 2014

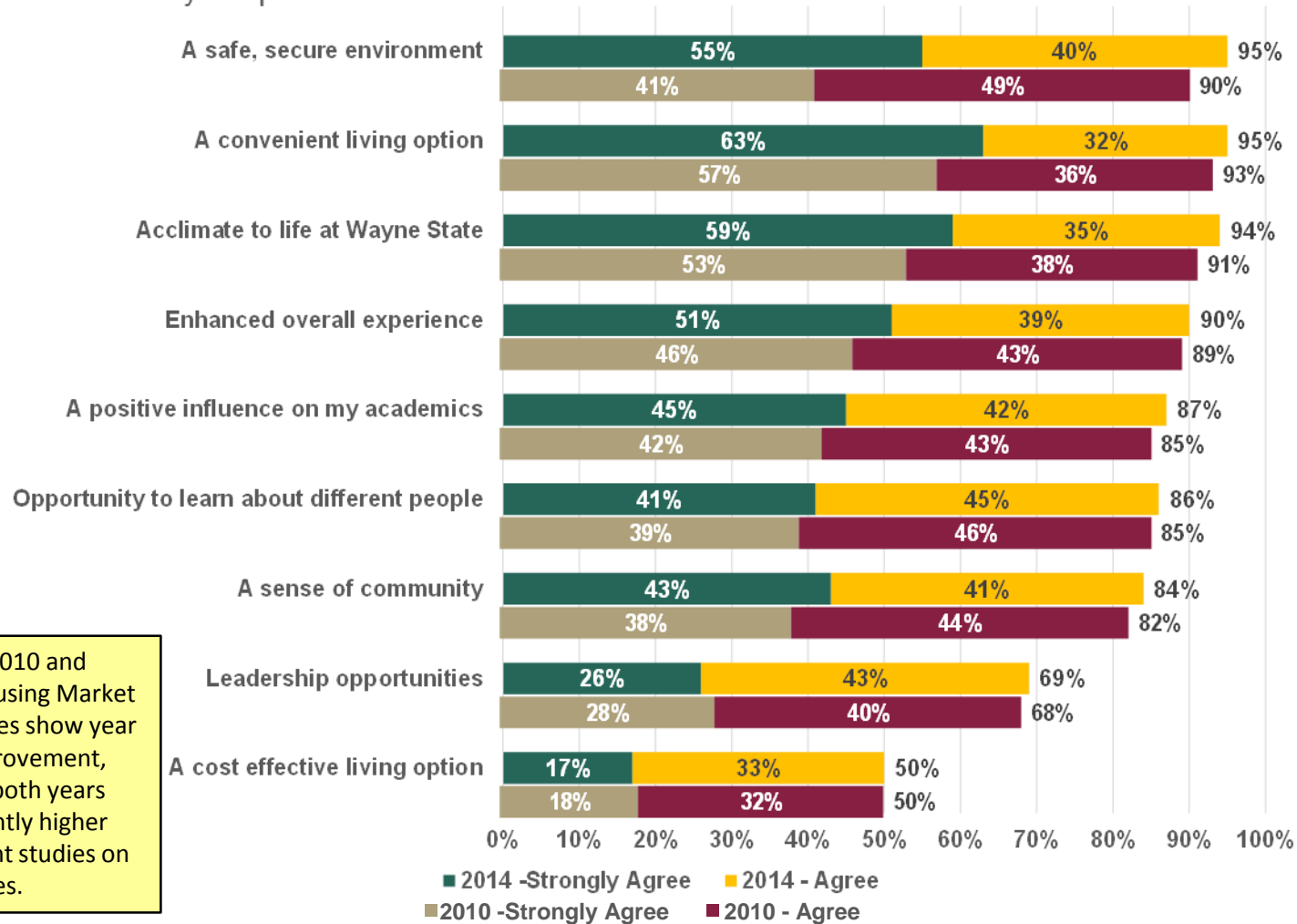
- At fall opening 2008, the housing system was “full” (above 90%) for the first time and has continued to be full each year (except for halls in fall 2013).
- During fall 2010 a Housing Market Demand Study was conducted that confirmed an unmet demand for campus housing. A 400-bed suite-style facility was recommended, but in the declining enrollment environment at the time, building additional beds did not seem prudent.
- During fall 2014 another Housing Market Demand Study was conducted confirming a continuing unmet demand for campus housing, primarily in full suite and apartment room types. Immediate unmet demand determined to be 200+ beds, growing to 800+ beds as enrollment increases to 2020 strategic plan target of 30,000 students.
- At fall opening 2015, housing occupancy was a record 3147, including a record number of freshmen residents (953). Temporary housing was used in Towers’ lounges (21) and the St. Regis Hotel (87). Waitlists for all housing types started July 23, 2015 and exceeded 550 students.

Residential Life Recent Measures of Success



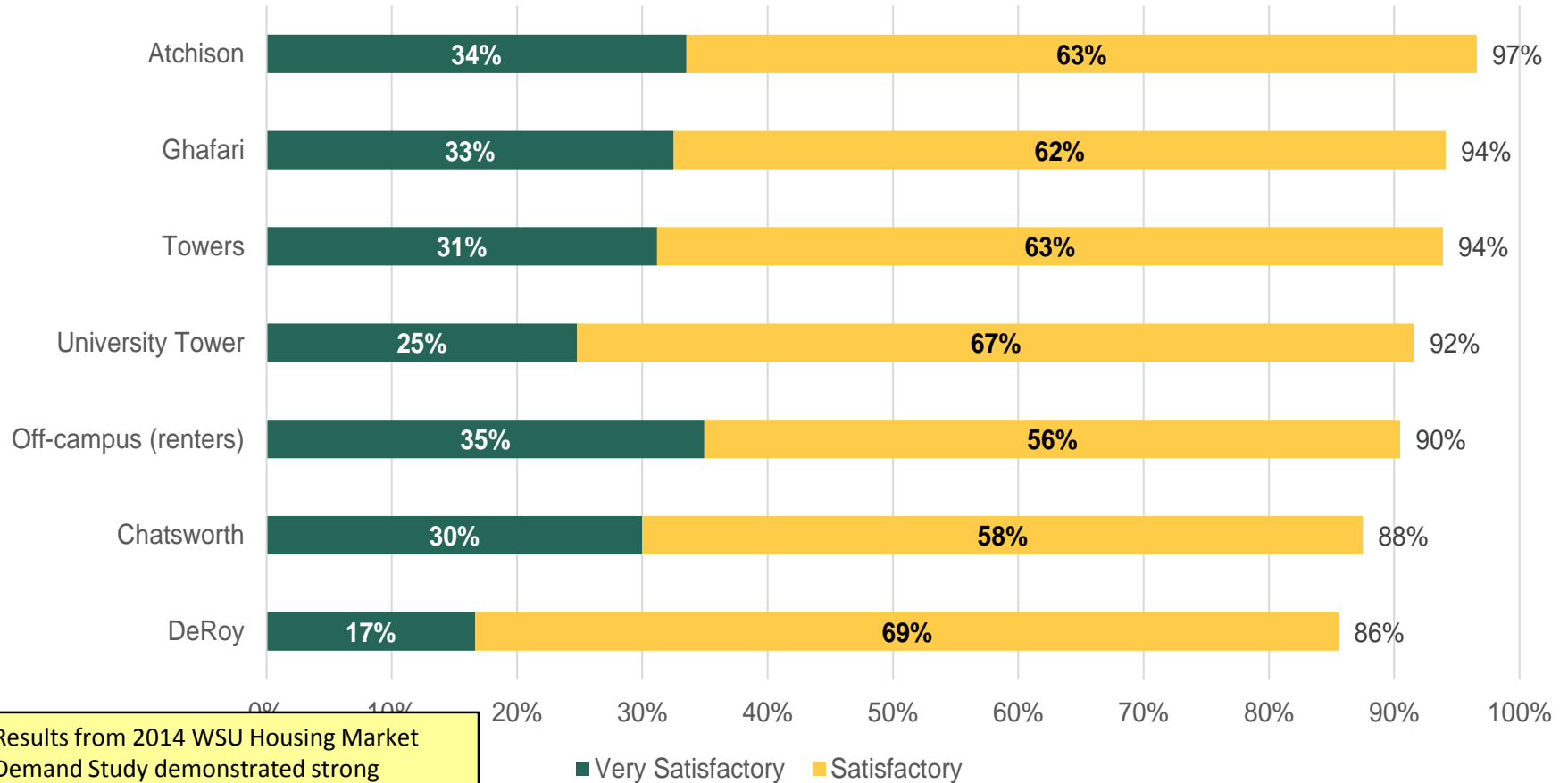
BENEFITS OF LIVING ON CAMPUS

- ◆ Living on campus has provided [me]...
 - All survey respondents



Results from 2010 and 2014 WSU Housing Market Demand Studies show year over year improvement, and scores in both years were significantly higher than consultant studies on other campuses.

“How would you rate your current residence?”

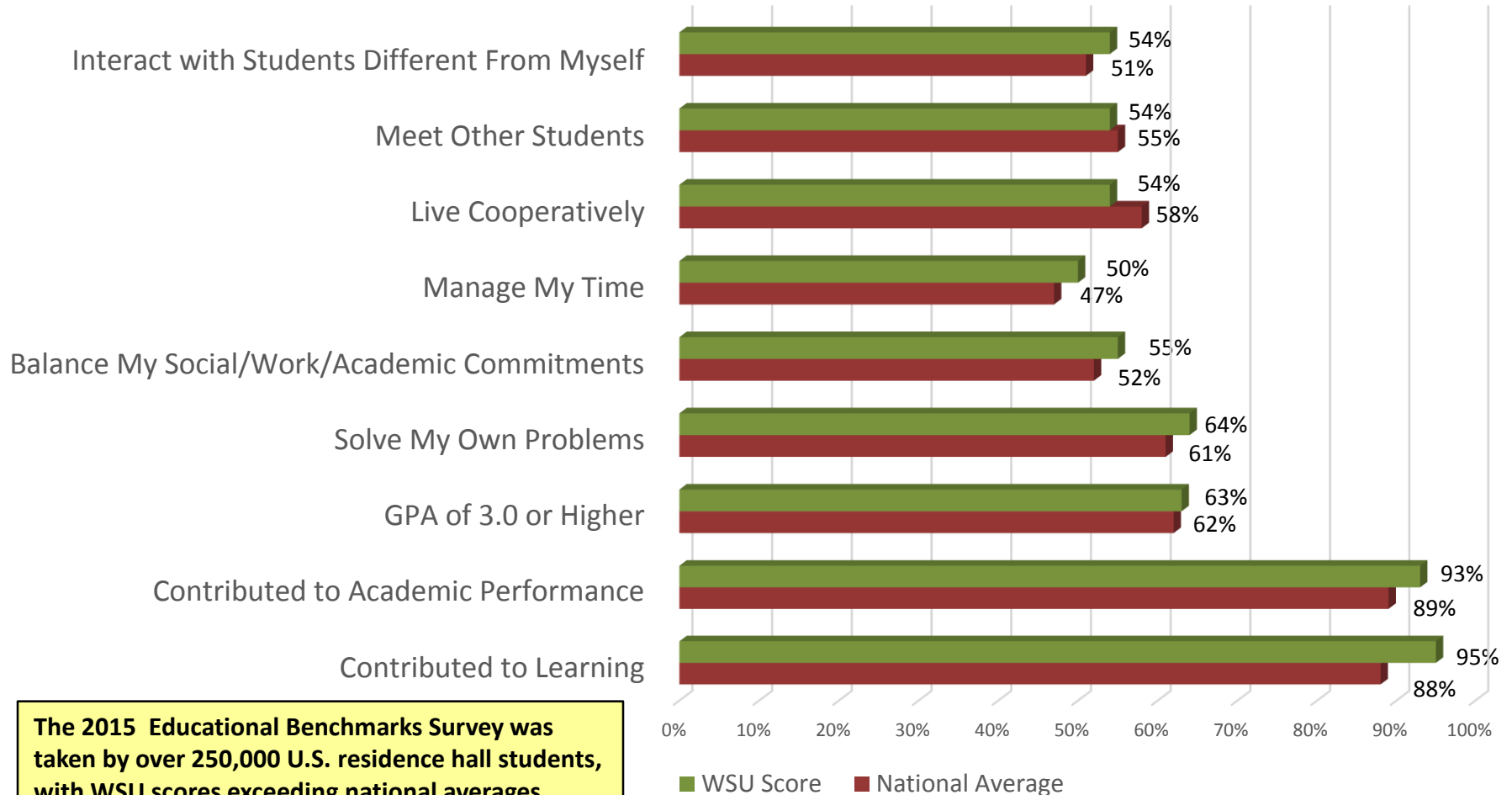


Results from 2014 WSU Housing Market Demand Study demonstrated strong satisfaction with living on campus and compared favorably with living off-campus.

2015 National Educational Benchmarks Survey

How Campus Housing Helps Develop Skills and Academic Success

“Living in on-campus housing enhanced my ability to...”



The 2015 Educational Benchmarks Survey was taken by over 250,000 U.S. residence hall students, with WSU scores exceeding national averages.

2015 Investigation and Planning Activities

- In January 2015 an investigation begins to provide a new housing facility through various funding models including a public/private partnership.
- In June 2015 a major capital project for DeRoy Apartments was postponed and a facility audit was conducted. The result was a recommendation in October 2015 to replace DeRoy with a new housing facility due to repair costs of \$37.6 Million, an estimated 77% of the cost of constructing a new, similar facility.
- In July 2015 a Request for Qualifications was issued, soliciting information from interested private partners for construction of new campus housing.
- During fall 2015 a housing master planning process with stakeholders was conducted to assess all current facilities, assess current and future housing demand, and develop a ten-year economic model to accomplish all major objectives.

Summary

- Early years of newly-built residence halls were difficult with under-occupancy and growing expenses which included debt service payments that reached 50+% of gross revenues by fall 2006. Housing system deficits grew to \$2+ Million annually until 2008 then began to shrink, turning positive in 2012 and thereafter.
- A 2009 implementation of a new educational mission and a plan to address recurring budget deficits, right-size the staff and increase marketing and campus partnerships was successful in increasing occupancy and resident satisfaction in following years in a declining-enrollment environment. 90+% occupancy has occurred the last 8 years. Housing efforts since 2009 were aided by other university investments in student services and facilities to create the necessary 24/7 campus life experience.
- 2010 and 2014 housing market demand studies showed consistent unmet demand for campus housing, with the last three years having waitlists for fall housing.